Cornwall Local Development Framework
Framweyth Omblegya Teythyek Kernow

Planning Future Cornwall

Core Strategy Options Paper

Sustainability Appraisal Interim Report

February 2011

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CORNWALL COUNCIL

Contents

Executive Summary

Cornwall Council is preparing a Core Strategy as part of the Local Development Framework. The council has produced an options paper for consultation, to seek people's views at an early stage. As part of this process an interim sustainability appraisal has been carried out and this report outlines the findings of the appraisal.

The interim sustainability appraisal presents a comparison of the three distribution options put forward in the options report. The results are presented in a table where the three options are tested against the objectives and criteria identified in the sustainability appraisal scoping report SA Scoping Report and a score and commentary is given for each option against each objective. For a snapshot view of the comparative scores the traffic light tables show the individual and combined scores for each option.

At this stage the findings of the appraisal are fairly general as the options are broad spatial options. It is anticipated that later stages of the plan will contain more detail which will allow a more comprehensive assessment. Nevertheless at this early stage comparisons between the three options have been made and the initial findings of the sustainability appraisal are that the dispersed option is the most sustainable, although it will tend to increase car use in the short term but is most likely to meet rural housing need and support rural services and employment.

The interim sustainability appraisal report is open to comment. Comments can be made in the following ways:

Online: www.cornwall.gov.uk

Email: cornwallldf@cornwall.gov.uk

Post: Strategic Policy Team, Cornwall Council, Circuit House, St Clement Street, Truro, Cornwall, TR1 1DT.

The consultation period runs from 7th February until 28th April 2011 - in order for your comments to be taken into account at this stage please ensure your comments reach us by 5pm on 28th April 2011.

Introduction and Next Steps

Requirement for Sustainability Appraisal

The Planning and Compulsory Purchase Act 2004 introduced a requirement to carry out sustainability appraisal (SA) as an integral part of preparing local development documents. The purpose of sustainability appraisal is to promote sustainable development by ensuring that the potential social, environmental and economic effects of a plan are fully considered during plan preparation.

European Directive 2001/42/EC requires Strategic Environmental Assessment (SEA) which applies to local development documents (amongst others.) SEA focuses on the assessment of the environmental effects of plans and strategies.

To avoid duplication both processes can be carried out together. Sustainability appraisal is broader than SEA as it considers social and economic issues as well as environmental issues. Therefore reference to sustainability appraisal throughout this document incorporates the requirements of the Strategic Environmental Assessment Directive.

Sustainability Appraisal Scoping Report

The council published a Sustainability Appraisal Scoping Report for the Core Strategy in May 2009. The scoping report identifies the main national and local policies which affect the preparation of the core strategy and gives a picture of the current baseline state of the county. It was prepared by a range of specialist officers across the council and in consultation with stakeholders and statutory consultees.

Following the consultation the report was amended and approved by cabinet in June 2010. The Scoping report identifies the objectives against which the core strategy will be tested and is available on the council website at SA Scoping Report

Sustainability Appraisal stages and tasks

The sustainability appraisal process has 5 key stages:

Stage A: Setting the context and objectives , establishing the baseline and deciding on the scope

Stage B: Developing and refining plan options

Stage C: Appraising the effects of the plan

Stage D: Consulting on the core strategy and the SA report

Stage E: Monitoring the implementation of the plan

The scoping report covered stage A and this interim report is part of stage B.

Next Steps

The responses to this consultation, both on the Options Paper and the interim sustainability report will be taken into account and will shape the choice of the preferred option for Cornwall. The consultation responses and how we have taken them into account will be published and further sustainability appraisal reports will accompany future versions of the plan.

Assumptions

This section provides a synopsis of assumptions made by the appraisal team over and above the evidence contained within the Sustainability Appraisal Scoping Report.

Section 1 - Environment.

Housing construction and occupation to meet population growth will have a negative impact on the environment. The extent of these impacts will depend on the adoption of a range of mitigation policies.

1.1. Climatic factors:

- In general terms climate change is already predicted to have catastrophic effects both globally and locally in this context positive scores have been assigned to reflect the relative difference
- Economies of scale…these are likely to ensure that large scale renewables and other infrastructure requirements can be implemented as it should be more financially viable.
- District heating and combined heat and power schemes are most efficient when located near dense development.
- There is limited capacity in the grid network to accept large inputs of electricity from renewables especially in the rural areas. Therefore grid upgrade is likely to be required.
- Hard surfacing from development = increased surface water run off = increased likelihood of flooding. Mitigation measures exist e.g. Sustainable Urban Drainage Systems (SUDS), however, this may not resolve the issue fully.

1.2 Waste:

- None

1.3 Minerals & Geo-diversity

- Historically larger towns have developed as either market towns or on strategic transport links where as many of the smaller settlements have tended to develop around mining

1.4 Soil:

- There are not enough Previously developed (brownfield) sites that are not protected to cater for the level of development likely to come forward, therefore greenfield sites will be required.

1.5 Air:

- Dispersed housing distribution should ensure that air pollution is more dispersed.
- The information provided for the economy led option suggests that development will be focussed along strategic transport routes and the airport, and therefore is fossil fuel dependent.
- Increasing sustainable transport use e.g. walking, cycling, bus/coach/rail should deliver better air quality than focussing on car or air travel.

1.6 Water:

- None

Assumptions

1.7 Bio-diversity:

- None

1.8 Landscape:

- Dispersed distribution will have a wider visual impact on the overall look of the County
- The Cornwall town's option may provide less choice to avoid sensitive landscapes as its focus is on concentrated development.
- The economy led option could have significant impacts on the landscape and visual character of Cornwall due to assumption that it will be along strategic transport routes.

1.9 Maritime:

- The dispersed option covers more coastal areas than the Cornwall towns or economy led option.

1.10 Historic Environment:

- Dispersed distribution will have a wider visual impact on the look of the historic environment of the County than the Cornwall town's option.
- The economy led option could have significant impacts on the historic environment of Cornwall due to assumption that it will be along strategic transport routes.

1.11 Design:

- None

Section 2 – Social.

2.1 Social Inclusion:

- Affordable Housing is a solution to reduce poverty and social exclusion.

2.2 Crime and Anti Social Behaviour:

- Increased transport links in particular the airport are likely to support the development of the night time economy which is linked to crime and anti social behaviour.

2.3 Housing:

- The assumption used is that the Council has an adopted affordable housing strategy setting high targets for delivery.

2.4 Health Sport and Recreation:

- That new health services and facilities are provided alongside growth and distribution.

Section 3 – Economic.

Increased growth should provide, maintain or enhance a range of infrastructure including essential and non essential services e.g. shops and recreational facilities

3.1 Economic Development, Regeneration and Tourism:

- Economic development which is based on fossil fuels is likely to be vulnerable to the impacts of increasing energy prices (recently forecasted by the International Energy Agency) in the long term.
- It is assumed that tourists are attracted by the rural and natural environment which may be compromised through development in rural areas and adjacent to strategic transport routes.

3.2 Education and Skills:

- All development will provide new and or enhanced education facilities.
- Skills provided by educational facilities need to be relevant for future needs.

3.3 Transport and Accessibility:

- Peak oil is a relevant and will occur in the medium to long term
- People determined to use cars as a preferred means of transport for a variety of reasons including cost, geography, ease of use etc until costs become prohibitive

3.4 Energy:

- Economies of scale apply
- District heating and combined heat and power schemes are most efficient when located near dense development.
- Market incentives remain

Comparison of housing distribution options

Table .1

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
Climate factors 1. To reduce our contribution to climate change through a reduction in greenhouse gas emissions. 2. To increase resilience to climate change, and reduce vulnerability. a) Does it limit greenhouse gas emissions? b) Does it secure the highest viable resource and energy efficiency? c) Does it encourage the use of renewable energy technologies?	+ +	Focussing development in major towns should provide the most opportunity to provide large scale district heating systems which reduces co2 emissions. In addition this option should also provide the most opportunities to provide combined heat and power schemes as increased density of development and economies of scale would make investment financially viable.	-	**Dispersed distribution of housing if not developed with a focus on functional settlements would lead to increased greenhouse gas emissions as there is no evidence that car travel would be reduced.** **Dispersing settlements may make some forms of infrastructure development necessary for supporting the development of renewables less**	+ -	If the economy led option includes an opportunity to enhance sectors which would have a combined heat and power component within them then this option could, if its developed adjacent to and in tandem with new housing, provide the best option overall for implementing combined heat and power/district heating systems which should help to reduce greenhouse gas emissions.	Sustainability Appraisal Scoping report June 2010. Climatic factors Ref: 2.1.1	Climate change is already a potential threat and any growth and distribution will exacerbate this. Therefore, positive and negative scores are applied relatively. Compared to the dispersed and economy led options the focus of major development in Cornwall's main urban areas would offer, from transport related emissions, the best opportunity to reduce climate change and co2

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
d) Does it minimise vulnerability and encourage resilience to the effects of climate change?		A focus on development in main towns may also provide the most opportunity to generate electricity from PV and other renewables (excluding major wind schemes) as it should make grid upgrade either unnecessary as the grid may have the scope to absorb the additional input or make it more economically viable as upgrade would take pace on a defined piece of the network rather than a succession of lines to connect to the area of generation.		**economically viable as a result of locating development less densely and over a wider geographic area.** **This option may also increase embedded carbon from infrastructure upgrades e.g. roads sewage, water, gas and electricity etc which may increase greenhouse gas emissions compared to concentrated development.**		Unless there is a focus making people live and work in the same place then there is no evidence that commuter travel will be reduced. The economy led option could lead to an increase in transport dependent businesses as there is ease of access to air and road infrastructure increasing greenhouse gas emissions. Economy led option may increase the likelihood of flooding in areas as a result of		emissions as it should reduce peoples need to travel and provide a focus for developing public transport, cycling and walking routes.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
		A focus on growth in major towns which are subject to flooding may increase vulnerability to the future impacts of severe weather associated with climate change and may also increase flooding down stream of development through surface water run off from an increase in hard surfacing.		**Dispersed development may also increase the likelihood of flooding in areas that have not previously flooded as there is a wider spread of hard surfacing across the County. It may also increase the frequency and level of flooding in already known flood areas downstream of new development.** **Dispersed development may provide scope for the installation of district heating systems and**		surface water run off from increased hard surfacing.		

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
				community renewables in more settlements than is the case with a focus on development within Cornwall towns. **There could be a conflict with increased settlement size in smaller towns and villages and large scale wind farm development due to issues of proximity.**				
Waste 1. To minimise the generation of waste and encourage	0	Distribution options are unlikely to have	0	Distribution options are unlikely to have	0	Distribution options are unlikely to have any impact on the overall amount of	Sustainability Appraisal Scoping report June 2010.	Distribution options are unlikely to have any impact on the overall amount of

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
greater re-use and recycling of materials in accordance with the waste hierarchy. a) Will it reduce the amount of waste produced, collected, and or landfilled? b) Will it increase levels of composting or anaerobic digestion? c) Has space for storage of recycled materials been planned for? d) Will it reduce the waste management industry's contribution to climate change?		any impact on the overall amount of waste produced, collected and or landfilled.		any impact on the overall amount of waste produced, collected and or landfilled.		waste produced, collected and or landfilled.	Waste Ref: 2.1.2	waste produced, collected and or landfilled. Policies will be required to minimise the generation of waste and encourage greater re-use and recycling of materials in accordance with the waste hierarchy both during construction and occupation.
Minerals & Geodiversity	+	Concentrating development around the main	-	This option through the nature of	-	The economy led option could have as much impact	Sustainability Appraisal Scoping	Concentrating development around the main

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
1. To minimise the consumption of mineral resources and ensure the sustainable management of these resources 2. To conserve, enhance and restore the condition of geodiversity in the county. a) Will it minimise the consumption of primary mineral resources and encourage re-use of secondary resources? b) Will it ensure development does not irreversibly sterilise important mineral resources? c) Will it prevent harm to and, where appropriate, enhance		towns is likely to have the least impact on the sterilisation of mineral resources as towns have tended to develop historically around transport links rather than on mining, however the range and level of impact is site specific. In relation to minimising the use of primary and stimulating secondary mineral resource use this is dependent on legislation as well as design and build policies and standards.		dispersing development has potential to sterilise important mineral resources and most Cornish villages have historically developed around mining. Objectives related to the enhancement and restoration of geodiversity is likely to be compromised under this option. However the actual level of impact is site specific. Minimising the use of primary and stimulating secondary mineral resource use is based on legislation as well		on sterilisation of and inability to enhance and restore mineral workings as the dispersed option. However the actual level of impact is site specific. Minimising the use of primary and stimulating secondary mineral resource use is based on legislation as well as design and build policies and standards.	report June 2010. Minerals and Geodiversity Ref: 2.1.3 Assumptions document: section 1 and 1.3	towns is likely to have the least impact on the sterilisation of mineral resources. The economy led and dispersed options are likely to have more impact than the towns option on sterilisation of mineral resources and inability to enhance and restore mineral workings due to historic mining development patterns.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
geological conservation interests in the county? d) Will mineral working impact on designated land?				as design and build policies and standards				
Soil 1. To minimise the use of undeveloped land and protect and enhance soil quality. 2. To encourage and safeguard local food production. a) Will it protect, enhance and improve soil quality in Cornwall? b) Will it avoid development that leads to the loss of productive soil?	-	All the distribution options will require Greenfield sites to be used for development.	-	All the distribution options will require Greenfield sites to be used for development	-	All the distribution options will require Greenfield sites to be used for development.	Sustainabilty Appraisal Scoping report June 2010. Soil Ref: 2.1.4 Assumptions document: section 1 and 1.4	All the distribution options will require Greenfield sites to be used for development. Policies will need to be adopted that protect the best quality and most productive agricultural land.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
Air 1. To reduce air pollution and ensure air quality continues to improve. a) Will it reduce pollution including greenhouse gas emissions? b) Will it maintain or improve air quality in Cornwall?	- - +	Air pollution within this option is likely to have a significant negative impact due to the nature of the county's topography and where existing development is located (e.g.) towns built in valley floors. Potentially there are more options to decrease commuter traffic under the Cornwall town's option.	- - +	Under the dispersed option air pollution is likely to be better than under the Cornwall towns study due to wider dispersal of pollutants however, there will be increased greenhouse gas emissions from commuter travel in particular in the short to medium term.	-	Pollution around airport development is nationally recognised as a problem and therefore the economic led option may create pollution problems at Newquay airport from increasing the number of flights. It is also likely to increase the level of pollutants emitted by road transport vehicles (lorries, vans, cars etc).	Sustainability Appraisal Scoping report June 2010. Air Ref: 2.1.5 Assumptions document: section 1 and 1.5	There are significant air quality issues across Cornwall. Air pollution is likely to be worse under the Cornwall Towns distribution option compared to the dispersed distribution option as traffic congestion related pollutants are likely to increase even in light of public transport development and the nature of the counties topography and where existing development is located (e.g.) towns built in valley floors.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
								Under the dispersed option air pollution is likely to be better than under the Cornwall towns study due to wider dispersal of pollutants. The economy led option is likely to be worse as it's main focus is on development along main road corridors and fossil fuel dependent transport links.
Water 1. To reduce and manage the risk of flooding and reduce vulnerability to flooding, sea level rise and costal erosion.	-	A focus on growth in major towns which are subject to flooding may increase vulnerability to	-	Dispersed development may also increase the likelihood of flooding in areas that have not	-	Economy led option may increase the likelihood of flooding in areas as a result of	Sustainability Appraisal Scoping report June 2010.	All the options have the potential to have a negative impact on water related issues. Policies will be necessary to mitigate all associated risks.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
2. To maintain and enhance water quality and reduce consumption and increase efficiency of water use? a) Does the proposal reduce, or avoid increasing the risk of flooding overall? b) Does the proposal reduce the overall demand for water? c) Will the proposal provide for greater integrated water catchment management and strengthen links between habitats to increase the likelihood of adaptation to climate change?		the future impacts of severe weather associated with climate change and may also increase flooding down stream of development through surface water run off from an increase in hard surfacing. Overall impacts are site specific. Demand is growth related and irrelevant to distribution options.		previously flooded as there is a wider spread of hard surfacing across the County. It may also increase the frequency and level of flooding in already known flood areas downstream of new development. The sheer number of sites potentially proposed for development under this option means that there are more potential problem areas. Overall impacts are site specific.		surface water run off from increased hard surfacing. Regeneration policies may limit the options available for development in non flood risk areas and increase costs of mitigating against flood risk e.g. Brewery Leats Site, Redruth. Regeneration of brownfield sites may have the potential of mobilising contaminants from the development of the site.	Minerals and Geodiversity Ref: 2.1.6 Assumptions document: section 1 and 1.6	

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
d) Will the proposal increase the risk of water pollution events?				Demand is growth related and irrelevant to distribution options. Overall impacts are site specific		Water demand is growth related and irrelevant to distribution options. Overall impacts are site specific		
Biodiversity 1. To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change. a) Does the proposal protect, enhance or restore biodiversity interest of BAP habitats, Cornwall wildlife sites, SSSI's, and internationally, nationally and regionally designated areas?	-	All distribution options will have an impact, but the overall level and range of impacts are site specific.	-	All distribution options will have an impact, but the overall level and range of impacts are site specific.	-	All distribution options will have an impact, but the overall level and range of impacts are site specific.	Sustainabilty Appraisal Scoping report June 2010. Biodiversity Ref: 2.1.7 Assumptions document: section 1 and 1.7	All distribution options will have an impact, but the overall level and range of impacts are site specific. Policies will need to be adopted that protect, conserve, enhance and restore the condition and extent of biodiversity in the County.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
b) Does the proposal allow adaptation to climate change through the connection of habitats (wildlife corridors)? c) Does it protect not only designated areas but also of wildlife interest everywhere? d) Will it encourage the provision of new or improved wildlife habitats?								
Landscape 1. To protect and enhance the quality of the natural, historic and cultural landscape and seascape. a) Will it sustain and enhance and/or restore the distinctive	- -	The Cornwall Towns distribution option is least likely to impact on the landscape character of Cornwall as they have more potential through	- -	The landscape character of dispersed development across Cornwall is likely to be impacted upon as there are many more potential sites proposed for	- - -	Economy led distribution could change the landscape character of Cornwall in particular along the A30 and the location of new towns and in	Sustainability Appraisal Scoping report June 2010. Landscape Ref: 2.1.8	All the options will have a negative impact on landscape issues. The Cornwall Towns option and the dispersed option are likely to have similar impacts but for different reasons. Overall

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
qualities and features of the natural, historic and cultural landscape and seascape character? b) Will it conserve and enhance the natural beauty of the Cornwall AONB and the Tamar Valley AONB, and increase understanding and enjoyment of the special qualities of the AONBs? c) Will it protect, enhance and promote opportunities for green infrastructure within and between urban settlements. d) Will it maintain and enhance a high quality living environment?		existing scale and size to absorb extra development, but provides less choice to avid sensitive landscape areas. Overall impacts are location and design dependent.		development and some of these do not have the scope to easily absorb (from a visual perspective) additional development, but cumulative impact of dispersed development could be substantial. However, the overall impact is location and design dependent.		regeneration areas. However the overall impacts will depend on design and location.	Assumptions document: section 1 and 1.8	impacts are location and design dependent.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
e) Will it encourage the location and design of development to respect and improve landscape character and the landscape setting of settlements?								
Maritime 1. To encourage clean, healthy, productive and diverse waters; To protect coastal areas and ensure sustainable maritime environments. a) Will the proposal protect, enhance or restore maritime heritage, habitat and biodiversity, both designated and undesignated?	-	Many of the towns identified for development in the Cornwall Towns option have maritime links and therefore development will have an impact both visually and potentially from increased diffuse pollution from surface water run-off. Visual impact under this option may be	- -	Many of the towns identified for development in the dispersed distribution option have maritime links and therefore development will have the most visual impact along the coastal edge and potentially from increased diffuse pollution from surface water run-off.	-	Many of the towns identified for development in the economy led distribution option have maritime links and therefore development will have an impact both visually and potentially from increased diffuse pollution from surface water run-off. Overall impacts are site specific	Sustainability Appraisal Scoping report June 2010. Maritime Ref: 2.1.9 Assumptions document: section 1 and 1.9	All the options have the potential to have a negative impact on the marine environment. However, the Cornwall Towns and Economy led options are likely to have the least visual impact on the coastal edge.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
b) Will the proposal incorporate adaptation to climate change and its likely effects on the sea, coast and estuaries? c) Will the proposal operate within the carrying capacity of the receiving environment, without adverse effect on its sustainability? d) Will the proposal operate within safe biological, chemical and physical limits?		less impacting on the coastal edge of Cornwall as development is likely to be undertaken in land. Overall impacts are site specific.		Overall impacts are site specific				
Historic Environment 1. To protect and enhance the quality and local distinctiveness of the historic environment.	-	Cornwall towns already have a mix of	- - -	Visual impact on the historic environment is	- -	The economy led option drives housing development and therefore there is less control over where development takes place and the impact on the	Sustainability Appraisal Scoping report June 2010. Historic Environment Ref: 2.1.10	All the options have the potential to have significant negative impacts on the historic environment. However, the

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
a) Does the proposal reinforce the distinctive character of Cornwall? b) Does the proposal have an acceptable/unacceptable level of impact on the historic environment? c) Does the proposal preserve and enhance the cultural and social significance of the historic asset? d) Will it result in development which is sympathetic towards the need to promote the Cornwall's unique heritage value, historic environment and culture? e) Have flood mitigation measures been designed to be		development and therefore may have the most scope to absorb any new development with less impact on the historic environment. Overall impacts are site specific and will depend on location, design and build standards.		likely to be the greatest under this option as a result of cumulative impacts across the whole county. Overall impacts are site specific and will depend on design, location and build standards.		county's historic environment could be substantial. For example regeneration is likely to drive development in ex mining areas such as Camborne, Pool, Redruth. The overall impacts will be site specific and depend on location and design and build standards of any new development	Assumptions document: section 1 and 1.10	Cornwall Towns option has the most scope to absorb any new development.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
compatible with the immediate historic environment? f) Has a balance been struck between the level of risk (e.g. in adaptation to climate change or flood risk) and the aspiration to preserve the distinctive qualities of the historic environment?								
Design 1. To promote and achieve high quality design in development, sustainable land use and sustainable built development. a) Will it encourage developers to build to higher environmental standards?	0	Not relevant to any of the distribution options	0	Not relevant to any of the distribution options	0	Not relevant to any of the distribution options	Sustainability Appraisal Scoping report June 2010. Design Ref: 2.1.11 Assumptions document: section 1 and 1.11	Design is not specifically relevant to any of the distribution options. Policies will be required to encourage sustainable design practices

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
b) Will it help to promote local distinctiveness? c) Does the proposal meet targets for renewable energy capture and sustainable construction using BREEAM or Code for Sustainable Homes? d) Will it promote high quality, sustainable and sympathetic design that takes account of sustainable construction and transport modes, and green infrastructure?								
Social Inclusion 1. To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.	+ -	The Cornwall towns option has less potential to meet identified social needs and affordable	+ + +	This option provides the most scope to meet identified social and affordable housing needs	+ - -	Economy led option is less likely to pick up on identified social needs and therefore there is	Sustainability Appraisal Scoping report June 2010.	The dispersed option provides the most scope to meet identified social and affordable housing needs

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
a) Will it improve access to and provision of services, health and community facilities (including community youth facilities) especially in rural areas and for the socially excluded? b) Will it reduce poverty, deprivation, discrimination, social exclusion and inequalities?		housing requirements within the rural areas and could lead to an increased loss in services and facilities.		and should help to maintain and or increase and enhance local services and facilities across the county.		less scope to provide affordable housing outside of the areas identified for development. In addition scope to revitalise rural areas and maintain services and facilities in these areas may also be limited as housing development would take place in areas where there is a focus on high market demand and regeneration.	Social Inclusion Ref: 2.2.1 Assumptions document: section 2 and 2.1	and should help to maintain and or increase and enhance local services and facilities across the county.
Crime & Anti Social Behaviour 1. To reduce crime, anti-social behaviour and fear of crime.	- -	The Cornwall Towns option places development in the main urban areas which have	-	The dispersed option is most likely to have the least amount of development taking place in	- - +	The economy led option has a focus on development taking place in areas in need of regeneration	Sustainability Appraisal Scoping report June 2010.	Based on evidence that Crime and Anti Social Behaviour is worse in urban areas, then all the options will have a negative impact.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
a) Will it reduce crime and anti-social activity, and in turn, provide safer communities in Cornwall (particularly in the most deprived neighbourhoods and identified hot spots) b) Will it help reduce the fear of crime?		relatively high levels of crime and anti social behaviour, therefore crime levels in these areas is likely to get worse.		urban areas which will help prevent crime in these areas from worsening.		where crime is identified as a problem. However over the long term regeneration of areas and increased employment opportunities along with designing out crime should have a positive effect. But the emphasis on transport links in particular the airport could have a major impact on night time economy related crime and anti-social behaviour.	Crime and anti-social behaviour Ref: 2.2.2 Assumptions document: section 2 and 2.2	The dispersed option is least likely to result in increasing crime and antisocial behaviour in towns. However the economy led option (without too much focus on developing the night time economy) may have greatest potential to reduce crime and anti-social behaviour due to the emphasis on regeneration of deprived areas. Crime and anti-social behaviour can be minimised through good design policies, such as layout of development

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
Housing 1. To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing. a) Will it provide an appropriate mix of housing to ensure delivery of long-term regeneration schemes for the county? b) Will it reduce the number of people homeless or in temporary accommodation? c) Will it contribute towards the provision of affordable, social and key worker housing? d) Will it reduce the number of unfit homes, and those	-	The Cornwall towns option has less potential to meet affordable housing requirements within the rural areas and is likely to do the most to increase land values and house prices within the rural areas and therefore provides less choice of location for people who cannot afford market priced housing.	+	This option provides the most scope to meet identified affordable housing needs across the County and could help to make housing in the rural areas more affordable as there is a greater choice of locations.	-	Less scope to provide affordable housing outside of the areas identified for development	Sustainabilty Appraisal Scoping report June 2010. Housing Ref: 2.2.3 Assumptions document: section 2 and 2.3	The dispersed option provides the most scope to meet identified affordable housing needs across the County and could help to make housing in the rural areas more affordable as there is a greater choice of locations. Policies are necessary to ensure that affordable housing is delivered.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
falling below the decent homes standards? e) Will it deliver adaptable housing to meet the lifelong needs of the population? f) Will it provide a well integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes? g) Will it provide energy efficient development which reduces the annual cost of heating/lighting and helps reduce greenhouse gas emissions? h) Will it make the best use of land?								

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
Health 1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport?	-	Any distribution option should provide for new or enhanced health care services and facilities. However the Cornwall Towns option is not likely to improve access to health facilities for people living in rural areas.	+	On the assumption that new services are provided and or enhanced then the dispersed housing option should provide the best opportunity to improve access to health facilities to more people.	-	Any distribution option should provide for new or enhanced health care services and facilities. This option could improve access for people in the areas identified under this option	Sustainability Appraisal Scoping report June 2010. Health Ref: 2.2.4 Assumptions document: section 2 and 2.4	The dispersed option has the most scope to improve access to health services and facilities

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
e) Will it lead to unacceptable noise levels?								
Sport 1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services? c) Will it improve access to the countryside, coast, recreation and open spaces?	?	Difficult to link distribution to sport.	?	Difficult to link distribution to sport.	?	Difficult to link distribution to sport.	Sustainability Appraisal Scoping report June 2010. Health Ref: 2.2.4 Assumptions document: section 2 and 2.4	It is difficult to link distribution to sport as this depends on policies and standards for sport and play provision.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?								
Recreation 1. To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities. a) Will it improve health and well-being and reduce inequalities in health? b) Will it improve access to health services?	- +	This option will provide less access to countryside and coast.	+	This option will provide greater access to countryside and coast.	- +	This option will generally provide less access to the countryside and coast, however economy led development in the countryside may provide increased access in certain cases, e.g. the Eco-Town may provide greater access to local cycleways.	Sustainability Appraisal Scoping report June 2010. Health Ref: 2.2.4 Assumptions document: section 2 and 2.4	All the options will have an impact on people's ability to use recreation sites due to development pressures. The dispersed option will provide greater access to countryside and coast for recreational purposes.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
c) Will it improve access to the countryside, coast, recreation and open spaces? d) Will it increase participation and engagement in physical activity and sport? e) Will it lead to unacceptable noise levels?								
Economic Development 1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	++	Concentrating growth in towns will provide diverse employment opportunities in these areas as well as housing demand.	+++	The dispersed distribution is the best option in terms of supporting a balanced economy across Cornwall, i.e. distributed housing option	+	This option is least likely to provide a diverse range of employment opportunities (and associated housing growth) in outlying rural areas, for example it is least likely to drive	Sustainability Appraisal Scoping report June 2010. Economic Development, Regeneration and Tourism Ref: 2.3.1	All the options are likely to have a positive impact on economic development. The Cornwall town's and economy led options are not as effective as the dispersed option

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?				will do most to support diverse work opportunities in rural areas, including expansion of Broadband into more isolated settlements.		Broadband expansion into these areas. Concentrating growth in certain areas will provide diverse employment opportunities in these areas as well as housing demand. This option places emphasis on utilising road and air links to help drive economic growth, making it vulnerable to oil cost increases. Furthermore, growth may also be vulnerable to economic measures to tackle climate change, e.g.	Assumptions document: section 2 and 2.3	in providing a diverse range of employment opportunities (and associated housing growth) in outlying rural areas, for example encouraging Broadband expansion into these areas. The dispersed distribution is the best option in terms of supporting a balanced economy across Cornwall

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
						carbon taxes, carbon trading, etc. Vulnerability to the economy of Cornwall if businesses are dependent on road and rail due to impacts in the future from Climate Change, e.g. flooding of rail line at Dawlish.		
Regeneration 1. To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.	+ + -	This option is effective at regeneration for towns but leaves rural areas with less opportunities.	+ + -	This option is effective at helping regenerate Cornwall as a whole but concentrates less on specific areas of need.	+ + -	This option is effective at regeneration for specific areas but leaves rural areas with less opportunity.	Sustainability Appraisal Scoping report June 2010. Economic Development, Regeneration and	All the options are likely to have positive impacts on the regeneration of Cornwall. However, each option is site specific and therefore has specific

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?							Tourism Ref: 2.3.1 Assumptions document: section 2 and 2.3	advantages and disadvantages related to location.
Tourism 1. To support a balanced and low carbon economy that meets the needs of the area and	+	This option leaves more of Cornwall's rural and coastal communities undeveloped,	-	The dispersed option has most potential to jeopardise the attractiveness of much of	+	This option leaves more of Cornwall's rural and coastal communities undeveloped,	Sustainability Appraisal Scoping report June 2010.	The Cornwall towns and economy led options will have the least negative impacts on tourism. The

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
promotes a diverse range of quality employment opportunities. a) Will it promote a diverse range of employment opportunities? b) Will it provide affordable, small scale, managed workspace to support local need? c) Will it support the development of access to ICT facilities including Broadband, particularly in rural areas? d) Will it raise the quality of employment and reduce seasonality?		thus remaining attractive for tourists.		Cornwall's more rural and coastal communities.		thus remaining attractive for tourists.	Economic Development, Regeneration and Tourism Ref: 2.3.1 Assumptions document: section 2 and 2.3	nature of dispersed housing distribution in Cornwall is more likely to have a negative impact on tourism through people's perceptions of the attractiveness.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
Education & Skills 1. To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society. a) Will it help improve the qualifications and skills of young people? b) Will it improve facilities and opportunities for lifelong learning (particularly for those with greatest need)? c) Will it help increase the County's skilled and professional workforce? d) Will it support a viable future for rural communities?	+	This option provides more opportunities in towns but less in rural areas.	+ +	Dispersed option helps maintain the viability of local education facilities in rural areas as well as the towns.	+	This option provides more opportunities in specific areas but less in rural areas	Sustainabilty Appraisal Scoping report June 2010. Education and Skills Ref: 2.3.2 Assumptions document: section 2 and 2.3	All options are likely to have a positive impact on people's access to education and skills. The dispersed option will have the most significant positive impact as is could help maintain the viability of local education facilities in rural areas as well as the towns.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
e) Will it encourage a greater diversity of choice in skills training as part of regeneration efforts? f) Will it increase accessibility to training facilities?								
Transport 1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle	- +	This option would potentially have the most impact in terms of increased traffic congestion, but this may lead to an increased use of non car modes of travel both within and into towns.	- ++ (negative in short term but positive in long term	Dispersed settlement pattern is likely to be heavily reliant upon personal car transport as a means to access employment and services in the short to medium term. However, over the longer term it is possible that communities could become more self reliant, for example under a peak oil scenario, with public transport,	- - +	This option may lead to increased congestion in areas of growth, however this may encourage more sustainable transport opportunities, e.g. improvements to existing branch lines. Areas of growth may be developed away from towns leading to increased commuting.	Sustainability Appraisal Scoping report June 2010. Transport and Accessibility Ref: 2.3.3 Assumptions document: section 2 and 2.3	All the options are likely to have both positive and negative impacts on transport. Under current circumstances, where the impacts of peak oil have not yet fully materialised, the Cornwall town's option offers the most opportunity to encourage use of alternative transport modes.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
and pedestrian routes) and ensure the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with				services and facilities becoming more viable.		This option would seem to provide the greatest opportunity to transfer freight from road to rail and / or sea. However, this only tackles one source of traffic, therefore any benefit to reducing traffic congestion overall is likely to be minimal		Whilst the dispersed option is likely to be heavily reliant upon personal car transport as a means to access employment and services in the short to medium term, over the longer term it is probable that communities could become more self reliant, due to peak oil, with public transport, services and facilities becoming more viable.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
disabilities and those in the more rural areas? f) Will it transfer freight from road to rail and/or sea?								
Accessibility 1. To improve access to key services and facilities by reducing the need to travel and by providing safe sustainable travel choices. 2. To reduce traffic congestion and minimise transport related greenhouse gas emissions. a) Will it promote sustainable forms of transport (public transport including bus and rail, cycle and pedestrian routes) and ensure	+ -	Facilitating growth in towns may improve the viability of essential, e.g. hospital or neighbourhood shopping and non-essential facilities, e.g. a cinema. However, rural areas will be at greater risk of losing essential local services due to less demand than under the dispersed option.	+ +	Facilitating growth in rural areas should help enhance the viability of local facilities and services. Over the longer term, under a peak oil scenario, this option should improve public transport viability thus improving accessibility for those without a car.	+ -	Facilitating growth in towns may improve the viability of both essential, e.g. hospital and non-essential facilities, e.g. a cinema. However, rural areas will be at greater risk of losing essential local services due to less demand than under the dispersed option.	Sustainability Appraisal Scoping report June 2010. Transport and Accessibility Ref: 2.3.3 Assumptions document: section 2 and 2.3	The dispersed option is likely to have the most significant positive impact on increasing accessibility as it should help enhance the range and viability of local facilities and services across Cornwall.

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
the necessary associated infrastructure is made available? b) Will it reduce traffic congestion by promoting alternative modes of transport? c) Will it reduce the need to travel by seeking to balance homes, jobs, services and facilities? d) Will it lead to a reduction in greenhouse gas emissions? e) Will it improve service provision or provide a service or facility which is accessible to all, including those with disabilities and those in the more rural areas?								

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
f) Will it transfer freight from road to rail and/or sea?								
Energy 1. To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty. a) Will it promote energy conservation and efficiency? b) Will it promote and support the use of renewable and low carbon energy technologies? c) Will it help reduce fuel poverty? d) Will it encourage local energy production?	++	Focussing development in major towns should provide the most opportunity to provide large scale district heating systems. In addition this option should also provide the most opportunities to provide combined heat and power schemes as increased density of development and economies of scale would make investment financially viable. A focus on development in main towns may	++ -	Dispersing settlements may make some forms of energy infrastructure development, e.g. grid upgrades, necessary for supporting the development of renewables less economically viable as a result of locating development less densely and over a wider geographic area. If Energy Service companies become more economically viable, then the dispersed option will provide the	++	If the economy led option includes an opportunity to enhance sectors which would have a combined heat and power component within them then this option could, if its developed adjacent to and in tandem with new housing, provide the best option overall for implementing combined heat and power/district heating systems.	Sustainability Appraisal Scoping report June 2010. Energy Ref: 2.3.4 Assumptions document: section 2 and 2.4	All options have the potential to encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty. The dispersed housing distribution option may compromise opportunities for large scale renewable developments. The extent of energy conservation and efficiency, renewable technologies and fuel poverty depends on policies and

	Growth Option 1	Cornwall Towns	Growth Option 2	Dispersed	Growth Option 3	Economy Led	Evidence	Summary Conclusions
Sustainability Criteria	**Score**	**Comments**	**Score**	**Comments**	**Score**	**Comments**		
		also provide the most opportunity to generate electricity from PV and other renewables (excluding major wind schemes).		most opportunity to introduce district heating schemes into more rural areas, thus reducing fuel poverty in more communities. Facilitating more housing growth in rural areas could compromise the opportunity for large scale renewable energy facilities, e.g. wind, solar, biomass.				standards of design (as well as market interventions and costs e.g. feed in tariff).

Sustainability Appraisal Decision Making Criteria

Table .1

	Cornwall Towns Distribution Option	Dispersed Distribution Option	Economy Led Distribution Option
ENVIRONMENT			
Climatic Factors	+ +	-	+ -
Waste	?	?	?
Minerals and Geo-diversity	+	-	-
Soil	-	-	-
Air	- - +	- - +	-
Water	-	-	-
Biodiversity	-	-	-
Landscape	- -	- -	- - -
Maritime	-	- -	-
Historic Environment	-	- - -	- -
Design	?	?	?
Overall Environment Score	- 5	- 13	- 11
Net Percentage (x/33 x 100)	**- 15**	**- 39**	**- 33**
SOCIAL			

Social Inclusion	+ -	+ + +	+ - -
Crime and anti-social behaviour	- -	-	- - +
Housing	-	+	-
Health	-	+	-
Sport	?	?	?
Recreation	- +	+	- +
Overall Social Score	- 4	+ 5	- 4
Net Percentage (x/18 x 100)	**- 22**	**+ 28**	**- 22**
ECONOMIC			
Economic Development	+ +	+ + +	+
Regeneration	+ + -	+ + -	+ + -
Tourism	+	-	+
Education and Skills	+	+ +	+
Transport	- +	- + +	- - +
Accessibility	+ -	+ +	+ -
Energy	+ +	+ + -	+ +
Overall Economic Score	+ 7	+ 9	+ 5
Net Percentage (x/21 x 100)	**+ 33**	**+ 43**	**+24**

TOTAL COMBINED (%economic + %social+% environmental/ 3) = SCORE	**-1**	**+ 11**	**-10**

Table .2

Key	Extremely Negative Effect	Significantly Negative Effect	Negative Effect	More Negative than Positive	Positive and Negative Effects	More positive than Negative	Uncertain Effects	Positive Effect	Significantly Positive Effect	Extremely Positive Effect
	---	--	-	--+	+-	++-	?	+	++	+++

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Photos: Walkers in the park - Jon Bewley/Sustrans
Builder – Ocean Housing
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