

*This version dated 14 November 2017 replaces the previous version posted on 3 November 2017 and has minor corrections **in red** mainly relating to theme 5*

**Durham City Neighbourhood Plan**

**Sustainability Appraisal/**

**Environmental Assessment Report**

**Durham City Neighbourhood Planning Forum**

**November 2017**

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## **CHAPTER 1: INTRODUCTION AND METHODOLOGY**

1.1 This document is the Sustainability Appraisal Report following the Scoping Report for the Durham City Neighbourhood Plan (DCNP), and also covers the legal obligations of the Strategic Environmental Assessment Directive (2001/42/EC). As such, it aims to fulfil the requirements of the Environmental Appraisal of Plans and Programmes Regulations 2004<sup>1</sup>. The Report has been prepared by the members of the Durham City Neighbourhood Planning Forum, which is the 'qualifying body' for the purposes of these regulations. The methodology adopted is based on the guidance provided by the specialist consultants Levett-Therivel (Therivel et al, 2011) for those preparing Neighbourhood Plans; on the Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister, 2005); and on the EU Directive itself (European Union, 2001).

### **What is SA/SEA and what does it mean for the DCNP?**

1.2 In brief, Sustainability Appraisal (SA) is a process for assessing the social, economic and environmental impacts of a plan or programme and aims to ensure that sustainable development is at the heart of the plan-making process. Strategic Environmental Assessment (SEA) is also a systematic process to predict and assess potential impacts but focusses on specific environmental issues to ensure they are considered and integrated at the earliest opportunity. Given the similarities between the SA and SEA processes, they are often combined to avoid duplication. Such an approach is also widely recognised as best practice with regards to Local Plans and Neighbourhood Plans in England. When undertaking a 'joint' assessment it is often referred to as SA/SEA, but for the sake of brevity it will be referred to as SA in this report.

1.3 Unlike a Local Plan, there is no legal requirement for a Neighbourhood Plan to have a SA as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a 'qualifying body' such as the Durham City Neighbourhood Plan Forum must demonstrate how its plan will contribute to achieving sustainable development. This is a 'basic condition' of the neighbourhood planning process (condition d). As such, undertaking a SA is a robust approach to demonstrably meet this condition.

1.4 Another basic condition the DCNP has to meet is to not 'breach, and is otherwise compatible with, EU obligations' (condition f). As explained in the Scoping Report, a Screening Report was prepared and, as required, considered by the three Statutory Consultees. Although ultimately only one statutory consultee - Historic England - considered that there was a need for an SEA/SA, given the significance of their concerns the decision was taken to conduct a Sustainability Appraisal of the Durham City Neighbourhood Plan to ensure that there was a demonstrable certainty that it would contribute towards sustainable development and that its policies would provide the necessary environmental protection, particularly with regard to Durham City's unique historic environment.

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1 In accordance with regulation 12 (2) and (3)  
<http://www.legislation.gov.uk/ukxi/2004/1633/regulation/12/made>

1.5 The SEA/SA of the DCNP follows the prescribed five-stage process as set out below in Table 1 and advised by published Government guidance<sup>2</sup>.

**Table 1: Sustainability Appraisal Process**

Stages in the Sustainability Appraisal Process	Key Elements	Date
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	<p>Identify relevant strategies, policies, plans and programmes and analyse how they affect this neighbourhood plan.</p> <p>Collect baseline information about what is in our neighbourhood, what is important to local residents, and how these things might change in future without our plan.</p> <p>Identify the topics that should be covered in this plan, the issues to be faced and the possible options for dealing with them.</p> <p>Draw up a sustainability appraisal framework of draft sustainability objectives and probing questions.</p> <p>Consult with the Local Authority and the 'Statutory Consultees' (Natural England, Historic England, and the Environment Agency) to make sure that they agree that the right information is to be included in the Sustainability Appraisal and at the right level of detail.</p> <p>Finalise the Scoping Report</p>	August 2017
Stage B: Developing and refining options and assessing effects	<p>Test the emerging objectives and possible options against the sustainability appraisal framework.</p> <p>Where there are a number of distinct options, this stage helps identify the best option; and also whether a particular aspect should not be included after all.</p> <p>Take an overview of all the positive, neutral and negative impacts of all aspects of the draft plan and identify actions/amendments that would improve things - including possible actions by other bodies and/or volunteers.</p> <p>Propose measures to monitor the environmental effects of plan implementation.</p>	September 2017
Stage C: Preparing the Environmental Report	Produce a Sustainability Appraisal report that presents the predicted environmental effects of the Plan, including options, in a form suitable for public consultation and use by decision-makers.	October 2017 (this is the stage represented by this Appraisal Report)
Stage D: Consulting on the Draft Plan and the Environmental Report	Consult the public and the Statutory Consultation Bodies on the Draft Plan and the Sustainability Appraisal, Screening and Scoping reports.	November/ December 2017

<sup>2</sup> A Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister, 2005)

	Assess significant changes arising.  Decide and explain how consultees' comments have been taken into account in deciding upon the final contents of the Plan prior to submission to the County Council.	January/ February 2018
Stage E: Monitoring the significant effects of implementing the Plan on the environment	Develop aims and methods for monitoring the Plan.  Respond to adverse effects.	Spring 2018  Annually thereafter, by the new Durham City Parish Council

### **The Durham City Neighbourhood Plan (DCNP)**

1.6 The area covered by the Durham City Neighbourhood Plan is shown in Map 1. The area is centred on the historic core of the City, designated as a World Heritage Site, and includes Durham Cathedral and Castle situated above the incised banks of the River Wear. The Plan area includes the wards of Neville's Cross, Elvet & Gilesgate and the part of Durham South that is on the city side of the River Wear. In this report we call this area *Our Neighbourhood*. The Scoping Report sets out the wider context, geography and purposes of the Neighbourhood Plan. One factor that can now be updated is that our Forum will be replaced by the Durham City Parish Council for which elections will be held in April 2018.

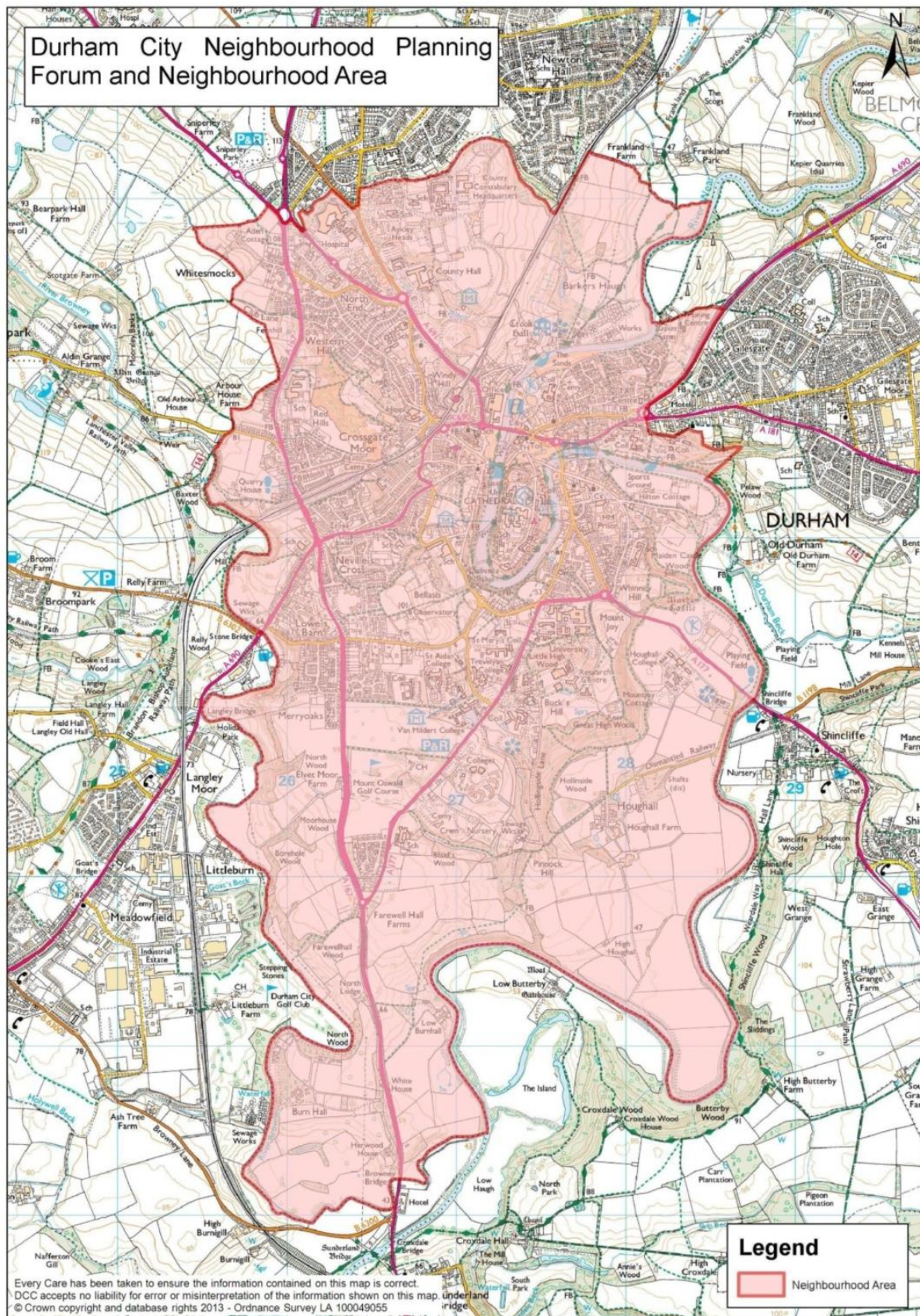
1.7 The formally constituted Neighbourhood Planning Forum comprises 34 members with duly elected officers and a Working Group of between 10 and 12 volunteers have contributed to the preparation of the Neighbourhood Plan. The Forum has met several times a year to receive and approve reports from the Working Group and organise and participate in consultation exercises with the public. The Working Group meets monthly and sometimes weekly. All of the notes of meetings are available to view on the Forum's website (<http://npf.durhamcity.org.uk/>) and public comments are welcomed and responded to. The Working Group has received guidance from officers of the County Council and has taken advantage of the advice of others preparing Neighbourhood Plans in the region.

### **Sustainability Appraisal Report structure**

1.8 The first chapter provides information on the work that has preceded this Sustainability Appraisal Report. Chapter 2 sets out the identification of options; Chapter 3 gives a detailed account of the assessment of options; Chapter 4 describes the fine-tuning of the Plan so as to mitigate and minimise its potential adverse impacts; and Chapter 5 explains next steps. Appendix A contains all the detailed assessment tables.



**Map 1: Durham City Neighbourhood Planning Forum and Neighbourhood Plan Area**





## **CHAPTER 2: OPTIONS**

2.1 In the particular circumstances pertaining over the preparation period and in particular the absence of the policy framework that would have been provided by a Local Plan for the County, existing planning policies and the issues arising from consultations, collected evidence, future pressures and needs were used to draw up initial draft policies before carrying out a Sustainability Assessment. Discussion within the Forum Working Group and with the County Council planning staff led in many cases to a considerable number of changes of wording, criteria, locations, and so on. This process involved consideration of options in some but not all policy topics. The Sustainability Appraisal that has now been carried out has provided the opportunity to document the options that have been tackled and the improvements to draft policies that resulted.

2.2 The constrained and historic form of most of Our Neighbourhood means that there are very few realistic options concerning choices of development sites, and the recent pace of construction of purpose-built student accommodation developments has eliminated most of the potential choices over alternative locations for major new developments. The options that have been identified are mainly whether or not the Neighbourhood Plan can offer a local policy that is a helpful refinement of existing planning policies. The options for Our Neighbourhood are considered under each theme as follows.

### **Theme 1: A City with a sustainable future**

2.3 It would not be reasonable to develop policies that do not give full weight to sustainability as the bedrock of the National Planning Policy Framework, and therefore no other options have been evaluated.

### **Theme 2: A Beautiful and Historic City – Heritage**

2.4 A number of approaches have been discussed. Clearly there are powerful national protections for the World Heritage Site and for Conservation Areas. There are also important additional policies in the Saved Policies of the City of Durham Local Plan. The key issue came down to the extent to which protecting and enhancing these assets beyond the level required by statute and existing planning policies would be effective. Clearly an option that harmed them would be unacceptable. It was concluded that the Neighbourhood Plan has only two options: either (a) rely upon the existing protections afforded to the World Heritage Site, Conservation Areas, character areas, and Listed Buildings under European and national statutes and the Saved Policies of the City of Durham Local Plan, or (b) develop more detailed and prescriptive policies that provide more stringent requirements and safeguards.

### **Theme 2: A Beautiful and Historic City – Green Infrastructure**

2.5 There are many protections already in place to safeguard the qualities of the green infrastructure, so the issue to be considered was to what extent, if any, should further policies be added to protect and enhance:

- the Wear Valley setting of the World Heritage Site;
- the green spaces that contribute to Our Neighbourhood's character;
- the green spaces that provide leisure opportunities;
- the green spaces that provide wildlife habitats; and

- the green spaces that help to combat climate change?

As with built Heritage, the conclusion was that Our Neighbourhood has only two options: either (a) rely upon the existing protections afforded under European and national statutes and the Saved Policies of the City of Durham Local Plan, or (b) develop more detailed requirements and safeguards.

2.6 A further consideration under this heading is whether to promote the development of green infrastructure networks to link existing green spaces. The choice is between (a) leaving the situation as it is (i.e. do nothing) or (b) to develop a policy or policies that identify what should be done and where to form a defined set of links that comprise a network.

2.7 There are also questions to be asked about the Green Belt that provides the “green bowl” setting for the World Heritage Site. These will be addressed in the forthcoming County Plan. One option for the County Plan as suggested in the Issues and Options Report of June 2016 is to seek to reduce the Green Belt and permit extensive housing and office development in parts of that area. The options to be tested were therefore limited to:

(a) try to protect the part of the Green Belt within Our Neighbourhood from such developments, or

(b) allow some degree of development in certain circumstances, or

(c) ‘do nothing’ and leave it to the County Local Plan to decide this issue.

In considering these options it was important to examine whether some uses for the Green Belt could be found that would be beneficial to the community whilst being compatible with its fundamental purposes.

### **Theme 3: A City with a diverse and resilient economy**

2.8 Durham City is an important location for employment for people who live here as well as for those who travel to work here. The key characteristic of the employment opportunities in Our Neighbourhood is that they are predominantly in the public sector. In developing draft policies consideration was given to (a) endorsing the present situation as acceptable given the nature of the regional economy is public sector dominated or (b) promoting more private sector employment.

2.9 The University of Durham, the County Council and the University Hospital of North Durham, are major contributors to the economy of Our Neighbourhood and well beyond. Space is at a premium in Durham City and so accommodating the growth of these major sources of employment is a key issue. Neither the County Council nor the Hospital has plans for major physical expansion, but the University of Durham does. The option is whether (a) to accommodate the University’s plans for significant expansion or (b) to not accommodate them.

2.10 More detailed choices have been made in developing and refining the employment policies – what classes of land use to identify on particular sites, whether boundaries should exclude or include Green Belt land, and what now should constitute the primary and secondary retail frontages in and around the city centre.

## **Theme 4: A City with attractive and affordable places to live**

2.11 The allocation of specific areas of land for housing development is one of the most important roles of neighbourhood plans. The initial trawl for sites for residential development produced 21 possible sites as options. Field inspections showed that 5 had obvious inaccessibility, topographic or sensitivity problems. Environment Agency, County Council and independent consultancy AECOM comments took out 6 of the remaining 17 sites and reduced the size or capacity of 3 others. The details of how each option was retained, modified or eliminated are given in Appendix A.

2.12 The population profile shows that just over half of those living here are students. That proportion is set to increase significantly as the University expands and brings students from its Stockton campus. This gives rise to a number of key issues with options to tackle them:

- Given the very limited availability of development sites, the options are to (a) allocate every possible site to be only for non-student residential development, or (b) concede the two sites that the University has earmarked for its own development (Bede/Hild Colleges and Hollow Drift in Green Lane)
- The County Council's interim student accommodation policy coupled with the Article 4 Direction is very welcome; the options are (a) simply confirming this policy as a statutory development policy in the Neighbourhood Plan or (b) learn from the implementation experience over the past 11 months and fine-tune it accordingly.

2.13 Our Neighbourhood has a retired and elderly population that is higher than the County average; this will also put pressure on medical services as well as social care provision. It is considered that there is no reasonable option other than to address these needs and also the need for suitable housing for the elderly.

## **Theme 5: A City with a modern and sustainable transport infrastructure**

2.14 The County Council consultant's Sustainable Transport Strategy for Durham City (Durham County Council, 2016d referenced in the Scoping Report) emphasises the hierarchy that prioritises first walking, then cycling, then public transport and services, and then private vehicles. It is not reasonable to go against this strategy but the options relate to how we should support it:

- (1) pedestrian traffic: (a) seek adequate provision to accommodate comfortably all of the pedestrian volumes now and anticipated, or (b) oppose developments that do not and cannot be accompanied by adequate provision at the site and elsewhere on the network;
- (2) cycling: not a reasonable alternative to pursuing the principle of safer and attractive cycling choices wherever possible. In relation to provision for residential cycle parking the options are (a) to endorse the absence from the County Durham Parking and Accessibility Standards for residential cycle parking, or (b) to propose specific standards for residential cycle parking;
- (3) road traffic congestion: measures to ease congestion in the city centre are primarily the responsibility of the County Council as Highways Authority. The options are (a) to not be concerned with the fact that some large employers provide extensive free car parking, or (b) propose measures to discourage people from bringing cars into the city, for example, by restricting on-street parking, and/or (c) make on-street parking more

flexible to help customers and clients, including disabled people, to access shops and businesses

(4) public transport: there are limited powers in the area of public transport which relate to land use policies. The only relevant option is to ensure that new developments are sited so that they are accessible by public transport.

### **Theme 6: A City with an enriched community life**

2.15 There are no options being put forward on the development of community facilities and services to meet the needs of the whole population. This is a realistic aspiration, because there are no options other than to make the best possible efforts to meet the objectives within the scope of land use policies.

## CHAPTER 3: ASSESSMENT OF OPTIONS

3.1 The following probing questions have been developed to help assess and test which options for emerging Plan policies best satisfy the adopted sustainability objectives set out in the Scoping Report.

Table 1: Probing questions

Sustainability objectives	Probing questions
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>• Will the plan ensure that sites approved for development will promote sustainable development?</li> <li>• Will the plan identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> <li>• Will the plan provide land and buildings of a type required by businesses?</li> </ul>
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>• Will the plan increase employment opportunities through the establishment and support of large and small enterprises?</li> <li>• Will the plan secure the vitality and competitiveness of the City centre through balanced retail developments?</li> <li>• Will the plan enhance the tourism and leisure experience of the City?</li> <li>• Will the plan promote heritage based sustainable tourism?</li> </ul>
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>• Will the plan ensure that new developments are served by sustainable transport?</li> <li>• Will the plan support sustainable economic growth?</li> <li>• Will the plan avoid unnecessary travel resulting from new developments?</li> <li>• Will the plan reduce road congestion?</li> </ul>
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>• Will the plan create pleasant and healthy streets, public places and areas of natural environment?</li> <li>• Will the plan promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> <li>• Will the plan enhance a sense of safety and security and deter/prevent crime?</li> <li>• Will the plan reduce social isolation and strengthen the links between communities?</li> <li>• Will the plan consider the size, type, and tenure of the housing mix in the area?</li> <li>• Will the plan change the imbalance towards student accommodation back to a sustainable balanced community?</li> <li>• Will the plan encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> <li>• Will the plan strengthen the current interim student accommodation policy?</li> <li>• Will the plan encourage graduates to live and work within Our Neighbourhood?</li> </ul>
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>• Will the plan provide housing designed for the needs of older people and people with disabilities?</li> <li>• Will the plan provide affordable housing for all sectors of</li> </ul>

	<p>the community, but particularly for families with children and young people starting out?</p> <ul style="list-style-type: none"> <li>• Will the plan site new housing in deliverable locations linked to identifiable need?</li> <li>• Will the plan reduce homelessness?</li> </ul>
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>• Will the plan retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> <li>• Will the plan provide new leisure or cultural activities?</li> <li>• Will the plan support and widen community uses through shared facilities?</li> <li>• Will the plan improve the built environment to increase community participation in generating and experiencing the arts?</li> <li>• Will the plan ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>• Will the plan contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities.</li> <li>• Will the plan help those on lower incomes?</li> <li>• Will the plan contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> <li>• Will the plan reduce unemployment and encourage higher incomes?</li> <li>• Will the plan reduce the number of unfit homes?</li> </ul>
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>• Will the plan identify and protect heritage assets?</li> <li>• Will the plan contribute to the better management of heritage assets?</li> <li>• Will the plan provide for increased access to and enjoyment of the historic environment?</li> <li>• Will the plan provide for increased understanding and interpretation of the historic environment?</li> <li>• Will the plan promote heritage-based sustainable tourism?</li> <li>• Will the plan promote heritage-led economic, social and environmental regeneration?</li> </ul>
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>• Will the plan protect and enhance the site and setting of the World Heritage Site?</li> <li>• Will the plan protect and enhance the conservation areas and their setting?</li> <li>• Will the plan uphold high standards of sympathetic, distinctive and innovative design?</li> <li>• Will the plan ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>• Will the plan maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's Conservation Area?</li> <li>• Will the plan address deficiencies of green infrastructure in Our Neighbourhood?</li> <li>• Will the plan improve access to open space/multi-functional green infrastructure?</li> <li>• Will the plan protect or enhance designated wildlife sites and protected species?</li> </ul>

	<ul style="list-style-type: none"> <li>• Will the plan protect and enhance biodiversity/geodiversity?</li> <li>• Will the plan protect and enhance ecological networks?</li> <li>• Will the plan improve green infrastructure networks?</li> <li>• Will the plan ensure consideration of the potential biodiversity of brownfield sites?</li> <li>• Will the plan take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>• Will the plan ensure that buildings approved for development will promote sustainable development?</li> <li>• Will the plan help to reduce the number of vacant buildings through adaptive re-use?</li> <li>• Will the plan minimise greenhouse gas emissions from waste management?</li> <li>• Will the plan encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>• Will the plan protect and maintain the openness of the green belt?</li> <li>• Will the plan promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> <li>• Will the plan prevent the loss of high quality soils to development?</li> </ul>
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>• Will the plan encourage new energy efficiency measures?</li> <li>• Will the plan contribute to the development/wider use of renewables?</li> <li>• Will the plan support the development of community energy schemes?</li> <li>• Will the plan reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> <li>• Will the plan ensure that developments are able to deal with future changes in climate?</li> <li>• Will the plan minimise the risk from flooding?</li> <li>• Will the plan steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> <li>• Will the plan ensure that developments are able to deal with future changes in climate?</li> </ul>
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>• Will the plan protect and improve local air quality?</li> <li>• Will the plan reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>• Will the plan make transport healthier and safer for all?</li> <li>• Will the plan improve the integration of public transport services?</li> <li>• Will the plan reduce road congestion?</li> <li>• Will the plan avoid unnecessary travel resulting from new developments?</li> <li>• Will the plan reduce the impact of traffic, especially HGVs, on communities?</li> </ul>








3.2 The probing questions for each sustainability objective have been applied to each draft policy in turn, theme by theme, and the impact scored as being very positive (++); positive (+); neutral (0); negative (-); or very negative (- -). The resulting tables setting out these assessments of 32 draft policies against 21 probing questions are extensive and are in Appendix A. Table 2 below summarises the assessment tables.

**Table 2: Summary of the assessment tables**

SOs	S 1	S 2	H 1	H 2	H 3	H 4	H 5	H 6	G 1	G 2	G 3	G 4	E 1	E 2	E 3	E 4	D 1	D 2	D 3	D 4	D 5	D 6	T 1	T 2	T 3	* T 4	C 1	C 2	C 3	C 4	C 5	C 6
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\*T4 scores amended

 Double plus
  Single plus
  Neutral
  Single minus
  Double minus

3.3 Table 2 shows that the options chosen for the draft policies have a positive and in some cases very positive impact in supporting the Sustainability Objectives. Not surprisingly, the policies that address objectives within their scope have the main positive impacts. None of the draft policies are considered to have a negative impact.

3.4 The explanation of why a particular option was chosen for the corresponding draft policy is set out theme by theme below.

## **Theme 1: A City with a sustainable future**

### **Policy S1: Sustainable Development Requirements of all Development and Re-development Sites**

### **Policy S2: Sustainable Development Requirements of all New Building Developments including Renovations and Extensions**

3.5 The importance of sustainability in all developments is fully recognised, so it has been considered that the only option is that sites and buildings seeking planning permission must take measures to promote sustainability. It is also considered that, in order to reduce the risk of climate change, developers should be required to minimise greenhouse gas emissions through waste management, to use recycled and renewable materials, and to improve energy efficiency. Policies S1 and S2 are written accordingly.

3.6 As would be expected from policies that seek to ensure a sustainable approach to future site and building development, S1 and S2 emerge from the sustainability assessment as being demonstrably positive in their impact on relevant sustainability objectives. The main difference is that S1 is very strongly positive or positive in relation to all 15 objectives whereas S2 is similarly positive for 7 objectives with the remaining 9 not relevant. Furthermore, neither policy has a negative impact and, in fully complementing each other, they will help to achieve a more sustainable future.

## **Theme 2A A beautiful and historic City – Heritage**

### **Policy H1: Protection of the World Heritage Site**

3.7 In placing the protection of the World Heritage Site and its setting at the heart of this plan, it is intended that all policies should work together not only to protect and enhance the World Heritage Site but also to make the most of its economic and social value to Durham. The straightforward issue on this is whether to rely upon the existing protection and enhancement afforded to the World Heritage Site, Conservation Areas, Character Areas and Listed Buildings under European and national statutes (option 1a), or develop more detailed and prescriptive policies that provide more stringent requirements and safeguards (Option 1b). The sustainability analysis confirms that the latter option as taken forward in Policy H1 does add value in highlighting the sensitivity to necessary development and the opportunities for an increased contribution to the local economy from its attraction for development and tourism.

### **Policy H2: The Conservation Areas**

3.8 The same options have been appraised and the analysis demonstrates the benefit of option 1b, which is adopted in Policy H2, over existing policies in other statutory plans and frameworks in adding value to the protection and enhancement of the Our Neighbourhood's two Conservation Areas. In more than a half of the sustainability objectives Option 1b provides enhanced recognition of the importance of the relationship between a strong

economy, tourism and coordinated development, and the protection and enhancement of the Conservation Areas.

### **Policy H3: The Character Areas**

3.9 Option 1a relies upon existing policy and area definitions which give less recognition to the importance of maintaining the diversity of the environments of Our Neighbourhood than Option 1b. Character areas contain important buildings and groups of buildings of local importance and of particular vernacular style in each part of Our Neighbourhood and add to its economic potential. Policy H3 adopts Option 1b.

### **Policy H4: Our Neighbourhood outside the Conservation Areas**

3.10 Option 1a by definition makes no impact, positive or negative, on areas outside the two Conservation Areas. Conversely, Option 1b specifically provides for sympathetic high quality designs appropriate to the character of the particular area and achieves positive to very positive impacts. Policy H4 adopts option 1b.

### **Policy H5: Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Registered Battlefields.**

3.11 The existing statutory protections of Option 1a for Durham's important heritage buildings and sites are strong but Option 1b offers specific additional protections, standards and safeguards and the opportunity to realise their potential in making Durham more attractive to live in, to invest in and to visit. These positive impacts make Option 1b preferable to Option 1a. Policy H5 adopts option 1b.

### **Policy H6: Non-designated Heritage Assets**

3.12 Option 1b would have a definite positive impact as against the 'do nothing' option 1a. Protecting non-designated heritage assets in Our Neighbourhood through Option 1b produces worthwhile benefits for the built environment and for residents and visitors. Policy H6 adopts option 1b.

## **Theme 2B A beautiful and historic City - Green Infrastructure**

### **Policy G1: Preserving and Enhancing Green Infrastructure**

3.13 Option 1b scores much more positively than reliance on existing protections and also provides more protection and greater enhancement of green assets. It also gives guidance for new developments on how to manage green assets, and will have more weight as saved policies are becoming out of date. Option 2a is less satisfactory than Option 2b because the lack of green infrastructure links can lead to the isolation and degradation of habitats.

### **Policy G2: Designation of Local Green Spaces**

3.14 Option 1b is more positive than Option 1a: it adds a local layer of protection to already protected sites, and will have more weight as saved policies are becoming out of date.

### **Policy G3: Creation of the Emerald Network**

3.15 Option 1b has a small positive advantage over Option 1a: it adds a local layer of protection and detail to already protected sites, provides a tourism, leisure and heritage asset, and will have more weight as saved policies are becoming out of date.

### **Policy G4: Enhancing the Beneficial Use of the Green Belt**

3.16 Promoting existing Green Belt policy in Our Neighbourhood (Option 3a) scores far more positively than seeking to relax policy for small scale developments (Option 3b) or avoiding any policy influence by awaiting the adoption of the County Local Plan (Option 3c). Creating an opportunity for development in the Green Belt as in Option 3b in advance of a full strategic reconsideration of Green Belt function, form and reach would be unwise and possibly damaging and this is reflected in the assessment. However, to avoid the Green Belt in policy terms as in Option 3c would weaken the scope and ambition of the plan and this is reflected in the assessment.

### **Theme 3: A City with a diverse and resilient economy**

3.17 The following conclusions result from detailed appraisal of the two options that are relevant to this theme. Option 1a is based on the existing statutory plans and frameworks and the County Council's now withdrawn proposals at Aykley Heads, whereas Option 1b retains the existing Green Belt boundary adjacent to the Aykley Heads strategic employment site and limits the land uses on that site to those that will ensure the provision of high quality employment.

### **Policy E1: Larger Employment Sites**

3.18 Option 1b shows the positive impact this policy will have on the economy of Our Neighbourhood when compared to Option 1a. In terms of the assessment, the policy will be positive in its impact on 7 of the 15 sustainability objectives with no impact on 8.

### **Policy E2: Other Employment Sites**

3.19 Option 1b shows the positive impact that this policy will have on the economy and residential amenity of Our Neighbourhood when compared to 1a which updates the availability of such sites. In terms of the assessment, the policy will be positive in its impact on 9 of the 15 sustainability objectives.

### **Policy E3: Retail Development**

3.20 Option 1b compared to Option 1a shows the positive impact this policy will have on the economy and vitality of Our Neighbourhood, which will in turn attract inward investment to aid regeneration of the City centre. In terms of the assessment, the policy will be positive in its impact on 11 of the 15 sustainability objectives with the other 4 demonstrating no effect.

## **Policy E4: Primary and Secondary Frontages**

3.21 Option 1b compared to Option 1a shows in general that this policy will have a positive impact on the retail economy in the City centre. In terms of the assessment, the policy will be positive in its impact on 6 of the 15 sustainability objectives with the other 9 demonstrating no effect.

## **Theme 4: A City with attractive and affordable places to live**

### **Policy D1: Land for Residential Development**

3.22 The appraisal has confirmed that there are seven sites suitable for allocation for residential development in Policy D1 with a further four as potential allocations. Site D1.4 is a particularly prominent and sensitive site in the landscape bowl setting of the World Heritage Site in relation to Sustainability Objective 9, and all sites in relation to Sustainability Objective 10. The option 1a of retaining the two potential sites that the University has earmarked for its own development is more positive for Objectives 4 and 5 than conceding both sites but other factors, notably the firm intentions of the University of Durham to develop both sites for its own purposes, determine this issue in favour of Option 1b which is Policy D1. Adjustments in relation to flooding concerns and to design and landscaping matters have modified the boundaries of some sites and reduced the capacities of others.

### **Policy D2: Student Accommodation in Houses in Multiple Occupation (HMOs)**

3.23 The interim policy for Houses in Multiple Occupation has a very strong positive impact, and will be even more beneficial with the tighter criteria proposed in Policy D2. There is a major impact from the scale of expansion of the University of Durham; too great a rate of growth coupled with an increase in the number of HMOs will potentially have a negative impact on several Objectives. This can be mitigated within the Plan by the tighter criteria being proposed.

### **Policy D3: Purpose Built Student Accommodation (PBSA)**

3.24 The interim policy for Purpose Built Student Accommodation has a very strong positive impact, and will be even more beneficial with the adjustments proposed. There is a major impact from the scale of expansion of the University of Durham; too great a rate of growth coupled with PBSAs in the wrong locations will potentially have a negative impact on several Objectives. This can be mitigated within the Plan by the tighter criteria being proposed. Outside of the Plan's remit there is a potentially negative impact arising from University growth exceeding the capacity of College accommodation (including affiliated PBSAs) and from students preferring HMOs to PBSAs.

### **Policy D4: Housing for Older People and People with Disabilities**

3.25 The policy has a positive or very positive impact on several Objectives. No options to be considered.

### **Policy D5: Meeting Other Housing Needs**

3.26 The policy has a positive or very positive impact on several Objectives. No options to be considered.

### **Policy D6: Design of New and Renovated Housing to the Highest Standards**

3.27 The policy has a positive impact on several Objectives. No options to be considered.

## **Theme 5: A City with a modern and sustainable transport infrastructure**

### **Policy T1 Accessibility of Proposed Developments**

3.28 Policy T1 (Options 1b, 2 and 3b/3c and 4) scores more positively than Option 1a/3a: it provides the protection of 1a but also provides for more access to green infrastructure and improves the tourism offer.

### **Policy T2: Designing for Sustainable Development**

3.29 Policy T2 (including Options 1b, 2 and 3) is more comprehensive in addressing sustainable transport design. It responds to the County Council's consultant's Sustainable Transport Strategy which recommends adopting the highest possible design standards for developments.

### **Policy T3: Residential Car Parking in the Controlled Parking Zone**

3.30 T3 which includes Option b scores more positively than the existing County Durham Parking and Accessibility Standard because it allows for lower levels of car parking in residential areas provided that certain circumstances are met. The Durham County-wide car parking standards do not take into account the specific social, economic and environmental aspects of Our Neighbourhood whereas Policy T3 can be shown to be more sustainable.

### **Policy T4: Residential Cycle Parking**

3.31 T4 (including 4(b)) scores far more positively than (a). However, the impact of this policy on the positive benefits of healthier lifestyles, less air pollution and road congestion will depend on increased uptake of cycling and on reduced car dependency for those who use mobility aids. These are very much a minority form of transport at present.

## **Theme 6: A City with an enriched community life**

### **Policy C1: Community Arts Facilities**

3.32 The analysis shows that Policy C1 does not have a single negative impact, seven of the sustainability objectives show an overall positive impact and three are very positive.

### **Policy C2: Information Hub**

3.33 Policy C2 is shown to not a single negative impact, six of the sustainability objectives have an overall positive impact and three are very positive.

### **Policy C3: Provision of New Community Facilities**

3.34 There is not a single negative impact from Policy C3, two of the sustainability objectives have an overall positive impact and three are very positive.

### **Policy C4: Protection of an Existing Community Facility**

3.35 Only two of the fifteen sustainability objectives are addressed by Policy C4, and both of these have a positive impact.. This policy is designed to protect existing facilities, and while one might anticipate positive benefits arising from protecting them, this would be too speculative so we have taken a cautious approach while hoping for better consequences.

### **Policy C5: Protection of Urban Open Spaces**

3.36 Policy C5 shows not a single negative impact; five of the sustainability objectives have an overall positive impact and one, to protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood, scores very positive..

### **Policy C6: Health Care and Social Care Facilities**

3.37 The analysis of Policy C6. Shows that there is not a single negative impact, five of the sustainability objectives have an overall positive impact and two are very positive.



## CHAPTER 4: FINE-TUNING THE PLAN

4.1 As a consequence of undertaking the Strategic Environmental Assessment as a response to Historic England's comments on an early draft of the Plan, most of the consideration of options and of improvements to wordings, criteria, safeguards and so on has already been undertaken. It is important to capture the changes that have been made as drafting of policies progressed, particularly those which addressed the evident negative impacts. Table 3 presents the key cases of adjusting and fine-tuning of draft policies and proposals so as to **maximise positive impacts and** remove or mitigate negative impacts.

**Table 3: Fine-tuning of draft policies**

Sustainability objectives	Fine-tuning of policies
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	E1 wording up-dated and refined to be more specific about high quality employment classes. E2 wording broadened to allow greater variety of businesses. E3 and E4 worded and defined differently so as to encourage craft and other non-primary uses. D1 two sites removed where clashed with University of Durham's development intentions.
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	As above.
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	No change.
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	D4 and D6 amended to refer to up-to-date design standards requirements.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	H5 modified to require feasible affordable provision. <b>T4 extended to cover storage of mobility aids, buggies etc and charging of e-bikes and powered wheelchairs. (Amendment)</b>
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	No change.
7. To alleviate deprivation and poverty and improve social inclusion	No change.
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	H1 clarified as to relationship with WHS Management Plan and as to the wording on protecting views. H4 introduced so as to address the parts of Our Neighbourhood that lie outside of the two Conservation Areas.
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	As above.

10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	S1, S2 and G1 augmented with references to biodiversity and geodiversity.
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	No change.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	No change.
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	S1 and S2 expanded to minimise flood risk. D1 boundaries of two sites retracted so as to remove flood risk, and one other site withdrawn from firm allocation unless flood mitigation can be achieved.
14. To protect and improve air quality in Durham City	No change.
15. To encourage and increase the use of public transport, walking and cycling	No change

## CHAPTER 5: NEXT STEPS

5.1 The Draft Durham City Neighbourhood Plan, together with its associated Screening, Scoping and Sustainability Appraisal Reports, will be the subject of a 6 week public and statutory body consultation from 4 November to 18 December 2017. See the panel at the end for details of where to inspect all the documents and how to comment. The Forum will analyse all responses, make appropriate improvements to the Plan and formally submit it to the County Council.

5.2 The County Council will then carry out a consultation on whether the submitted Plan meets the 'Basic Conditions', arrange for an agreed independent inspector to examine the Plan, make recommended modifications to the Plan that it chooses to make, and for a referendum to be held. If more than 50% of those voting in the referendum vote 'yes', then the local planning authority is required to bring the Plan into force.

5.3 It is important to note that neighbourhood forums exist to produce neighbourhood plans and have a designation of five years only. They do not have a formal role in the implementation of a neighbourhood plan. The members of a neighbourhood forum may want to consider how they can stay involved and support implementation, perhaps through the creation of another type of formal group.

5.4 In the case of the Durham City Neighbourhood Planning Forum, because it was formally created in January 2014 it will cease to exist in January 2019. However, it may cease sooner than that – a Durham City Parish Council will be elected in May 2018, and might – as it is entitled to do - take over the completion of the Neighbourhood Plan, or it might invite a similar group of volunteers to finishing the preparation of the Neighbourhood Plan.

5.5 Whenever the plan is finally 'made' (that is, becomes the formal statutory plan for the area) it is essential that its significant impacts are monitored. Chapter 5 of the Consultation Draft Neighbourhood Plan November 2017 sets out the Forum's approach to implementation and monitoring. It explains that it is necessary to monitor the Plan on a regular basis and important that the maximum assistance is available from bodies that hold information, particularly Durham County Council. The recommendation in the Draft Plan is that a monitoring report is produced on an annual basis by the City of Durham Parish Council (or the body that it may promote to do this work on its behalf). This report could be informed by an annual qualitative questionnaire survey of residents. Monitoring by the County Council of the Durham City Masterplan will also provide extremely useful information.

5.6 It will be the role of the City of Durham Parish Council (or sponsored body) to establish appropriate policy indicators and targets. The Forum suggests possible ones below in Table 4. It should be noted that some of the indicators/targets are, by the nature of the policy in question, qualitative.

**Table 4: Suggested monitoring framework**

What needs to be monitored	Who will monitor	How often will this be monitored	Target and what response should there be if monitoring shows problems
Policies S1 and S2: Indicators: Compliance with sustainability policies for new developments and conversions	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	Target is 100% compliance. If significantly less then both development management and national requirements will need to be reviewed.
Policy H1 Indicators: (1) Impact of new developments on the Outstanding Universal Value of the World Heritage Site (2) Impact of new developments on views in Our Neighbourhood from and to the World Heritage Site	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) and (2) Target is no damaging impacts. If damaging impacts are revealed then development management and the criteria will need to be tightened up.
Policy H2 Indicators: (1) Compliance with the protection and enhancement criteria for Conservation Areas	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Target is 100% compliance. If impacts are revealed that fail to protect and enhance the Conservation Areas then development management and the criteria will need to be tightened up.
Policy H3 Indicator: (1) Compliance with the protection and enhancement criteria for the Character Areas	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Target is 100% compliance. If impacts are revealed that fail to protect and enhance the Character Areas then development management and the criteria will need to be tightened up.
Policy H4 Indicator: (1) Compliance with the protection and enhancement criteria for developments outside the Conservation Areas	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Target is 100% compliance. If impacts are revealed that fail to protect and enhance the parts of Our Neighbourhood outside the Conservation Areas then development management and the criteria will need to be tightened up.
Policy H5 Indicators: (1) Compliance with the protections against inappropriate development for designated Heritage Assets (2) Compliance with the protections against demolition of designated Heritage Assets  (3) Compliance with the protections for the setting of designated Heritage Assets (4) Designated Assets repaired and returned to appropriate use	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) and (2) Target is zero inappropriate developments and unjustified demolitions. If significant inappropriate developments and/or demolitions are revealed that are not outweighed by substantial public benefits then development management and the criteria will need to be tightened up. (3) No target but a record should be made of all successful restorations. (4) No target set but a record should be made of all successful repairs and returns to appropriate uses.
Policy H6 Indicators: (1) Compliance with the protections against inappropriate developments or demolition of non-designated Heritage Assets  (2) Non-designated Assets at risk preserved and returned to use	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Target is zero unjustified demolitions. If significant inappropriate developments and/or demolitions are revealed that are not outweighed by substantial public benefits then development management and the criteria will need to be tightened up. (2) No target set but a record should be made of all successful restorations.
Policy G1 Indicators: (1). Existing green assets	Durham County Council/ <b>City of</b>	Annually	(1) None lost, or if lost they are replaced by green assets of an equivalent or better value elsewhere

(2) Number and type of new green assets created	Durham Parish Council		in Our Neighbourhood (2) No target set
Policy G2 Indicator: (1) Development on Local Green Spaces	Durham County Council/City of Durham Parish Council	Annually	(1) No development except that which is consistent with NPPF policy for Green Belt land
Policy G3 Indicator: (1) Status of Emerald Network sites	Durham County Council/City of Durham Parish Council	Annually	(1) (a) No damaging developments, and (b) Enhancement of sites and connecting footpaths
Policy G4 Indicators: (1) Developments that enhance Green Belt land, consistent with NPPF policy	Durham County Council/City of Durham Parish Council	Annually	No target set but a record should be made of all successful beneficial use enhancements
Policy E1 Indicators: (1) Number and type of new business developments (2) Number of employed	Durham County Council/City of Durham Parish Council	Annually	(1) and (2) No target set, but if little or no new businesses or employment growth reported then marketing and infrastructure improvements will have to be considered.
Policy E2 Indicators: (1) Number and type of new business developments (2) Number of employed	Durham County Council/City of Durham Parish Council	Annually	(1) and (2) No target set, but if little or no new businesses or employment growth reported then marketing and infrastructure improvements will have to be considered.
Policy E3 Indicators: (1) Number and type of new commercial developments (2) Occupancy of buildings (3) Improved character and attractiveness of the City centre	Durham County Council/City of Durham Parish Council	Annually	(1) No target set. , but if little or no new businesses or employment growth reported then marketing and infrastructure improvements will have to be considered. (2) 100% (3) No target set, but qualitative assessments will be made.
Policy E4 Indicators: (1) Number and type of new commercial developments (2) Occupancy of buildings (3) Improved character and attractiveness of the City centre	Durham County Council/City of Durham Parish Council	Annually	(1) No target set. , but if little or no new businesses or employment growth reported then marketing and infrastructure improvements will have to be considered. (2) 100% (3) No target set, but qualitative assessments will be made.
Policy D1 Indicators: (1) Number of units approved on each allocated housing (2) Number of units completed on each allocated housing site (3) Number of units approved on non-allocated sites (4) Number of units completed on non-allocated sites	Durham County Council/City of Durham Parish Council	Annually	No target set as no need requirement.
Policy D2 Indicators: (1) Number and capacity of HMOs approved (2) Number and capacity of HMOs completed (3) Subdivisions of (1) and (2) into those above 10%/20% thresholds	Durham County Council/City of Durham Parish Council	Annually	(3) None approved and none completed
Policy D3 Indicators:	Durham County	Annually	

<p>(1) Number of PBSAs approved and total number of student beds involved</p> <p>(2) Number of PBSAs built and total number of student beds provided</p> <p>(3) Subdivisions of (1) and (2) into those above 10%/20% thresholds</p> <p>(4) Location of PBSAs in relation to existing university or college academic site, or hospital and research site</p>	<p>Council/City of Durham Parish Council</p>		<p>(1) and (2) Matches growth trajectory of University of Durham (and other higher education providers) for 'livers out'</p> <p>(4) All developments to be on or adjacent to an existing university or college academic site, or hospital and research site</p>
<p>Policy D4</p> <p>Indicators:</p> <p>(1) Percentage of approved and completed housing units that meet the specific needs of older people by housing type</p> <p>(2) Loss of housing units meeting the specific needs of older people by housing type</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1) 100%</p> <p>(2) None lost</p>
<p>Policy D5</p> <p>Indicators:</p> <p>(1) Percentage of affordable housing units</p> <p>(2) Loss of affordable housing units</p> <p>(3) Number of conversions of HMOs (houses in multiple occupation) (Use Class C4) back to conventional residential use (Use Class C3)</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1) 15% housing provided on all sites of 0.4 hectares or 12 dwelling units, or larger, to be affordable</p> <p>(2) None lost</p> <p>(3) No target set but should be recorded</p>
<p>Policy D6</p> <p>Indicators:</p> <p>(1) Number of housing developments that meet the Building for Life criteria, or other national standard of equivalent or higher level</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1) 100%</p>
<p>Policy T1</p> <p>Indicators:</p> <p>(1) Number of planning applications identifying measures to improve conditions for sustainable transport.</p> <p>(2) Value of Section 106 contributions secured for sustainable transport improvements</p> <p>(3) Value of Section 106 contributions secured for sustainable transport improvements</p> <p>(4) Percentage of access by sustainable modes proposed in travel plans, and percentage achieved over the course of the travel plan</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1), (2) and (3) No target set, but an assessment should be made each year on whether the reported outcomes are satisfactory</p> <p>(4) Improvement by 10 percentage points of travel to work by sustainable modes compared with neighbourhood average for 2011 Census</p>
<p>Policy T2</p> <p>Indicator:</p> <p>(1) Use of appropriate design guidance for new infrastructure</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1) 100% conformance with design guidance</p>
<p>Policy T3</p> <p>Indicator:</p> <p>(1) Number of planning applications brought forward within the Controlled Parking Zone, and number approved, proposing reduced car parking provision for residential properties</p> <p>(2) Impact of new development on neighbouring residential on-street car parking</p>	<p>Durham County Council/City of Durham Parish Council</p>	<p>Annually</p>	<p>(1), (2) and (3) No targets set, but an assessment should be made each year on whether the reported outcomes are satisfactory</p>

(3) Number of car club spaces provided			
Policy T4 Indicators: (1) Compliance with policy for new developments and conversions (2) Quality of provision and convenience of access (3) Uptake of cycle parking spaces	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) 100% compliance  (2) and (3) No targets set, but an assessment should be made each year on whether the reported outcomes are satisfactory
Policy C1 Indicator: (1) Presence of community arts facilities	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Community arts facilities set up
Policy C2 Indicators: (1) Presence of an Information Hub	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) Information Hub set up
Policy C3 Indicators: (1) Number of new community facilities	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) No target set
Policy C4 Indicators: (1) Existing community facilities	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) No existing facilities lost, unless an equivalent alternative facility is made available nearby
Policy C5 Indicators: (1) Existing open spaces	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) No loss of existing open spaces, unless a compensatory amount of open space of an equivalent or better quality is provided within easy walking distance
Policy C6 Indicators: (1) Number and capacities of new health care and social care facilities	Durham County Council/ <b>City of Durham Parish Council</b>	Annually	(1) No targets set, but an assessment should be made each year on whether the reported outcomes are satisfactory





SEE AND COMMENT ON THE DRAFT DURHAM CITY NEIGHBOURHOOD PLAN

**WE NEED YOUR VIEWS TO TAKE THE PLAN TO THE NEXT STAGE**

Public consultation from 4 November to 18 December 2017

Drop-in events:

St John's Church, Neville's Cross, Monday 6 November, 14.30 – 18.30 hrs

St Oswald's Institute, Church Street, Tuesday 21 November, 11.00 – 16.00 hrs

St Nicholas' Church Lower Hall, Market Place, Friday 24 November 12.00 – 16.00 hrs

Palatine Centre, Stockton Road, 27 November, 12.00 – 18.00 hrs (amendment)

Ustinov College, Sheraton Park, Tuesday 28th November, 16.00 – 20.00 hrs (amendment)

Wharton Park Heritage Centre, Wednesday 6 December, 11.00 – 16.00 hrs

If you cannot come to one of the drop-in events you can consult  
a copy of the draft plan and the related documents and collect a comment form at:  
Durham Town Hall reception, at Clayport library, and at County Hall reception

**Comment at the drop-in events or on-line at [npf.durhamcity.org.uk/the-plan](http://npf.durhamcity.org.uk/the-plan)**  
by no later than 23.59 hrs on Monday 18 December 2017



## APPENDIX A – SUSTAINABILITY APPRAISAL TABLES

### THEME 1: A CITY WITH A SUSTAINABLE FUTURE

#### Alignment of policies with objectives:

There is a clear match between the policies and the objectives of this theme.

#### Policies:

- Policy S1: Sustainable Development Requirements of all Development and Re-development Sites  
 Policy S2: Sustainable Development Requirements of all New Building Developments including Renovations and Extensions

#### Objectives:

1. To ensure that sites approved for development will promote sustainable development
2. To ensure that buildings approved for development will promote sustainable development

#### Consideration of options:

In Chapter 4 of the *Scoping Report* we looked at various options under a number of standard headings. The heading that is most relevant to this sustainability theme concerns climate change which has to be an overriding consideration in all plans. Although the County Council has the primary responsibility for combatting climate change, we recognise the importance of sustainability in all developments. So we have considered **as our only option** that sites and buildings seeking planning permission must take measures to promote sustainability. We have also considered that in order to reduce the risk of climate change developers should be required to minimise greenhouse gas emissions through waste management, to use recycled and renewable materials, and to improve energy efficiency. Policies S1 and S2 are written accordingly and assessed against the sustainability objectives and probing questions below.

#### Policy S1: Sustainable Development Requirements of all Development and Re-development Sites

Sustainability Objectives	Probing Questions	Impact	Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	++	This is the point of the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	+	Sites must meet identified development needs
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<b>Overall impact score</b>	+	Clearly positive
	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	+	Policy promotes better access and facilities
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	+	Policy promotes better access and facilities

3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<b>Overall impact score</b>	+	Clearly positive
	• Will the plan's policies ensure that new developments are served by sustainable transport?	++	We have added a reference to sustainable transport accessibility
	• Will the plan's policies support sustainable economic growth?	++	This is the point of the policy
	• Will the plan's policies avoid unnecessary travel resulting from new developments?	++	We have added a reference to sustainable transport accessibility
	• Will the plan's policies reduce road congestion?	-/+	Increased traffic will probably counter-balance sustainable transport accessibility.
	<b>Overall impact score</b>	++	Very positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	• Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?	+	Policy promotes better sites for all
	• Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?	+	Policy promotes better public facilities and access
	• Will the plan's policies enhance a sense of safety and security and deter/prevent crime?	++	Policy will design out crime
	• Will the plan's policies reduce social isolation and strengthen the links between communities?	+	Sites must meet identified development needs
	• Will the plan's policies consider the size, type, and tenure of the housing mix in the area?	+	Sites must meet identified development needs
	• Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?	+	Sites must meet identified development needs
	• Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?	+	Sites must meet identified development needs
	• Will the plan's policies strengthen the current interim student accommodation policy?	0	Not applicable
	• Will the plan's policies encourage graduates to live and work within Our Neighbourhood?	0	Not applicable
	<b>Overall impact score</b>	+	Clearly positive
5. To provide the supply of affordable housing required to meet the needs of present and	• Will the plan's policies provide housing designed for the needs of older people and people with disabilities?	+	Sites must meet identified development needs

future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	++	This is explicit in the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	+	Sites must meet identified development needs
	<b>Overall impact score</b>	+	Clearly positive
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	+	Policy promotes better public facilities and access
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Clearly positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	Sites must meet identified development needs
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	+	Sites must meet identified development needs
	<b>Overall impact score</b>	+	Not so many positive impacts but nothing negative
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	++	Policy preserves and enhances heritage assets

the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	+	Policy preserves and enhances heritage assets
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	+	Policy preserves and enhances heritage assets
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	+	Policy preserves and enhances heritage assets
	<b>Overall impact score</b>	+	Clearly positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	+	Policy preserves and enhances heritage assets
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	+	We have added a reference to conservation areas
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Dealt with in S2
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	++	Respect for local distinctiveness is required by policy
	<b>Overall impact score</b>	+	Clearly positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	++	Policy preserves and enhances green assets
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	+	Policy extended to include wildlife sites and protected species
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	+	Policy extended to include geodiversity
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	+	Policy preserves and enhances green assets
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	+	Policy preserves and enhances green assets
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	+	Policy preserves and enhances green assets

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	++	This is explicit in the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Dealt with in S2
	<b>Overall impact score</b>	+	Clearly positive
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	++	This is the point of the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	+	We have expanded the policy to include re-development sites explicitly
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Dealt with in S2
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Dealt with in S2
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<b>Overall impact score</b>	+	Positive and complemented by S2
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	++	We have extended the policy so that it explicitly protects the green belt
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	++	Policy encourages brownfield developments
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	+	Policy preserves and enhances green assets
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<b>Overall impact score</b>	++	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	++	Explicit in the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Dealt with in S2
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Dealt with in S2
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Dealt with in S2
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	+	Included in the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	+	Included in the policy



14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	+	Included in the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	+	Included in the policy
	<b>Overall impact score</b>	+	Positive and complemented by S2
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	+	Green assets protect and improve air quality
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable
15. To encourage and increase the use of public transport, walking and cycling	<b>Overall impact score</b>	+	Just positive
	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	++	We have added a reference to sustainable transport accessibility
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive where applicable

**Policy S2: Sustainable Development Requirements of all New Building Developments including Renovations and Extensions**

Sustainability Objectives	Probing Questions	Impact	Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	++	This is the point of the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Dealt with in S1
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Dealt with in S1
	<b>Overall impact score</b>	+	Positive and complemented by S1

2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	Dealt with in S1
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	++	This is the point of the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Dealt with in S1
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Dealt with in S1
	<b>Overall impact score</b>	+	Positive and complemented by S1
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable

8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>		Not applicable
	<b>Overall impact score</b>	0	No impact
	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	++	Policy requires harmony with built heritage
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	++	Policy requires harmony with built heritage
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	++	Policy requires harmony with built heritage
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	++	Policy requires harmony with built heritage
	<b>Overall impact score</b>	++	Very strongly positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	++	Policy requires harmony with landscape and ecology
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and</li> </ul>	+	Policy requires harmony with ecology

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	protected species?		
	• Will the plan's policies protect and enhance biodiversity/ geodiversity?	+	Policy requires harmony with ecology
	• Will the plan's policies protect and enhance ecological networks?	+	Policy requires harmony with ecology
	• Will the plan's policies improve green infrastructure networks?	0	Not applicable
	• Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?	+	Policy requires harmony with ecology
	• Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?	++	Policy protects the quality of the water environment
	<b>Overall impact score</b>	+	Clearly positive
	• Will the plan's policies ensure that buildings approved for development will promote sustainable development?	++	This is the point of the policy
	• Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?	+	Policy expanded to include adaptive re-use
	• Will the plan's policies minimise greenhouse gas emissions from waste management?	++	Explicit in the policy
	• Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?	++	Explicit in the policy
	<b>Overall impact score</b>	++	Very positive
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	• Will the plan's policies protect and maintain the openness of the Green Belt?	0	Not applicable
	• Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?	0	Not applicable
	• Will the plan's policies prevent the loss of high quality soils to development?	0	Not applicable
	<b>Overall impact score</b>	0	No impact
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies encourage new energy efficiency measures?	++	Explicit in the policy
	• Will the plan's policies contribute to the development/wider use of renewables?	++	Explicit in the policy
	• Will the plan's policies support the development of community energy schemes?	++	Explicit in the policy
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport	++	Explicit in the policy

	and industry?		
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	++	This is the point of the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	++	Policy requires SUDS
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Dealt with in S1
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	++	This is the point of the policy
	<b>Overall impact score</b>	++	Strongly positive
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	+	Policy includes many emissions controls but not for vehicles
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Just positive
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	No impact

### Conclusion:

There is a striking difference between the two policies. S1 dealing with development sites, makes a positive impact on every objective. S2, dealing with buildings, makes a positive impact on half the objectives but no impact at all on the remainder. However, it makes no negative impacts and the two policies complement each other. Taken together they help to ensure that Our Neighbourhood will have a sustainable future.

## THEME 2(A): A BEAUTIFUL AND HISTORIC CITY - HERITAGE

### Alignment of policies with objectives:

There is a clear match between the policies and the objectives of this theme:

#### Policies:

Policy H1: Protection of the World Heritage Site

Policy H2: The Conservation Areas

Policy H3: The Character Areas

Policy H4: Our Neighbourhood outside the Conservation Areas

Policy H5: Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Registered Battlefields.

Policy H6: Non-designated Heritage Assets

#### Objectives:

1. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations;
2. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood.

### Consideration of options:

The options listed in Chapter 4 of the Scoping Report that are relevant to this Theme are:

1. To what extent should we protect and enhance our heritage assets?  
 1(a): rely upon the existing protection afforded to the World Heritage Site, Conservation Areas, Character Areas and our Listed Buildings under European and national statutes, or  
 1(b) develop more detailed and prescriptive policies that provide more stringent requirements and safeguards.

### Policy H1: Protection of the World Heritage Site

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. **Policy H1 took option 1b.**

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H1)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	This is not the purpose of Policy H1. The issue is addressed in other policies in the Plan.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	As above.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	As above
	<b>Overall impact score</b>	0	0	Neutral
2. To identify and then meet the business and	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	+	Protection of the WHS will attract certain types of small business

3.	other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	+	+	Special care will be needed for business development on the WHS
		<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	+	+	
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	++	++	The World Heritage Site is an internationally important heritage visitor attraction.
		<b>Overall impact score</b>	+	+	Positive
	To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	This is not the purpose of Policy H1. The issue is addressed in other policies in the Plan.
		<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	+	+	Tourism is a key aspect of the future economy of Durham
		<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	The issue is addressed in other policies in the Plan.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	This is not the purpose of Policy H1. The issue is addressed in other policies in the Plan.
		<b>Overall impact score</b>	+	+	Positive
4.	To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Protecting the WHS is a positive contribution
		<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Most of the student accommodations on the WHS is a part of the Peninsula Colleges and is not seen to affect the balance in this area.
		<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	As above.
		<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable



	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	+	Graduates are likely to find the WHS attractive.
	<b>Overall impact score</b>	0	0	Neutral
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	+	+	The World Heritage Site is a significant cultural asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
8. To conserve heritage assets	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	++	This is the very purpose of Option 1b.

so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	++	As above
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	++	As above
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	++	As above
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	++	The enhanced protection of the WHS will make a contribution to the economy of the City and the well-being of all.
	<b>Overall impact score</b>	0	++	1a neutral, 1b very positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	++	This is the very purpose of Option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	This is covered in Policy H2.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	This is covered in Policy H2.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	++	Option 1b requires that development respects the WHS
	<b>Overall impact score</b>	0	++	1a neutral, 1b very positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral

### Conclusion

Option 1a is that the Neighbourhood Plan stands aside and relies upon the policies of other statutory plans and frameworks to protect and enhance the exceptional heritage qualities of the World Heritage Site. It follows that the impact of the Neighbourhood Plan is zero. In Option 1b, which Policy H1 adopts, additional criteria and safeguards are brought in and the impact is consequently very positive.

## Policy H2 The Conservation Areas

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. **Policy H2 took option 1b.**

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H2)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	+	Arguably a positive impact for some types of business seeking distinctive premises
	<b>Overall impact score</b>	0	+	Positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	+	Maintaining the vernacular of the individual character areas is helpful for the Durham tourism experience.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	Maintaining the vernacular of the individual character areas is helpful for the Durham tourism offer.
	<b>Overall impact score</b>	0	+	Positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral

4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Streets in the Character Areas will be more pleasant through the requirements in Option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Graduates may well be attracted and retained by the quality of the local built environment.
	<b>Overall impact score</b>	0	+	Positive.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable

being	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	Local regeneration within parts of Our Neighbourhood should be assisted by option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral to slightly positive overall
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	++	This is integral to Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	++	This is integral to Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	++	This is one of the benefits of Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	++	This is one of the benefits of Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	+	A contributory benefit from Policy H3.
	<b>Overall impact score</b>	0	+	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	++	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	++	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	++	The key purpose of Policy H3.

World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	++	The key purpose of Policy H3.
	<b>Overall impact score</b>	0	++	Very positive.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.



13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

## Conclusion

Option 1a is that the Neighbourhood Plan stands aside and relies upon the policies of other statutory plans and frameworks to protect and enhance the two Conservation Areas in Our Neighbourhood. It follows that the impact of the Neighbourhood Plan is zero. In Option 1b, which Policy H2 adopts, additional criteria and safeguards are brought in and the impact is consequently very positive.

### Policy H3: The Character Areas

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. **Policy H3 took option 1b.**

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H3)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	+	Arguably a positive impact for some types of business seeking distinctive premises
	<b>Overall impact score</b>	0	+	Positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	+	Maintaining the vernacular of the individual character areas is helpful for the Durham tourism experience.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	Maintaining the vernacular of the individual character areas is helpful for the Durham tourism offer.
	<b>Overall impact score</b>	0	+	Positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral

4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Streets in the Character Areas will be more pleasant through the requirements in Option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Graduates may well be attracted and retained by the quality of the local built environment.
	<b>Overall impact score</b>	0	+	Positive.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable

being	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	Local regeneration within parts of Our Neighbourhood should be assisted by option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral to slightly positive overall
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	++	This is integral to Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	++	This is integral to Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	++	This is one of the benefits of Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	++	This is one of the benefits of Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	+	A contributory benefit from Policy H3.
	<b>Overall impact score</b>	0	+	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	++	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	++	A contributory benefit from Policy H3.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	++	The key purpose of Policy H3.

World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	++	The key purpose of Policy H3.
	<b>Overall impact score</b>	0	++	Very positive.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies encourage new energy efficiency measures?	0	0	Not applicable
	• Will the plan's policies contribute to the development/wider use of renewables?	0	0	Not applicable
	• Will the plan's policies support the development of community energy schemes?	0	0	Not applicable
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	Not applicable
	• Will the plan's policies minimise the risk from flooding?	0	0	Not applicable
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	• Will the plan's policies protect and improve local air quality?	0	0	Not applicable
	• Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	• Will the plan's policies make transport healthier and safer for all?	0	0	Not applicable
	• Will the plan's policies improve the integration of public transport services?	0	0	Not applicable
	• Will the plan's policies reduce road congestion?	0	0	Not applicable
	• Will the plan's policies avoid unnecessary travel resulting from new developments?	0	0	Not applicable
	• Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

## Conclusion

Option 1b is a positive to very positive option for maintaining the character and special qualities of each part of Our Neighbourhood and is the right choice for Policy H3.

#### Policy H4: Our Neighbourhood outside the Conservation Areas

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. **Policy H4 took option 1b.**

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H4)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Arguably a positive impact for some types of business seeking distinctive premises
	<b>Overall impact score</b>	0	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	The areas are not a significant part of the Durham tourism experience.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	The areas are not a significant part of the Durham tourism offer.
	<b>Overall impact score</b>	0	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
4. To support strong, safe, vibrant and healthy communities	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Streets in these areas will be more pleasant through the requirements in Option 1b.



and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Graduates may be attracted and retained by the quality of the local built environment.
	<b>Overall impact score</b>	0	+	Just about positive.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable



	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	+	These areas contain heritage assets, so option 1b should assist in their protection.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	+	These areas contain heritage assets, so option 1b should assist in their better management.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	+	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	Not sufficiently significant to give a positive score.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	Outside the Conservation Areas.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	++	The key purpose of Policy H4.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	++	The key purpose of Policy H4.

Neighbourhood	<b>Overall impact score</b>	0	++	Very positive.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
13. To make Our Neighbourhood resilient and able to adapt to climate change	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable

and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

### Conclusion

Option 1a by definition makes no impact, positive or negative on the areas outside the two Conservation Areas. Conversely, Option 1b specifically provides for sympathetic high quality designs appropriate to the character of the particular area and achieves positive to very positive impacts. Policy H4 adopts option 1b.

**Policy H5: Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Registered Battlefields.**

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. Policy H5 took option 1b.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H5)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	+	These assets are a significant part of the Durham tourism experience.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	These assets are a significant part of the Durham tourism offer.
	<b>Overall impact score</b>	0	+	Positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
4. To support strong, safe, vibrant and healthy communities and enable all	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Streets and public places will be more pleasant through the requirements and safeguards in Option 1b.

residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Graduates may be attracted and retained by the quality of the local environment.
	<b>Overall impact score</b>	0	+	Just about positive.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	+	Historical assets and Registered Parks and Gardens will be protected through the requirements and safeguards in Option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable

		<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
		<b>Overall impact score</b>	0	+	Positive
7.	To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
		<b>Overall impact score</b>	0	0	Neutral
8.	To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	+	Option 1b should assist in their protection.
		<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	+	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Not applicable
		<b>Overall impact score</b>	0	+	Positive
9.	To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	+	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	+	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	+	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	+	Not applicable
		<b>Overall impact score</b>	0	+	Positive.

10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	+	Protection of Registered Parks and Gardens is included in option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable



risk	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

### Conclusion

If the Neighbourhood Plan followed option 1a the existing statutory protections would be an excellent safety-net but option 1b offers specific additional protections, standards and safeguards and thereby produces a positive impact. Policy H5 adopts option 1b.



## Policy H6: Non-designated Heritage Assets

Options 1a and 1b are assessed against the sustainability objectives and probing questions below. **Policy H6 took option 1b.**

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (H6)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	+	These non-designated heritage assets are a valuable part of the Durham tourism experience.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	These assets are a worthwhile part of the Durham tourism offer.
	<b>Overall impact score</b>	0	+	Positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
4. To support strong, safe, vibrant and healthy communities	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	Streets and public places will be more pleasant through the requirements of Option 1b.

and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Graduates may be attracted and retained by the quality of the local environment.
	<b>Overall impact score</b>	0	+	Just about positive.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	+	Existing artistic, cultural, social and community facilities housed in non-designated heritage assets will be protected through the requirements in Option 1b.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	+	Positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	The retention of non-designated heritage assets should assist in local regeneration initiatives.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	+	Just about positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	++	Option 1b should assist in the identification and protection of non-designated heritage assets.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	+	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	+	Not applicable
	<b>Overall impact score</b>	0	+	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	+	Option 1b is a positive contribution
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	+	Option 1b is a positive contribution
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	+	Option 1b is a positive contribution

10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"><li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li></ul>	0	+	Option 1b is a positive contribution
		<b>Overall impact score</b>	0	+	Positive.
		<ul style="list-style-type: none"><li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies protect and enhance ecological networks?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies improve green infrastructure networks?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li></ul>	0	0	.Not applicable
		<b>Overall impact score</b>	0	0	Neutral
	11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"><li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li></ul>	0	0	.Not applicable
		<ul style="list-style-type: none"><li>Will the plan's policies help to reduce the number of vacant buildings though adaptive re-use?</li></ul>	0	0	.Not applicable
<ul style="list-style-type: none"><li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li></ul>		0	0	.Not applicable	
<ul style="list-style-type: none"><li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li></ul>		0	0	.Not applicable	
<b>Overall impact score</b>		0	0	Neutral.	
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"><li>Will the plan's policies protect and maintain the openness of the Green Belt?</li></ul>	0	0	.Not applicable	
	<ul style="list-style-type: none"><li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li></ul>	0	0	.Not applicable	
	<ul style="list-style-type: none"><li>Will the plan's policies prevent the loss of high quality soils to development?</li></ul>	0	0	.Not applicable	
	<b>Overall impact score</b>	0	0	Neutral.	
13. To make Our Neighbourhood	<ul style="list-style-type: none"><li>Will the plan's policies encourage new energy efficiency measures?</li></ul>	0	0	.Not applicable	

resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies contribute to the development/wider use of renewables?	0	0	.Not applicable
	• Will the plan's policies support the development of community energy schemes?	0	0	.Not applicable
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	0	.Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	.Not applicable
	• Will the plan's policies minimise the risk from flooding?	0	0	.Not applicable
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	0	.Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	.Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	• Will the plan's policies protect and improve local air quality?	0	0	.Not applicable
	• Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?	0	0	.Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	• Will the plan's policies make transport healthier and safer for all?	0	0	.Not applicable
	• Will the plan's policies improve the integration of public transport services?	0	0	.Not applicable
	• Will the plan's policies reduce road congestion?	0	0	.Not applicable
	• Will the plan's policies avoid unnecessary travel resulting from new developments?	0	0	.Not applicable
	• Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?	0	0	.Not applicable
	<b>Overall impact score</b>	0	0	Neutral.

### Conclusion

Option 1b would have a definite positive impact as against the 'do nothing' option 1a. Protecting non-designated heritage assets in Our Neighbourhood through option 1b produces worthwhile benefits for the built environment and for residents and visitors. Policy H6 adopts option 1b.

## Policy G4: Enhancing the Beneficial Use of the Green Belt

The options listed in Chapter 4 of the Scoping Report that are relevant to this Policy are:

3. Developments in the Green Belt. We have the options of:

(3a) to try to protect the part of the Green Belt within Our Neighbourhood from developments, except for enhancements as allowed by the NPPF. **Policy G4 took this option;**

(3b) to allow some degree of development in certain circumstances e.g. as allowed by the NPPF;

(3c) do nothing and leave it to the County Local Plan to decide this issue. One option for the County Plan as suggested in the Issues and Options Report of June 2016 is to seek to reduce the Green Belt and permit extensive housing and office development in parts of that area.

**So the options for sustainability assessment are G4 (which includes 3a) versus 3b and 3c.** These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options			Comments
		3A (G4)	3a	3c	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	0	Green Belts can help attract new employment or may inhibit. Overall neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	+	+	Green assets promote green employment and green tourism.  Policy G4 is about the enhancement of the Green Belt  Developments on the Green Belt will provide for employment during building, and use of local commerce by workers and residents in completed buildings
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	+	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the</li> </ul>	++	-	--	For Questions 3 and 4: The effects of development on the

	City?				Green Belt in option 3c will be detrimental to the tourist/leisure facilities of the City
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	++	0	-	For Questions 3 and 4: The effects of development on the Green Belt in options 3b and 3c could be detrimental to the tourist/leisure facilities of the City
	<b>Overall impact score</b>	++	0	0	Very positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	0	Though this will depend on the design of individual developments in option 3c.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	+	+	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	-	--	Developments on the Green Belt will increase road traffic
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	-	-	
	<b>Overall impact score</b>	+	0	-	Positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	+	-	--	<p>G\$: Health, educational, artistic, cultural, social and general community facilities include green assets</p> <p>3c: Without details of the design of developments that would occur under 3c it is difficult to weight the response to these questions. For Question1, 3c might be positive for streets and public spaces but negative for the natural environment.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	+	0	0	G4: Health, educational, artistic, cultural, social and general community facilities include green assets
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	0	0	G4: Green assets strengthen community links

5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	+	3c: Without details of the design of developments that would occur under 3c it is difficult to weight the response to these questions. It might be positive for Question 6.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	-	+ / -	G4: Green assets encourage people to live and work in an area  3c: Without details of the design of developments that would occur under 3c it is difficult to weight the response to these questions. It could be both positive or negative or both.
	<b>Overall impact score</b>	++	-	+ / -	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	0	Without the detail of what developments would occur under 3c it is difficult to weight the response to these questions. But the options given by the Council would suggest a neutral response to these questions.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health,	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	++	-	-	Policy G4: The purpose of the policy is to enhance the Green Belt, for leisure, social, health and environmental benefits.  3b and 3c: the effect will be negative on open spaces.



leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	++	0	0	Policy G4: The purpose of the policy is to enhance the Green Belt, for leisure, social, health and environmental benefits.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	++	0	0	Policy G4: The purpose of the policy is to enhance the Green Belt, for leisure, social, health and environmental benefits.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	++	-	-	Very positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	0	0	G4. Green assets, including the Green Belt, promote healthier lifestyles.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	+	++	3b and 3c should be beneficial to the economy if local people are employed on the buildings works and in the completed buildings.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	+	++	G4: Green assets, including the Green Belt, provide for green related employment and green tourism, and are part of the process of regenerating an area (the policy is about enhancing the Green Belt)  3b and 3c should be beneficial to the economy if local people are employed on the buildings works and in the completed buildings.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	+	+	++	G4: Green assets, including the Green Belt, provide for green related employment and green tourism, and are part of the process of regenerating an area (the policy is about enhancing the Green Belt)  3b and 3c should be beneficial to the economy if local people are employed on the buildings works and in the completed buildings.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	0	Not applicable

	<b>Overall impact score</b>	+	+	++	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	++	-	--	<p>The Green Belt forms party of the Inner and Outer setting of the World Heritage Site.</p> <p>G4: Green assets, including the Green Belt, provide for green related employment and green tourism, and are part of the process of regenerating an area</p> <p>Protecting and enhancing the Green Belt is the purpose of Policy G4.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	++	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	++	-	--	
	<b>Overall impact score</b>	++	-	--	Very positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	++	-	--	<p>The Green Belt forms party of the Inner and Outer setting of the World Heritage Site. Protecting and enhancing the Green Belt is the purpose of Policy G4.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	0	<p>3b, 3c: These options don't promote but they don't act negatively so effect is neutral. However, without the detail of what developments would occur under 3b, 3c it is difficult to weight the response to these questions: they could be well-designed and therefore the effect would be positive.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	0	<p>3b, 3c: These options don't promote but they don't act negatively so effect is neutral. However, without the detail of what developments would occur under 3b, 3c it is difficult to</p>

					weight the response to these questions: they could be well-designed and therefore the effect would be positive.
	<b>Overall impact score</b>	++	0	0	Very positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	++	-	--	The Green Belt forms party of the Inner and Outer setting of the World Heritage Site. Protecting and enhancing the Green Belt is the purpose of Policy G4.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	++	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	++	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	-	--	
	<b>Overall impact score</b>	++	+	0	Very positive
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0 OR +	0 OR +	Without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to these questions.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	0	Not applicable

12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	++	0		G4 is protecting and enhancing the Green Belt.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	++	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	-	--	
	<b>Overall impact score</b>	++	+	0	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	0	3b, 3c: These options don't promote but they don't act negatively so effect is neutral.  However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	0	3b, 3c: These options don't promote but they don't act negatively so effect is neutral.  However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	0	3b, 3c: These options don't promote but they don't act negatively so effect is neutral.  However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk					

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	0	<p>3b, 3c: These options don't promote but they don't act negatively so effect is neutral.</p> <p>However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	-	--	<p>3b, 3c: These options don't promote but they don't act negatively so effect is neutral.</p> <p>However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.</p>
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	+	0	0	G4: Protection of green assets, including the Green Belt, mitigate flooding and effects of climate change.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	0	<p>3b, 3c: These options don't promote but they don't act negatively so effect is neutral.</p> <p>However, without the detail of what developments would occur under 3b and 3c it is difficult to weight the response to these questions: individual developments could give a positive response to this question.</p>
	<b>Overall impact score</b>	+	0	0	Positive
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	+	-	--	<p>G4: Protecting green spaces, including the Green Belt, helps to protect / improve air quality.</p> <p>The effect of 3b and 3c is negative, because of increased development causing increased traffic both in building works and in use of finished buildings.</p>

15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	-	--	The effect of 3b and 3c is negative, because of increased development causing increased traffic both in building works and in use of finished buildings.
	<b>Overall impact score</b>	+	-	--	Positive
	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	-	-	The effect of 3b and 3c is negative, for all questions because of increased development causing increased traffic both in building works and in use of finished buildings.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	-	--	However, without the detail of what developments would occur under 3b, 3c it is difficult to weight the response to these questions: they could provide integration of a development with public transport.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	-	--	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	-	--	
	<b>Overall impact score</b>	0	0	0	Neutral

## Conclusions

Promoting existing Green Belt policy in Our Neighbourhood (Option 3a) scores far more positively than seeking to relax policy for small scale developments (Option 3b) or avoiding any policy influence by awaiting the adoption of the County Local Plan (Option 3c). Creating an opportunity for development in the Green Belt as in Option 3b in advance of a full strategic reconsideration of Green Belt function, form and reach would be unwise and possibly damaging and this is reflected in the assessment. However, to avoid the Green Belt in policy terms as in Option 3c would weaken the scope and ambition of the plan and this is reflected in the assessment.

### THEME 3: A CITY WITH A DIVERSE AND RESILIENT ECONOMY

#### Alignment of policies with objectives

There is a clear match with the policies and the objectives of this theme

#### Policies

- E1: Larger Employment Sites
- E2: Other Employment Sites
- E3: Retail Development
- E4: Primary and Secondary Frontages

#### Objectives

1. To increase employment opportunities through the establishment and support of large and small enterprises;
2. To identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators;
3. To secure the vitality and competitiveness of the City centre through balanced retail development and to combine City centre retail with online shopping;
4. To build on and enhance the tourism and leisure experience in the City.

#### Consideration of Options

The options listed in Chapter 4 paragraph 4.14 of the Scoping Report that are relevant to all the economic policies are:

1. To what extent do the options set out a clear economic vision and strategy, which positively and proactively encourages sustainable economic growth? The choice is:
  - a) Endorse the present situation.
  - b) Promote more employment in Our Neighbourhood including public, private and voluntary sector jobs. This option would involve making provision for more modern office spaces, supporting the County Council's scheme for a business park at Aykley Heads, the development of high-tech small and medium-sized enterprises and business incubators in order to encourage a better balance between the three sectors. In the retail sector encouragement of specialist independent retailers would also be particularly beneficial in attracting tourism. Supporting and enhancing electronic communication infrastructure, which will be important in ensuring that Durham improves its commercial competitiveness whilst avoiding impact on the World Heritage Site and the Green Belt.

#### Policies E1, E2, E3 and E4 took option b

Note that Durham University is a major employer in Our Neighbourhood, as acknowledged in Chapter 4 paragraph 4.15 of the Scoping Report. However, apart from recognising that more is needed to encourage graduates to remain in the area and an aspiration to be less dependent on the larger established employers in Our Neighbourhood, it has not yet been possible to take into account the University's plans for expansion and the impact on the economy of these policies.

#### Policy E1: Larger Sites

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (E1)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at	• Will the plan's policies ensure that sites approved for development will promote sustainable development?	+	+	The sites are in sustainable locations.
	• Will the plan's policies identify strategic and local sites for a range of prestige developments for	+	++	This policy is to broaden the employment and business opportunities in

	the right time to support growth and innovation	businesses, university research-based and high technology industries, and business incubators?			Our Neighbourhood away from dependence on the public sector
		<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	+	++	Purpose of the policy
2.	To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<b>Overall impact score</b>	+	++	The main purpose of this policy is to encourage inward economic investment in Our Neighbourhood
		<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	++	This is a central purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	++	This policy will meet the business development needs of Our Neighbourhood but has no specific effect on the retail and tourism offer.
3.	To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	This is addressed in the transport policies
		<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	+	++	This is the purpose of E1
		<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	+	++	The positive effect of inward economic investment will be greatest under Option 1b i.e. Policy E1.
4.	To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable.



5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	++	This is a central purpose of this policy
	<b>Overall impact score</b>	0	++	Encouraging retention of graduates gives option 1b a very positive impact
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	Although this is a neutral score more employees in Our Neighbourhood will provide a wider range of employment opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	Increasing the scope for employment will contribute towards economic regeneration and offer employment for more people
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	++	Yes, by providing a wide range of employment opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	The increase in businesses and therefore employment opportunities will contribute to an alleviation of deprivation in Our Neighbourhood
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral

9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	+	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	+	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	+	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	++	Development will only be allowed on the brownfield site at Aykley Heads as long as it does not encroach on the Green Belt surrounding the site
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	Very positive.
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable.

	<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable, though the location of the major employment sites does support the provision of public transport services.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not in themselves; the impact upon road congestion is for the County Council to address in either option.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not in themselves; the impact upon the quantum of necessary travel is for the County Council to address in either option.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not in themselves; the traffic impact on communities is for the County Council to address in either option.
	<b>Overall impact score</b>	0	0	Neutral

### Conclusions

Option 1b shows the positive impact this policy will have on the economy of Our Neighbourhood when compared to Option 1a. In terms of the assessment, the policy will be positive in its impact on 7 of the 15 sustainability objectives with no impact on 8.

## Policy E2 Other Employment Sites

The options for the sustainability assessment are E2, which include option 1b, compared to option 1a, as stated above. These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (E2)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	+	The sites are in sustainable locations and mixed use will ensure their longevity.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	+	++	The central purpose of the policy is to provide sites for a variety of business development
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	+	++	The central purpose of the policy is to provide sites for a variety of business development
	<b>Overall impact score</b>	+	++	The central purpose of the policy is to provide sites for a variety of business development
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	++	The central purpose of the policy is to provide sites for a variety of business development
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable, though the start-up businesses and craft may provide retail opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	Not applicable, though craft businesses enhance the tourism offer.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable, though craft businesses enhance the tourism offer.
	<b>Overall impact score</b>	+	++	The central purpose of the policy is to provide sites for a variety of business development
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	+	Through the encouragement of the development of small-businesses and incubators and the prospect of their growth

	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not directly, but the sites are reasonably close to public transport.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	+	Positive support for economic growth
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	Providing more employment opportunities
	<b>Overall impact score</b>	0	+	Positive impact for retaining graduates
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	+	By providing more employment opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	Bringing new businesses into the City center will contribute to its regeneration
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	+	More opportunities for employment
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	+	Positive impact from 1b
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable.



9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	If some of the small businesses or craft workshops have a heritage focus
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	+	As above
	<b>Overall impact score</b>	0	+	Positive impact from 1b
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	++	One of the purposes of 1b
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	The reuse of existing buildings for commercial or mixed use development provides a very positive outcome for Our Neighbourhood.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Blagdon Depot is in the Green Belt but any development will have to satisfy the NPPF exceptions criteria to get the go ahead
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	+	One of the purposes of 1b
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	+	Option 1b has a positive impact
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not in the policy, though development on specified sites will have to undergo Flood Risk Assessments.

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not in the policy, though development on specified sites will have to undergo Flood Risk Assessments.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	This is covered in policies S1 and S2.
	<b>Overall impact score</b>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral

### Conclusions

Option 1b shows the positive impact that this policy will have on the economy and residential amenity of Our Neighbourhood when compared to 1a which updates the availability of such sites. In terms of the assessment, the policy will be positive in its impact on 9 of the 15 sustainability objectives.

## Policy E3 Retail Development

The options for the sustainability assessment for this policy are E3, which includes option 1b, compared with option 1a, as stated above. These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (E3)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	+	The reuse of building stated in this policy demonstrates a sustainable use for buildings
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	+	Empty buildings to be reused for business or retail
	<b>Overall impact score</b>	0	+	E3 (option 1b) is positive.
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	++	Yes, the retail sector employs a wide variety of staff
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	++	A central purpose of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	++	Yes through improving the public realm and access to the River Wear and its environs
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	Potentially through some of the businesses
	<b>Overall impact score</b>	0	++	This policy is predominantly concerned with improving the retail and tourism offer
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	++	By improving the offer in the City centre to counter the growth of out of town development
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	+	As the majority of development is within the city centre it is hoped that public transport will be

				used to alleviate congestion, but this is primarily for the County Council to address.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	+	As the majority of development is within the city centre it is hoped that public transport will be used to alleviate congestion, but this is primarily for the County Council to address.
	<b>Overall impact score</b>	0	++	This policy encourages the growth of business and retail in the City centre.
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	++	With the enhanced use of the public space and protection of WHS
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	++	The promotion of educational, artistic, cultural and social for the community is a central purpose for this policy.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	+	Enhancing public areas will engender pride in the community and help to alleviate crime
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	+	By providing more jobs in the retail and tourism sector
	<b>Overall impact score</b>	0	++	The focus on retaining and enhancing a vibrant city centre will support a vibrant and healthy community
5. To provide the supply of affordable housing required to meet the	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with</li> </ul>	0	0	Not applicable.

needs of present and future generations	disabilities?			
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	++	One of the central purposes of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	+	Option 1b provides for these purposes
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	+	By improving the public realm and providing more leisure led 'experiences' for the public
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	One of the purposes of Policy E3 (option 1b)
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	+	By providing more jobs and increasing employment opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	+	A vibrant City centre will attract inward investment to help regeneration
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	+	By providing more jobs and increasing employment opportunities
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	+	This policy will help to alleviate deprivation by encouraging inward investment to the city

8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	++	centre Option 1b supports enhancing and conserving the historic core
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	+	As a side-effect of enhancing and conserving the historic core and providing viable commercial uses.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	+	Retaining in Our Neighbourhood is within a public historic environment.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	Retailing uses in the outstanding heritage assets in Our Neighbourhood assist in promoting heritage-based tourism.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	+	Yes in the conservation of the historic core
	<b>Overall impact score</b>	0	++	The preservation of the historic core is one of the central purposes of this policy. It is clear that there is a mutually beneficial relationship between a thriving commercial centre and its tourism business
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	++	A central purpose of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	++	A central purpose of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	++	A central purpose of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	++	A central purpose of this policy
	<b>Overall impact score</b>	0	++	All these points are central to this policy which is to enhance and conserve the historic core whilst ensuring that it is manageable and suitable for 21 <sup>st</sup> century needs

10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	++	Yes, by safeguarding and enhancing the green setting of the River Wear
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	+	Yes, by safeguarding and enhancing the green setting of the River Wear
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	+	It will safeguard and enhance existing access
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	+	Yes the green setting of the River Wear
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	++	As stated outcome of this policy is to safeguard and enhance the green setting of the River Wear
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	+	Through use of underused and empty buildings in the City centre
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	+	The reuse and repurpose of empty buildings in the City centre will contribute to a sustainable future for the City
12. To encourage the effective use of land by reusing land that has	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	+	Yes by safeguarding the green setting along the Wear



13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	+	Positive impact
		<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham City		<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling		<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable.

<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable.
<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable.
<b>Overall impact score</b>	0	0	Neutral.

### Conclusions

Option 1b compared to Option 1a shows the positive impact this policy will have on the economy and vitality of Our Neighbourhood, which will in turn attract inward investment to aid regeneration of the City centre. In terms of the assessment, the policy will be positive in its impact on 11 of the 15 sustainability objectives with the other 4 demonstrating no effect.

### Policy E4 Primary and Secondary Frontages

The options for the sustainability assessment for this policy are E4, which includes option 1b, compared with option 1a, as stated above. These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	1a 0	1b (E4) +	By using underused buildings.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	+	Positive
		0	++	Integral to the policy.
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	++	This is central to this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	+	Option 1b enhances the attractiveness of the city

	City?			centre.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	+	Option 1b enhances the attractiveness of the city centre.
	<b>Overall impact score</b>	0	++	Option 1b is to ensure that the City centre has a diverse retail offering appropriate with the character of the historic core.
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	++	By improving and expanding the retail offer
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Neutral
	<b>Overall impact score</b>	0	++	Increase in retail and related activity will support economic growth.
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	+	A better retail offer will ensure an improved public realm
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	+	This policy adds to the vitality of the city centre and supports artistic, leisure and cultural uses
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	+	Option 1b adds to the vitality of the city centre and thereby enhances a sense of safety
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	0	Neutral
	<b>Overall impact score</b>	0	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	+	Option 1b supports leisure or cultural activities
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	+	By increasing employment opportunities within a diverse retail offer
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Neutral

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	+	More jobs will be available through a wider retail offer
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	+	This policy encourages retail investment in the City centre which will improve the economy of the area and create more job opportunities
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Neutral
	<b>Overall impact score</b>	0	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	+	Option 1b requires that retail development in the primary and secondary frontages causes no harm to the character of the historic environment
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	++	Option 1b requires that retail development in the primary and secondary frontages causes no harm to the character of the historic environment
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	+	Option 1b requires that retail development in the primary and secondary frontages causes no harm to the character of the historic environment
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	+	Option 1b requires that retail development in the primary and secondary frontages causes no harm to the character of the historic environment
	<b>Overall impact score</b>	0	++	This policy supports economically enhancing

10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	+	the historic core of the City whilst retaining its unique character and setting  It will maintain the character of the conservation area.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use</li> </ul>	0	0	Not applicable.

	appropriate to the locality?			
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	None of the defined retail frontages are in flood risk zones
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	None of the defined retail frontages are in flood risk zones
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Neutral, covered by S1 and S2.
	<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral

### Conclusions

Option 1b compared to Option 1a shows in general that this policy will have a positive impact on the retail economy in the City centre. In terms of the assessment, the policy will be positive in its impact on 6 of the 15 sustainability objectives with the other 9 demonstrating no effect.



## THEME 4: A CITY WITH ATTRACTIVE AND AFFORDABLE PLACES TO LIVE

### Alignment of policies with objectives:

There is a clear match between the policies and the objectives of this theme:

#### Policies:

- Policy D1: Land for Residential Development
- Policy D2: Student Accommodation in Houses in Multiple Occupation (HMOs)
- Policy D3: Purpose Built Student Accommodation (PBSA)
- Policy D4: Housing for Older People and People with Disabilities
- Policy D5: Meeting Other Housing Needs
- Policy D6: Design of New and Renovated Housing to the Highest Standards

#### Objectives:

1. To change the imbalance towards student accommodation back to a sustainable, balanced community;
2. To provide housing designed for the needs of older people and for people with disabilities;
3. To provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out.

### Consideration of options:

The options listed in Chapter 4 of the Scoping Report that are relevant to Policy D1 are:

1. Given the very limited availability of development sites, we could:
  - (1a) allocate every possible site to be only for non-student residential development, or
  - (1b) concede the two sites that the University has earmarked for its own development - Bede/Hild Colleges and Hollow Drift in Green Lane. **Policy D1 took option 1b.**

These options are assessed against the sustainability objectives and probing questions below.

#### **Policy D1: Land for Residential Development**

The initial trawl for sites for residential development produced 21 possible sites for consideration. However, field inspections showed that 5 had obvious inaccessibility, topographic or sensitivity problems. Environment Agency, County Council and independent consultancy AECOM comments took out 6 of the remaining 17 sites and reduced the size or capacity of 3 others. Seven of the eleven sites are firm allocations; the other four are aspirations to allocate if the ownership/potential flood risk issues can be overcome. The resulting re-numbering of sites is given in brackets.

1. (D1.1) Whinney Hill (former Johnston School): **allocate** at indicative 48 units (the SHLAA 2013/14 figure of 77 units is reduced to 48 because the County Council's environmental assessment team consider that the landscape quality and shape of this site merits a lower figure).
2. Land at 6th Form Centre, currently a car park: possibly 14 units but **dropped** because it likely to be retained by the Centre and also may be subject to flooding.
3. (D1.2) John Street: **allocate** 22 units as possible apartments from previous approval..
4. (D1.3) Former Bernard Gilpin Society, The Sands: **allocate** 10 units despite having approval for 35, to match existing estate.
5. (D1.8) Former Shell Garage, A167: **aspire to allocate** 4 units rather than SHLAA's 8, to match existing houses.
6. Bede College: possibly 58 units but **dropped** because it is to be redeveloped by the University of Durham who own the site.
7. Hollow Drift, Green Lane: possibly 35 units but **dropped** because it is to be redeveloped by the University of Durham who own the site.
8. (D1.4) Site of Government Offices, Framwellgate Peth: **allocate** 440 units as approved in mixed-use scheme including apartments. The proposed allocation originally used the boundary of the whole multi-use planning permission; the County Council's environmental assessment team note that the riverside part is subject to flooding. Accordingly, the boundary has been revised to contain only the residential area, which is at the top of the whole site and well away from any possible flooding.
9. (D1.9) Sidegate electricity sub-station: **aspire to allocate** 12 units.
10. Lovegreen car park: 4 units but **dropped** because the whole site is subject to flooding.

11. (D1.10) Council-owned car park: possibly 30 units but **aspire to allocate** 20 units instead because the County Council's environmental assessment team consider that this site merits a lower density than we envisaged.
12. (D1.5) Offices at Diamond Terrace: **allocate** 3 units.
13. (D1.6) Main Street USA: **allocate** 3 units (current planning permission for 5).
14. Field at bottom of Potters Bank on the right: possibly 5 units but **dropped** because the County Council's environmental assessment team note that this is too sensitive a site to be capable of acceptable residential development.
15. (D1.11) Small site next to Sainsbury supermarket on A167: **aspire to allocate** 2 units.
16. (D1.7) Number 24 a, b and c The Avenue: **allocate** 3 units.
17. Site behind Observatory Hill: possibly 20 units but **dropped** because the County Council's environmental assessment team note that this is too sensitive a site to be capable of acceptable residential development)
- 18, 19 and 20. The Downs: three suggested areas, **rejected** as all far too steep to develop.
21. Adj St Cuthbert's Cemetery: **rejected** as too steep and impossible to provide satisfactory access
- (22. Note: AECOM raised the possibility of a site at Elvet Waterside but the Forum responded that this site had encountered opposition from the Environment Agency on flood risk grounds and from widespread public concern. This suggested possible site has not been taken forward.)

Thus there are 7 proposed allocations and 4 aspire-to-allocate sites in Policy D1 to be assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (D1)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	++	++	All eleven sites are in sustainable locations.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	++	++	Very positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
3. To identify and coordinate development requirements, including	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	+	The proposed housing sites are within 400 metres of established public transport routes.

the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	+	+	A variety of new housing developments will contribute to economic growth by improving the range and availability of homes to match new jobs.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Whilst the sites are well-located to avoid unnecessary travel they do not contribute towards reducing road congestion.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Whilst the sites are well-located to avoid unnecessary travel they do not contribute towards reducing road congestion.
	<b>Overall impact score</b>	+	+	Positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	+	Safeguarding land for the development of homes for permanent residents improves the community balance.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	++	+	Policy D1 provides a range of sites deliberately to cater for this. Option 1(b) is less helpful in that it loses two sizeable sites.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	+	+	Safeguarding land for the development of homes for permanent residents improves the community balance. Option 1(b) is less helpful in that it loses two sizeable sites.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation</li> </ul>	0	0	Not applicable

	policy?			
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	++	+	Policy D1 provides sites suitable for families, professionals, and young people starting out into homes of their own, whether for rent or purchase. Option 1(b) is less helpful in that it loses two sizeable sites.
	<b>Overall impact score</b>	++	+	Very positive with Option 1a; just positive with Option 1b
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	++	+	Policy D1 provides sites suitable for families, professionals, and young people starting out into homes of their own, whether for rent or purchase. Option 1(b) is less helpful in that it loses two sizeable sites.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	++	+	Policy D1 provides sites suitable for families, professionals, and young people starting out into homes of their own, whether for rent or purchase. Option 1(b) is less helpful in that it loses two sizeable sites but neither are deliverable given the owner's intentions for them.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	It might assist but the chain effect is too indirect to give a positive score.
	<b>Overall impact score</b>	++	+	Very positive under Option 1a but just positive under Option 1b
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	+	+	Affordable housing sites will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	+	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	The options don't assist but they don't act negatively so effect is neutral.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Although it could be argued to assist, Policy D1 does not directly aim to do this.
	<b>Overall impact score</b>	0	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	Not applicable within Policy D1 but each site needs to be assessed rigorously against Policies S1 and S2 and Policies H1 to H6, especially Site D1.4

Heritage Site and the special character of Our Neighbourhood				which is prominent and exceptionally sensitive in relation to the WHS.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	Not applicable within Policy D1 but each site needs to be assessed rigorously against Policies S1 and S2 and Policies H1 to H6.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Although it could be argued to assist, Policy D1 does not directly aim to do this.

12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	++	++	The Plan deliberately allocates sites that are not in the Green Belt.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	++	++	All but one (D1.11) are brownfield.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	++	++	All but one (D1.11) are brownfield.
	<b>Overall impact score</b>	++	++	Very positive
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	++	++	The site selection process eliminated sites at the highest risk of flooding and aspires to allocate another (D1.9) only if the possible flood risk can be mitigated.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	++	++	The site selection process eliminated sites at the highest risk of flooding and aspires to allocate another (D1.9) only if the possible flood risk can be mitigated.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	++	++	Very positive

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Policy D1 is silent on this; policies in Theme 1 apply.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral

## Conclusion

The appraisal has confirmed that there are seven sites suitable for allocation for residential development in Policy D1 with a further four as potential allocations. The option 1a of retaining the two potential sites that the University has earmarked for its own development is more positive for Objectives 4 and 5 than conceding both sites but other factors, notably the firm intentions of the University of Durham to develop both sites for its own purposes, determine this issue in favour of Option 1b which is Policy D1. Fine-tuning in relation to flooding concerns and to design and landscaping matters has modified the boundaries of some sites and reduced the capacities of others. Rigorous application of Policies S1 and S2 and Policies H1 to H6 will be required in relation to Sustainability Objectives 9 and 10.



## Policy D2: Student Accommodation in Houses in Multiple Occupation (HMOs)

### Consideration of options:

The options listed in Chapter 4 of the Scoping Report that are relevant to Policy D2 are:

The interim student accommodation policy coupled with the Article 4 Direction is very welcome; we have the options of:

- 2(a) simply confirming it as a statutory development policy in the Neighbourhood Plan, or
- 2(b) learn from the implementation experience over the past 11 months and fine-tune it accordingly.

**Policy D2 took option 2b.**

These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (D2)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	++	Option 2b tightens up on the control of further HMOs.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	+	++	Options 2b very positive, 2a just positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable

	<b>Overall impact score</b>	0	0	Neutral
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	++	++	Policy D2 is for this purpose. Both options support it strongly
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	+	+	Limiting HMOs and providing PBSAs provides less opportunities for burglaries and anti-social behaviour.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	+	Policy D2 is for this purpose. Both options support it.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	+	+	The policy is concerned with trying to maintain a housing mix.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	++	++	Policy D2 is for this purpose.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	+/-	+/-	Could have positive and negative impacts.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	++	Option 2b delivers this.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	+	Impact is indirect but should be positive.
	<b>Overall impact score</b>	+	++	1a positive; 4b is very positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Possibly, but too indirect to give a score.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	+	Impact is indirect but should be positive.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Possibly, but too indirect to give a positive score.
	<b>Overall impact score</b>	+	+	Positive

6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	+	+	Both options should stop cheaper properties from being converted to HMOs.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	+	Both options should stop cheaper properties from being converted to HMOs and so encourage regeneration by permanent residents.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	+	+	Impact is indirect but should be positive.
	<b>Overall impact score</b>	+	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	The policy will hopefully encourage some physical improvements but indirect effect so neutral.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
		0	0	Not applicable.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.

materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	The policy will hopefully encourage some re-occupation of vacant buildings but indirect effect.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable.

City		<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	0	Neutral
	15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable.
		<b>Overall impact score</b>	0	0	Neutral

### Conclusion

The interim policy for Houses in Multiple Occupation has a very strong positive impact, and will be even more beneficial with the fine-tuning proposed. There is a major impact from the scale of expansion of the University of Durham; too great a rate of growth coupled with an increase in the number of HMOs will potentially have a negative impact on several Objectives. This can be mitigated within the Plan by the tighter criteria being proposed.

### Policy D3: Purpose Built Student Accommodation (PBSA)

#### Consideration of options:

The options listed in Chapter 4 of the Scoping Report that are relevant to Policy D3 are:

The interim student accommodation policy coupled with the Article 4 Direction is very welcome; we have the options of:

2(a) simply confirming it as a statutory development policy in the Neighbourhood Plan, or

2(b) learn from the implementation experience over the past 11 months and fine-tune it accordingly.

**Policy D3 took option 2b.**

These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		1a	1b (D3)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	++	The tighter controls of Option 2b give greater scope for land in Our Neighbourhood to be used for employment and housing developments
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	Not applicable Having said that, PBSAs are businesses so a positive score could be justified.
	<b>Overall impact score</b>	+	++	<b>Options 2b very positive, 2a just positive</b>
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<b>Overall impact score</b>	0	0	Neutral.
3. To identify and coordinate development requirements, including the provision of a	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	++	The policy requires locations that are readily accessible. Option 2b improves on this requirement.

modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	PBSAs might be argued to support economic growth but too indirect.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	++	The policy requires locations that are readily accessible. Option 2b improves on this requirement.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	+	++	The policy requires locations that are readily accessible. Option 2b improves on this requirement.
	<b>Overall impact score</b>	+	++	<b>2b very positive, 1a positive.</b>
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	+	+	Policy D3 contributes positively to this purpose.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	+	+	PBSAs provide less opportunities for burglaries and anti-social behaviour.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	-	-	PBSAs increase the likelihood of isolation and weakened community links but are preferable to HMOs.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	+	The policy is concerned with trying to maintain a balanced community but is not directly explicit regarding size, type and tenure. Option 2b would more effectively limit the risk of domination of a locality by a PBSA.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	+	+	Policy D3 assists this purpose. Option 2b would do more than 2a to prevent further imbalance.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	+	+	Should have positive impacts.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	++	Option 2b delivers this.



5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	+	Impact is indirect but should be positive.
	<b>Overall impact score</b>	+	++	2b very positive; 1a positive.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	0	Too indirect to give a score.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	+	Impact is indirect but should be positive.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	+	+	Yes in the particular case of need for PBSAs.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	Possibly, but too indirect to give a score.
	<b>Overall impact score</b>	+	+	<b>Positive</b>
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	+	+	Both options should stop cheaper properties from being converted to HMOs.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	Not applicable.

8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	Impact is indirect and could be positive but too uncertain so neutral
	<b>Overall impact score</b>	+	+	<b>Positive</b>
	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	Possibly, by way of conversions, but too uncertain
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	Possibly, by way of conversions, but too uncertain
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	Possibly, by way of conversions, but too uncertain
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<b>Overall impact score</b>	0	0	Neutral.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	Possibly, by way of sensitive conversions, but too uncertain to score
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	Possibly, by way of conversions, but too uncertain so neutral.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	Not applicable.
	<b>Overall impact score</b>	0	0	Neutral.

## Conclusion

The interim policy for Purpose Built Student Accommodation has a very strong positive impact, and will be even more beneficial with the fine-tuning proposed. There is a major impact from the scale of expansion of the University of Durham; too great a rate of growth coupled with PBSAs in the wrong locations will potentially have a negative impact on several Objectives. This can be mitigated within the Plan by the tighter criteria being proposed in Option 2b. Outside of the Plan's remit there is a potentially negative impact arising from University growth exceeding the capacity of College accommodation (including affiliated PBSAs) and from students preferring HMOs to PBSAs.

## Policy D4: Housing for Older People and People with Disabilities

### Consideration of options:

Chapter 4 of the Scoping Report does not put forward options for Policy D4. Policy D4 is written accordingly and assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact	Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Neutral
	<b>Overall impact score</b>	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
4. To support strong, safe, vibrant and healthy	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets,</li> </ul>	0	Not applicable.

communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	public places and areas of natural environment?		
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	+	Conversion to suitable accommodation for older people and people with disabilities as members of a family will have a positive impact.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	++	<b>Very positive</b>
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	++	The exact purpose of the policy.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	Provide for the particular sector of the community.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	++	The policy is about a specific need.
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not directly.

	<b>Overall impact score</b>	<b>++</b>	<b>Very positive impact</b>
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	Suitable accommodation will meet these requirements.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	++	Many elderly and disabled people fall into the low income bracket.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	Retaining the elderly and the disabled within the community is a positive for regeneration.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	+	In principle, unfit homes can be restored for occupation for this category of need.
	<b>Overall impact score</b>	+	<b>Positive</b>
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	+	Often the ideal new use for heritage assets.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	+	Such a new use should ensure good management of the heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	+	Such a new use should ensure increased access and enjoyment of the heritage asset.

	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	+	Such a new use should ensure increased understanding of the heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	+	Such a new use should ensure that the heritage asset contributes to regeneration.
	<b>Overall impact score</b>	+	<b>Positive impact</b>
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/geodiversity?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable.



	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	<b>Not applicable.</b>
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral

### Conclusion

The policy has a positive or very positive impact on several Objectives. No fine-tuning suggested at this stage.

## Policy D5: Meeting Other Housing Needs

### Consideration of options:

Chapter 4 of the Scoping Report does not put forward options for Policy D5. Policy D5 is written accordingly and assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact	Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Neutral
	<b>Overall impact score</b>	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.

	<b>Overall impact score</b>	0	Neutral
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	++	Provision of suitable accommodation for older people and people with disabilities will directly assist on this issue.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	+	Conversion to suitable accommodation for older people and people with disabilities as members of a family will have a positive impact.
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	++	<b>Very positive</b>
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	++	The exact purpose of the policy.

	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	Provide for the particular sector of the community.
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	++	The policy is about a specific need.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not directly.
	<b>Overall impact score</b>	++	<b>Very positive impact</b>
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	Suitable accommodation will meet these requirements.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	++	Many elderly and disabled people fall into the low income bracket.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	Retaining the elderly and the disabled within the community is a positive for regeneration.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable.

8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	+	In principle, unfit homes can be restored for occupation for this category of need.
	<b>Overall impact score</b>	+	<b>Positive</b>
	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	+	Often the ideal new use for heritage assets.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	+	Such a new use should ensure good management of the heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	+	Such a new use should ensure increased access and enjoyment of the heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	+	Such a new use should ensure increased understanding of the heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	+	Such a new use should ensure that the heritage asset contributes to regeneration.
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<b>Overall impact score</b>	+	<b>Positive impact</b>
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable.
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green</li> </ul>	0	Not applicable.

	infrastructure in Our Neighbourhood?		
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/geodiversity?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	<b>Not applicable.</b>
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport</li> </ul>	0	Not applicable.



	services?		
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral

### Conclusion

The policy has a positive or very positive impact on several Objectives. No fine-tuning suggested at this stage.

## Policy D6: Design of New and Renovated Housing to the Highest Standards

### Consideration of options:

Chapter 4 of the Scoping Report does not put forward options for Policy D6. Policy D6 is written accordingly and assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact	Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
	2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
		0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
4. To support strong, safe, vibrant and healthy	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets,</li> </ul>	+	High design standards will assist.

	communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	public places and areas of natural environment?		
		<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	+	High design standards will assist.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	High design standards will assist.
		<b>Overall impact score</b>	+	<b>Positive</b>
5.	To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	+	High design standards will assist.
		<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable.
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable.
		<b>Overall impact score</b>	+	<b>Positive impact</b>
6.	To provide accessible local services that reflect the community's needs and	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities,</li> </ul>	0	Not applicable.

support its health, leisure, social and cultural well-being	including open spaces?		
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	+	<b>Positive impact</b>
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable</li> </ul>	0	Not applicable.

	tourism?		
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	<b>+</b>	<b>Positive impact</b>
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	++	High design standards will ensure.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	+	High design standards will assist.
	<b>Overall impact score</b>	<b>+</b>	<b>Positive impact</b>
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/geodiversity?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable.

	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	+	<b>Positive impact</b>
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	+	High design standards will assist.
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable.

	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	+	High design standards will assist.
	<b>Overall impact score</b>	+	<b>Positive</b>
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable.
	<b>Overall impact score</b>	0	Neutral

### Conclusion

The policy has a positive or very positive impact on several Objectives. No fine-tuning suggested at this stage.

## THEME 5: A CITY WITH A MODERN AND SUSTAINABLE TRANSPORT INFRASTRUCTURE

### Alignment of policies with objectives:

There is a clear match between the policies and the objectives of this theme:

#### Policies:

- Policy T1: Accessibility of Proposed Developments
- Policy T2: Designing for Sustainable Transport
- Policy T3: Residential Car Parking in the Controlled Parking Zone (CPZ)
- Policy T4: Residential Storage for Cycles and Mobility Aids

#### Objectives:

1. To ensure that new developments are well-served by sustainable transport;
2. To make transport healthier and safer for all;
3. To improve the integration of public transport services;
4. To avoid unnecessary travel resulting from new development;
5. To reduce vehicle exhaust emissions in order to meet climate change commitments and national air quality objectives;
6. To create pleasant and healthy streets, public places and areas of natural environment.

### Policy T1: Accessibility of Proposed Developments

#### Consideration of options

The options listed in Chapter 4 of the Scoping Report that are relevant to this Policy are:

1. To what extent should we support the County Council's Sustainable Transport Strategy for Durham City? The choice is:

- (1a) in terms of pedestrian traffic, we could seek adequate provision to accommodate comfortably all the pedestrian volumes now and anticipated, or
- (1b) oppose developments that do not and cannot be accompanied by adequate provision at the site and elsewhere on the network. **Policy T1 took this option.**

2 There is no alternative to pursuing the principle of safer and attractive cycling choices wherever possible.

3 Measures to ease road traffic congestion in the city centre are primarily the responsibility of the County Council. We have the options of:

- (3a) to not concern ourselves with the fact that some large employers provide extensive free car parking, or
- (3b) to propose measures to discourage people from bringing cars into the city, for example, by restricting on-street parking, and/or
- (3c) at the same time make on-street parking more flexible to help people, including disabled people, to access shops and businesses. Policy T1 took the options (3b) and (3c).

4. There is no alternative to ensuring that new developments are sited so that they are accessible by public transport.

**So the options for sustainability assessment are T1 (which includes 1b, 2 and 3b/3c and 4) versus 1a and 3a.** These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options			Comments
		1b, 2, 3b/3c and 4 (T1)	1a	3a	
1. To build a strong, responsive and competitive economy by ensuring that	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	++	0	-	T1: Promoting sustainable development is the main purpose of this policy



sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	++	-	-	T1 very positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	0	0	Making sites accessible by walking/cycling/public transport, helps tourism
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	+	+	0	Connections to long distance cycle and walking routes
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	+	0	T1 positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	++	+	-	T1: Promoting sustainable transport is the main purpose of this policy
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	++	+	-	T1 supports sustainable economic growth
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	++	+	0	Promotes viable alternatives
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	++	+	0	Pedestrian congestion will be tackled through correct assessment.
	<b>Overall impact score</b>	++	+	0	Very positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	+	+	0	See Policy T2
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community</li> </ul>	0	0	0	Not applicable

meets current and future needs	facilities to meet the needs of residents and visitors?				
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	+	0	0	Promotes safe walking and cycling routes
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	+	0	Promotes good connections within and between developments
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	+	0	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	++	+	0	Policy T1 applies to all types of development and specifies that the special needs of people with disabilities must be met.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	+	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	0	0	Positive
6. To provide accessible local services that reflect the	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	0	Not applicable

community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	+	0	Active transport promotes healthier lifestyles
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	+	+	0	Walking and cycling are less expensive than using private cars.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	+	0	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	+	+	0	Pedestrian routes are important to Durham's heritage assets
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable</li> </ul>	+	+	0	Not applicable

	tourism?				
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	+	0	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	0	Policy T1 does not specifically address the WHS, conservation areas or design issues
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	+	0	0	Policy T1 promotes links to new and existing walking and cycling routes that may include green infrastructure
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/geodiversity?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	+	0	0	Policy T1 promotes links to new and existing walking and cycling routes that

					may include green infrastructure
	<ul style="list-style-type: none"><li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li></ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	+	+	0	Positive
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"><li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies help to reduce the number of vacant buildings though adaptive re-use?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li></ul>	+	0	0	Not applicable
	<b>Overall impact score</b>	+	0	0	Positive
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"><li>Will the plan's policies protect and maintain the openness of the Green Belt?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies prevent the loss of high quality soils to development?</li></ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"><li>Will the plan's policies encourage new energy efficiency measures?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies contribute to the development/wider use of renewables?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies support the development of community energy schemes?</li></ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"><li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li></ul>	+	0	0	

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	0	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	++	++	0	Active transport does not cause poor air quality whereas other modes of transport do.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	0	The Plan cannot remove all causes of vehicle exhaust emissions in the area.
	<b>Overall impact score</b>	++	+	-	Very positive
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	++	+	0	Policy T1 aims to make transport healthier and safer for all.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	+	0	0	Through the proper assessment of transport accessibility.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	++	+	0	Proper walking and cycling infrastructure can reduce congestion on roads.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	0	0	Through the proper assessment of transport accessibility.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	0	Not applicable
	<b>Overall impact score</b>	++	+	0	Very positive

**Conclusions**

Policy T1 (Options 1b, 2 and 3b/3c and 4) scores more positively than Option 1a/3a: it provides the protection of 1a but also provides for more access to green infrastructure and improves the tourism offer.

## Policy T2: Designing for Sustainable Transport

### Consideration of options

The options listed in Chapter 4 of the Scoping Report that are relevant to this Policy are:

1. To what extent should we support the County Council's Sustainable Transport Strategy for Durham City?  
(1a) In terms of pedestrian traffic, we could seek adequate provision to accommodate comfortably all the pedestrian volumes now and anticipated, or  
(1b) oppose developments that do not and cannot be accompanied by adequate provision at the site and elsewhere on the network. **Policy T2 took this option.**
2. There is no alternative to pursuing the principle of safer and attractive cycling choices wherever possible.
3. There is no alternative to ensuring that new developments are sited so that they are accessible to public transport.

**So the options for sustainability assessment are T2 (which includes 1b, 2 and 3) versus 1a.** These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation		<b>1b, 2 and 3 (T2)</b>	<b>1a</b>	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	++	+	Policy T2 and Option 1b require all developments to be designed for sustainable transport, although more emphasis is given to residential developments.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	
	<b>Overall impact score</b>	++	+	Very positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	+	Good design will promote a strong economy and encourage inward investment.
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	



3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	++	+	Policy T2 and 1a require all developments to be designed for sustainable transport, although more emphasis is given to residential developments.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	+	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	++	+	
	<b>Overall impact score</b>	++	+	Very positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	++	+	Good design of residential developments will create safe and attractive environments for all.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	+	+	Good design of residential developments will create safe and attractive environments for all.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	+	Good design of residential developments will create safe and attractive environments for all.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	

	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	++	+	Good design of residential areas takes account of the needs of all
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	+	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	++	+	Policy T2 encourages active travel which promotes healthier lifestyles
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	+	0	Residential areas will need to be designed as part of the public realm overall.
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	+	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	+	0	Residential areas will need to be designed as part of the public realm overall.
	<b>Overall impact score</b>	+	0	Positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	

	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings though adaptive re-use?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	+	0	

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	++	+	Active travel by walking and cycling will protect and improve air quality
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	+	0	Active travel by walking and cycling will reduce vehicle exhaust emissions
	<b>Overall impact score</b>	++	+	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	++	+	This is the main objective of Policy T2
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	+	0	This is one element of Policy T2
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	++	+	Active travel will reduce the use of vehicle traffic.
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	Unsure
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	
	<b>Overall impact score</b>	++	+	Very positive

### Conclusions

Policy T2 (including Options 1b, 2 and 3) is more comprehensive in addressing sustainable transport design. It responds to the County Council's consultant's Sustainable Transport Strategy which recommends adopting the highest possible design standards for developments.

### Policy T3: Residential Car Parking in the Controlled Parking Zone (CPZ)

#### Consideration of options

The options listed in Chapter 4 of the Scoping Report are:

3 (a) To accept entirely the minimum car parking levels prescribed in County Durham Parking and Accessibility Standards, or

3(b) to prescribe circumstances when even lower levels of car parking provision would be acceptable.

#### Policy T3 took Option 3b

So the options for sustainability assessment are T 3 which includes 3(b) versus 3(a). These options are assessed against the sustainability objectives and probing questions below.

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		3a	3b (T3)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	++	Policy T3 allows for more sustainable transport choices
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0		
	<b>Overall impact score</b>	0	+	Positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	++	The policy will allow residents to choose not to use cars and use active travel instead.
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road</li> </ul>	+	++	Residential roads will be less

	congestion?			congested
	<b>Overall impact score</b>	+	++	Very positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	+	++	Less traffic in residential areas will create safer and more attractive environments
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	+	Walking and cycling encourages people to get to know their neighbours
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	+	++	Policy T3 takes account of different circumstances
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	+	0	T3 enables less car parking provision within the Controlled Parking Zone, and therefore to some extent evens up the costs of development of 'normal' housing as against student accommodation.
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	+	++	Policy T3 takes account of different circumstances
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	+	+	Higher density residential development may result in less expensive housing
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	+	+	Policy T3 takes account of different circumstances, including location

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	++	Policy T3 allows for more sustainable transport choices including walking and cycling which can improve healthier lifestyles
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	0	



	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	+	Policy T3 may encourage innovative design solutions to residential development with less car parking
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	+	Policy T3 takes account of different circumstances
	<b>Overall impact score</b>	0	+	Positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<b>Overall impact score</b>	0	0	Neutral
	• Will the plan's policies ensure that buildings approved for development will promote sustainable development?	+	+	Policy T3 allows for more sustainable transport choices
	• Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?	+	0	T3 enables provision of less car parking and thereby might make development of a vacant building more viable.
	• Will the plan's policies minimise greenhouse gas emissions from waste management?	0	0	
	• Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?	0	0	
	<b>Overall impact score</b>	0	0	Neutral
	• Will the plan's policies protect and maintain the openness of the Green Belt?	0	0	
	• Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?	+	0	Less car parking requirement in T3 will assist with the costs of reclaiming and developing brownfield sites
	• Will the plan's policies prevent the loss of high quality soils to development?	0	0	
	<b>Overall impact score</b>	0	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	• Will the plan's policies encourage new energy efficiency measures?	0	0	
	• Will the plan's policies contribute to the development/wider use of renewables?	0	0	
	• Will the plan's policies support the development of community energy schemes?	0	0	
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	+	Policy T3 allows for more sustainable transport choices
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	
	• Will the plan's policies minimise the risk from flooding?	0	0	
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	0	
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies encourage new energy efficiency measures?	0	0	
	• Will the plan's policies contribute to the development/wider use of renewables?	0	0	
	• Will the plan's policies support the development of community energy schemes?	0	0	
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	+	Policy T3 allows for more sustainable transport choices
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	0	
	• Will the plan's policies minimise the risk from flooding?	0	0	
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	0	

	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	+	++	Policy T3 promotes fewer cars in residential development and this should improve local air quality
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	++	Very positive
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	+	+	Active travel and fewer cars makes transport healthier and safer of all as long as the needs of older people, those with disabilities and young children are taken into account.
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	+	+	Fewer car journeys will be made to and from residential areas
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	
	<b>Overall impact score</b>	+	+	Positive

### Conclusions

T3 which includes Option b scores more positively than the existing County Durham Parking and Accessibility Standard because it allows for lower levels of car parking in residential areas provided that certain circumstances are met. The Durham County-wide car parking standards do not take into account the specific social, economic and environmental aspects of Our Neighbourhood whereas Policy T3 can be shown to be more sustainable.

## Policy T4: Residential Cycle Parking

### Consideration of options

The options listed in Chapter 4 of the Scoping Report that are relevant to this Policy are:

- 4 (a) to endorse the absence from the County Durham Parking and Accessibility Standards for residential cycle parking, or
- 4 (b) to propose specific standards for residential cycle parking.

**Policy T4 chose Option 4b.** The initial assessment against the probing questions identified that the policy could usefully be extended to cover storage for mobility aids and children's buggies, and incorporate electric charging facilities. The following table reflects these modifications. (Scores and comments have been corrected).

Sustainability Objectives	Probing Questions	Impact of Options		Comments
		4a	4b (T4)	
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	+	Note that the policy applies to residential development only
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	

infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	+	Positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	+	Having secure storage designed into new dwellings at the outset will reduce thefts of bicycles and other equipment.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	+	Active travel gives people greater contact with neighbours and others beyond the immediate vicinity.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	+	Policy T4 takes account of different circumstances
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	+	T4.1 provides for the needs of people with disabilities and of older people
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	0	Such needs are not explicitly included in Policy T4
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	0	

	<b>Overall impact score</b>	0	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"><li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies provide new leisure or cultural activities?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies support and widen community uses through shared facilities?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li></ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"><li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li></ul>	0	+	Cycling is a form of active travel which encourages healthier lifestyles
	<ul style="list-style-type: none"><li>Will the plan's policies help those on lower incomes?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies reduce unemployment and encourage higher incomes?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies reduce the number of unfit homes?</li></ul>	0	0	
	<b>Overall impact score</b>	0	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"><li>Will the plan's policies identify and protect heritage assets?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies contribute to the better management of heritage assets?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li></ul>	0	0	
	<ul style="list-style-type: none"><li>Will the plan's policies promote heritage-based sustainable tourism?</li></ul>	0	0	

	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
11. To use natural resources prudently,	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	+	The policy will promote sustainable residential development

encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	+	Positive
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	+	Cycling is an energy-efficient means of transport, and versatile storage for mobility aids and other equipment will reduce car dependency
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	0	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	0	
	<b>Overall impact score</b>	0	+	Positive
14. To protect and improve air quality	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	+	Cycling does not adversely affect air quality



15. To encourage and increase the use of public transport, walking and cycling	in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	+	Reducing car dependency through enabling active travel should reduce emissions.
		<b>Overall impact score</b>	0	+	Positive
		<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	+	Cycling is a form of active travel which encourages healthier lifestyles
		<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	0	
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	+	
		<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	0	
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	0	
		<b>Overall impact score</b>	0	+	Positive

### Conclusions

T4 (including 4(b)) scores far more positively than (a). However, the impact of this policy on the positive benefits of healthier lifestyles, less air pollution and road congestion will depend on increased uptake of cycling and on reduced car dependency for those who use mobility aids. These are very much a minority form of transport at present.

## THEME 6: A CITY WITH AN ENRICHED COMMUNITY LIFE

### Alignment of policies with objectives:

There is a clear match between the policies and the objectives of this theme:

#### Policies:

- Policy C1: Community Arts Facilities
- Policy C2: Information Hub
- Policy C3: Provision of New Community Facilities
- Policy C4: Protection of an Existing Community Facility
- Policy C5: Protection of Urban Open Spaces
- Policy C6: Health Care and Social Care Facilities

#### Objectives:

1. To encourage and promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of the residents of Our Neighbourhood and visitors to it;
2. To retain and improve existing artistic, cultural, social and community facilities, including open spaces, within Our Neighbourhood;
3. To improve the built environment in order to increase community participation in generating and experiencing the arts;
4. To ensure that residents and visitors can access information about the City in an accessible, central location.

### Consideration of options:

In Chapter 4 of the Scoping Report there are no options being put forward on the development of community facilities and services to meet the needs of the whole population. This is a realistic aspiration, because there are no options other than to make the best possible efforts to meet the objectives within the scope of land use policies.

Policies C1 to C6 are written accordingly and assessed against the sustainability objectives and probing questions below.

#### Policy C1: Community Arts Facilities

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	Will the plan's policies ensure that sites approved for development will promote sustainable development?	+	The accessibility requirements help with sustainability
	Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?	0	Not applicable
	Will the plan's policies provide land and buildings of a type required by businesses?	0	Not applicable
	<b>Overall impact score</b>	+	Positive
2. To identify and then meet the business and other development	<ul style="list-style-type: none"> <li>• Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	

needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	++	Written into the policy
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable

5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	
	<b>Overall impact score</b>	++	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	
	<b>Overall impact score</b>	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	+	
	<b>Overall impact score</b>	+	Positive
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	+	
15. To encourage and increase the use of public transport, walking and cycling	<b>Overall impact score</b>	+	Positive
	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive

## Conclusions

The analysis shows that Policy C1 does not have a single negative impact, seven of the sustainability objectives show an overall positive impact and three are very positive.

## Policy C2: Information Hub

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	The policy says that the site should be well related to public transport, walking and cycling routes and be accessible.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	The hub would employ people and would direct locals and visitors to local shops and tourist attractions, many of which are heritage-based
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	+	The hub would employ people and would direct locals and visitors to local shops and tourist attractions, many of which are heritage
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	++	The hub would employ people and would direct locals and visitors to local shops and tourist attractions, many of which are heritage
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	++	The hub would employ people and would direct locals and visitors to local shops and tourist attractions, many of which are heritage
	<b>Overall impact score</b>	++	Very positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable



	<b>Overall impact score</b>	+	Positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	• Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?	0	Not applicable
	• Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?	+	By providing information, these facilities should be better patronised.
	• Will the plan's policies enhance a sense of safety and security and deter/prevent crime?	0	Not applicable
	• Will the plan's policies reduce social isolation and strengthen the links between communities?	+	
	• Will the plan's policies consider the size, type, and tenure of the housing mix in the area?	0	Not applicable
	• Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?	0	Not applicable
	• Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?	0	Not applicable
	• Will the plan's policies strengthen the current interim student accommodation policy?	0	Not applicable
	• Will the plan's policies encourage graduates to live and work within Our Neighbourhood?	+	
	<b>Overall impact score</b>	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	• Will the plan's policies provide housing designed for the needs of older people and people with disabilities?	0	Not applicable
	• Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?	0	Not applicable
	• Will the plan's policies site new housing in deliverable locations linked to identifiable need	0	Not applicable
	• Will the plan's policies reduce homelessness?	+	The hub could provide information to help people at risk of homelessness.
	<b>Overall impact score</b>	+	Positive

6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	++	Primary purpose of this policy.
	<b>Overall impact score</b>	++	Very positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable

9.	To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<b>Overall impact score</b>	++	Very positive
		• Will the plan's policies protect and enhance the site and setting of the World Heritage Site?	0	Not applicable
		• Will the plan's policies protect and enhance the conservation areas and their setting?	0	Not applicable
		• Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?	0	Not applicable
		• Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?	0	Not applicable
10.	To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<b>Overall impact score</b>	0	Neutral
		• Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?	0	Not applicable
		• Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?	0	Not applicable
		• Will the plan's policies improve access to open space/multi-functional green infrastructure?	0	Not applicable
		• Will the plan's policies protect or enhance designated wildlife sites and protected species?	0	Not applicable
		• Will the plan's policies protect and enhance biodiversity/ geodiversity?	0	Not applicable
		• Will the plan's policies protect and enhance ecological networks?	0	Not applicable
		• Will the plan's policies improve green infrastructure networks?	0	Not applicable
		• Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?	0	Not applicable
		• Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?	0	Not applicable
		<b>Overall impact score</b>	0	Neutral
11.	To use natural resources prudently, encourage the reuse of materials, and minimise waste	• Will the plan's policies ensure that buildings approved for development will promote sustainable development?	0	Not applicable
		• Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?	0	Not applicable

	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	+	If the Hub is located in a currently vacant or underused building
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
14. To protect and improve	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable

15. To encourage and increase the use of public transport, walking and cycling	air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable
		<b>Overall impact score</b>	0	Neutral
		<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
		<b>Overall impact score</b>	0	Neutral

### Conclusions

Policy C2 is shown to not a single negative impact, six of the sustainability objectives have an overall positive impact and three are very positive.

### Policy C3: Provision of New Community Facilities

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable

offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	++	The benefits are principally in the provision of new leisure facilities and the employment that this should bring.
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	++	The purpose of the new community facilities is to support strong, safe, vibrant and healthy communities.
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	++	The purpose of the new community facilities is to support strong, safe, vibrant and healthy communities.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable

5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	+	
	<b>Overall impact score</b>	++	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	++	
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	A good community centre should appeal to all sectors of the community and be available at low or no cost to participants.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable

8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable
9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	Not applicable



	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable

14. To protect and improve air quality in Durham City	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral

### Conclusions

There is not a single negative impact from Policy C3, two of the sustainability objectives have an overall positive impact and three are very positive.

#### Policy C4: Protection of an Existing Community Facility

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the</li> </ul>	0	Not applicable

meets current and future needs	needs of residents and visitors?		
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	+	This would be one of the arguments for retaining the community facility.
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	+	Obviously this would depend on the nature of the community facility.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable

and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Though it could assist If the building is a heritage asset.
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
9. To protect and enhance our natural, built and historic environment, with particular reference to	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and</li> </ul>	0	Not applicable

the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	their setting?		
	• Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?	0	Not applicable
	• Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	• Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?	0	Not applicable
	• Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?	0	Not applicable
	• Will the plan's policies improve access to open space/multi-functional green infrastructure?	0	Not applicable
	• Will the plan's policies protect or enhance designated wildlife sites and protected species?	0	Not applicable
	• Will the plan's policies protect and enhance biodiversity/ geodiversity?	0	Not applicable
	• Will the plan's policies protect and enhance ecological networks?	0	Not applicable
	• Will the plan's policies improve green infrastructure networks?	0	Not applicable
	• Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?	0	Not applicable
	• Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	• Will the plan's policies ensure that buildings approved for development will promote sustainable development?	0	Not applicable
	• Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?	0	Not applicable
	• Will the plan's policies minimise greenhouse gas emissions from waste management?	0	Not applicable
	• Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?	0	Not applicable

12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<b>Overall impact score</b>	0	Neutral
	• Will the plan's policies protect and maintain the openness of the Green Belt?	0	Not applicable
	• Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?	0	Not applicable
	• Will the plan's policies prevent the loss of high quality soils to development?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies encourage new energy efficiency measures?	0	Not applicable
	• Will the plan's policies contribute to the development/wider use of renewables?	0	Not applicable
	• Will the plan's policies support the development of community energy schemes?	0	Not applicable
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	Not applicable
	• Will the plan's policies minimise the risk from flooding?	0	Not applicable
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
14. To protect and improve air quality in Durham City	• Will the plan's policies protect and improve local air quality?	0	Not applicable
	• Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of	• Will the plan's policies make transport healthier and safer for all?	0	Not applicable

public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral

### Conclusions

Only two of the fifteen sustainability objectives are addressed by Policy C4, and both of these have a positive impact.. This policy is designed to protect existing facilities, and while one might anticipate positive benefits arising from protecting them, this would be too speculative so we have taken a cautious approach while hoping for better consequences.

### Policy C5: Protection of Open Spaces

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable



3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<b>Overall impact score</b>	0	Neutral
	• Will the plan's policies ensure that new developments are served by sustainable transport?	0	Not applicable
	• Will the plan's policies support sustainable economic growth?	0	Not applicable
	• Will the plan's policies avoid unnecessary travel resulting from new developments?	0	Not applicable
	• Will the plan's policies reduce road congestion?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	• Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?	+	
	• Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?	0	Not applicable
	• Will the plan's policies enhance a sense of safety and security and deter/prevent crime?	0	Not applicable
	• Will the plan's policies reduce social isolation and strengthen the links between communities?	0	Not applicable
	• Will the plan's policies consider the size, type, and tenure of the housing mix in the area?	0	Not applicable
	• Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?	0	Not applicable
	• Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?	0	Not applicable
	• Will the plan's policies strengthen the current interim student accommodation policy?	0	Not applicable
	• Will the plan's policies encourage graduates to live and work within Our Neighbourhood?	0	Not applicable
	<b>Overall impact score</b>	+	Positive
5. To provide the supply of affordable housing required to meet the	• Will the plan's policies provide housing designed for the needs of older people and people with disabilities?	0	Not applicable

needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable

9. To protect and enhance our natural, built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable
		<b>Overall impact score</b>	0	Neutral
		<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	+	The open spaces contribute to the settings of both the WHS and the conservation areas.
		<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	+	The open spaces contribute to the settings of both the WHS and the conservation areas.
		<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable
		<b>Overall impact score</b>	+	Positive
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood		<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	++	This is the primary purpose of this policy
		<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable

11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<ul style="list-style-type: none"> <li>Will the plan's policies protect and maintain the openness of the Green Belt?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies prevent the loss of high quality soils to development?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	<ul style="list-style-type: none"> <li>Will the plan's policies encourage new energy efficiency measures?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the development/wider use of renewables?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies support the development of community energy schemes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise the risk from flooding?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood</li> </ul>	0	Not applicable

14. To protect and improve air quality in Durham City	Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?		
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments are able to deal with future changes in climate?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and improve local air quality?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?</li> </ul>	0	Not applicable
15. To encourage and increase the use of public transport, walking and cycling	<b>Overall impact score</b>	+	Positive
	<ul style="list-style-type: none"> <li>Will the plan's policies make transport healthier and safer for all?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral

### Conclusions

Policy C5 shows not a single negative impact; five of the sustainability objectives have an overall positive impact and one, to protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood, scores very positive..

## Policy C6: Health Care and Social Care Facilities

Sustainability Objectives	Probing Questions	Impact	Comment
1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that sites approved for development will promote sustainable development?</li> </ul>	+	The sustainable development is assisted by the provision of these health and social care facilities closer to the people who will use them.
	<ul style="list-style-type: none"> <li>Will the plan's policies identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide land and buildings of a type required by businesses?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism	<ul style="list-style-type: none"> <li>Will the plan's policies increase employment opportunities through the establishment and support of large and small enterprises?</li> </ul>	+	New health and social care facilities will provide employment opportunities.
	<ul style="list-style-type: none"> <li>Will the plan's policies secure the vitality and competitiveness of the City centre through balanced retail developments?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance the tourism and leisure experience of the City?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that new developments are served by sustainable transport?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies support sustainable economic growth?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	Providing health care facilities nearer to new homes will reduce unnecessary travel.
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
4. To support strong, safe, vibrant and healthy communities	<ul style="list-style-type: none"> <li>Will the plan's policies create pleasant and healthy streets, public places and areas of natural environment?</li> </ul>	0	Not applicable

and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs	<ul style="list-style-type: none"> <li>Will the plan's policies promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors?</li> </ul>	+	
	<ul style="list-style-type: none"> <li>Will the plan's policies enhance a sense of safety and security and deter/prevent crime?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce social isolation and strengthen the links between communities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies consider the size, type, and tenure of the housing mix in the area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies change the imbalance towards student accommodation back to a sustainable balanced community?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies strengthen the current interim student accommodation policy?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage graduates to live and work within Our Neighbourhood?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive
5. To provide the supply of affordable housing required to meet the needs of present and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies provide housing designed for the needs of older people and people with disabilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies site new housing in deliverable locations linked to identifiable need</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce homelessness?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
6. To provide accessible local services that reflect the community's needs and support its health, leisure, social	<ul style="list-style-type: none"> <li>Will the plan's policies retain and improve existing artistic, cultural, social and community facilities, including open spaces?</li> </ul>	++	The Plan supports the provision of new health and social care facilities close to residents of Our Neighbourhood.
	<ul style="list-style-type: none"> <li>Will the plan's policies provide new leisure or cultural activities?</li> </ul>	0	Not applicable

and cultural well-being	<ul style="list-style-type: none"> <li>Will the plan's policies support and widen community uses through shared facilities?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve the built environment to increase community participation in generating and experiencing the arts?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that residents and visitors can access information about the City in an accessible, central location?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
7. To alleviate deprivation and poverty and improve social inclusion	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities?</li> </ul>	++	The Plan supports improved access to health care facilities closer to residents of Our Neighbourhood.
	<ul style="list-style-type: none"> <li>Will the plan's policies help those on lower incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce unemployment and encourage higher incomes?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the number of unfit homes?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	++	Very positive
8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations	<ul style="list-style-type: none"> <li>Will the plan's policies identify and protect heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies contribute to the better management of heritage assets?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased access to and enjoyment of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies provide for increased understanding and interpretation of the historic environment?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-based sustainable tourism?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies promote heritage-led economic, social and environmental regeneration?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
9. To protect and enhance our natural,	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the site and setting of the World Heritage Site?</li> </ul>	0	Not applicable



built and historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance the conservation areas and their setting?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies uphold high standards of sympathetic, distinctive and innovative design?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that developments reflect the distinctive characteristic and appearance of the local area?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood	<ul style="list-style-type: none"> <li>Will the plan's policies maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's conservation area?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies address deficiencies of green infrastructure in Our Neighbourhood?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve access to open space/multi-functional green infrastructure?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect or enhance designated wildlife sites and protected species?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance biodiversity/ geodiversity?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies protect and enhance ecological networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies improve green infrastructure networks?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies ensure consideration of the potential biodiversity of brownfield sites?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies take into consideration the need to protect the current Water Framework Directive status of the River Wear?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
11. To use natural resources prudently, encourage the reuse of materials, and minimise waste	<ul style="list-style-type: none"> <li>Will the plan's policies ensure that buildings approved for development will promote sustainable development?</li> </ul>	+	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies help to reduce the number of vacant buildings through adaptive re-use?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies minimise greenhouse gas emissions from waste management?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies encourage the use of recycled/reused materials and minimise the use of non-renewable resources?</li> </ul>	0	Not applicable

12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt	<b>Overall impact score</b>	+	Positive
	• Will the plan's policies protect and maintain the openness of the Green Belt?	0	Not applicable
	• Will the plan's policies promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality?	0	Not applicable
	• Will the plan's policies prevent the loss of high quality soils to development?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk	• Will the plan's policies encourage new energy efficiency measures?	0	Not applicable
	• Will the plan's policies contribute to the development/wider use of renewables?	0	Not applicable
	• Will the plan's policies support the development of community energy schemes?	0	Not applicable
	• Will the plan's policies reduce the demand for energy or increase the energy efficiency of buildings, transport and industry?	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	Not applicable
	• Will the plan's policies minimise the risk from flooding?	0	Not applicable
	• Will the plan's policies steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment?	0	Not applicable
	• Will the plan's policies ensure that developments are able to deal with future changes in climate?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
14. To protect and improve air quality in Durham City	• Will the plan's policies protect and improve local air quality?	0	Not applicable
	• Will the plan's policies reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives?	0	Not applicable
	<b>Overall impact score</b>	0	Neutral
15. To encourage and increase the use of	• Will the plan's policies make transport healthier and safer for all?	0	Not applicable

public transport, walking and cycling	<ul style="list-style-type: none"> <li>Will the plan's policies improve the integration of public transport services?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce road congestion?</li> </ul>	0	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies avoid unnecessary travel resulting from new developments?</li> </ul>	+	Not applicable
	<ul style="list-style-type: none"> <li>Will the plan's policies reduce the impact of traffic, especially HGVs, on communities?</li> </ul>	0	Not applicable
	<b>Overall impact score</b>	+	Positive

### Conclusions

The analysis of Policy C6. Shows that there is not a single negative impact, five of the sustainability objectives have an overall positive impact and two are very positive.

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