



District of **easington**.

**Appropriate Assessment
of
Easington Local Development Framework:
significant affects on Natura 2000 sites**

September 2008

Foreword

Preferred Options for a Core Strategy for the Easington Local Development Framework were published in May 2008. Appropriate Assessment ensures that any proposals which may have adverse impacts on the integrity of any sites designated as being of European importance for biodiversity are properly addressed.

The transition to a Unitary Council for Durham in April 2009 will require a review of the priorities for plan preparation for the County as a whole. Further preparation of the Easington Local Development Framework has therefore ceased and a new Local Development Framework for the County is being prepared.

As assessment of plans and proposals is an iterative process, where plans are continually modified in line with any recommendations, the identification and analysis of the relevant designated sites reported in this document can usefully be taken forward to inform an Appropriate Assessment of the policies and proposals proposed in a Local Development Framework for County Durham.

CONTENTS

1.	Introduction	4
2.	Identifying European designated Sites 7	
3.	Designation and Site Integrity	8
4.	Appropriate Assessment of the Core Strategy	12
5.	Appropriate Assessment of Combined Effects of Plans	34
6.	Summary and Conclusions	44

TABLES AND FIGURES

Table 1: Sites in the District and within 15 km of Boundary	6
Table 2: Reasons for Designation of Sites and Conditions Needed to Support Integrity	8
Table 3: Possible Impact of Preferred Policy on Individual Sites	44
Figure 1: Overview of Sites within District or within 15km	7

1.0 Introduction

- 1.1 All nature conservation sites specifically identified as having Community importance through European legislation are afforded special protection. The integrity of these sites, collectively identified as Natura 2000 sites, must be protected from the effects of any plans and projects. An assessment of all plans and projects to identify the likely significant effects of the proposals on these valuable natural habitats is consequently required to be undertaken. This is called an 'Appropriate Assessment' (AA) and this document reports the Appropriate Assessment of the likely effects of policies in the emerging Easington Local Development Framework on those Natura 2000 sites within and beyond the District which may be affected by the plan.

Appropriate Assessment

- 1.2 In October 2005, the European Court of Justice ruled that land-use plans should be subject to an Appropriate Assessment of their implications for European Sites under the European Habitats Directive¹. Article 6(3) of the Directive states:

'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.'

- 1.3 There are three types of European Sites and sites that the Government considers should be given the same level of protection:

Special Protection Areas (SPA's): These are designated under the EC Birds Directive as sites that are important for rare or vulnerable bird species, regularly occurring migratory bird species, and protection of wetlands, especially wetlands of international importance.

Special Areas for Conservation (SACs): These are designated under the Habitats Directive because sites make a significant contribution to conserving the habitat types and species (excluding birds) identified in Annexes I and II of the Directive.

¹Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora

Ramsar Sites: These are wetlands of international importance designated under the Ramsar Convention. The Government has decided they should receive the same level of protection as SPA's and SAC's (ODPM, 2005). In reality most RAMSAR sites are also SPAs or SACs.

1.4 European guidance on Appropriate Assessment recommends a process of up to four stages:

1. Screening – determining whether the plan alone or ‘in combination’ with other plans and strategies is likely to have a significant effect on a European site.
2. Appropriate Assessment – determining whether, in view of the site’s conservation objectives, the plan alone or ‘in combination’ would have an adverse effect (or risk of this) on the integrity of the site. If not, the plan can proceed.
3. Assessment of alternative solutions – where the plan is assessed as having an adverse effect (or risk of this) on the integrity of a site, there should be an examination of alternatives.
4. Assessment where no alternative solutions exists and where adverse impacts remain.

1.5 Draft guidance on preparing Appropriate Assessment for Regional Spatial Strategies and Local Development Documents was published by the Department for Communities and Local Government in August 2006 and the methodology has been followed in this report. The report addresses stages 1 and 2, the screening of the plan and the appropriate assessment of affects on the integrity of sites, following which it is concluded that the effects are such that further examination of alternative proposals in stages 3 and 4 is not required at this stage of plan preparation.

1.6 Screening of the plan and appropriate assessment is undertaken through the following methodology:

- Section 2 - Identify the European Sites designated within the District and within 15km of the District boundary;
- Section 3 - Analyse the site(s) and the reasons for its designation, and the underlying trends affecting it;
- Section 4 - Analyse the plan, including its key components and how it would be implemented in practice;
- Section 5 - Analyse how the plan – in combination with other plans and projects – and the site will ‘interact’ when the plan is implemented, i.e. appropriate assessment;

- Section 6 – Conclusions, where applicable, propose and assess mitigation measures for addressing adverse effects.

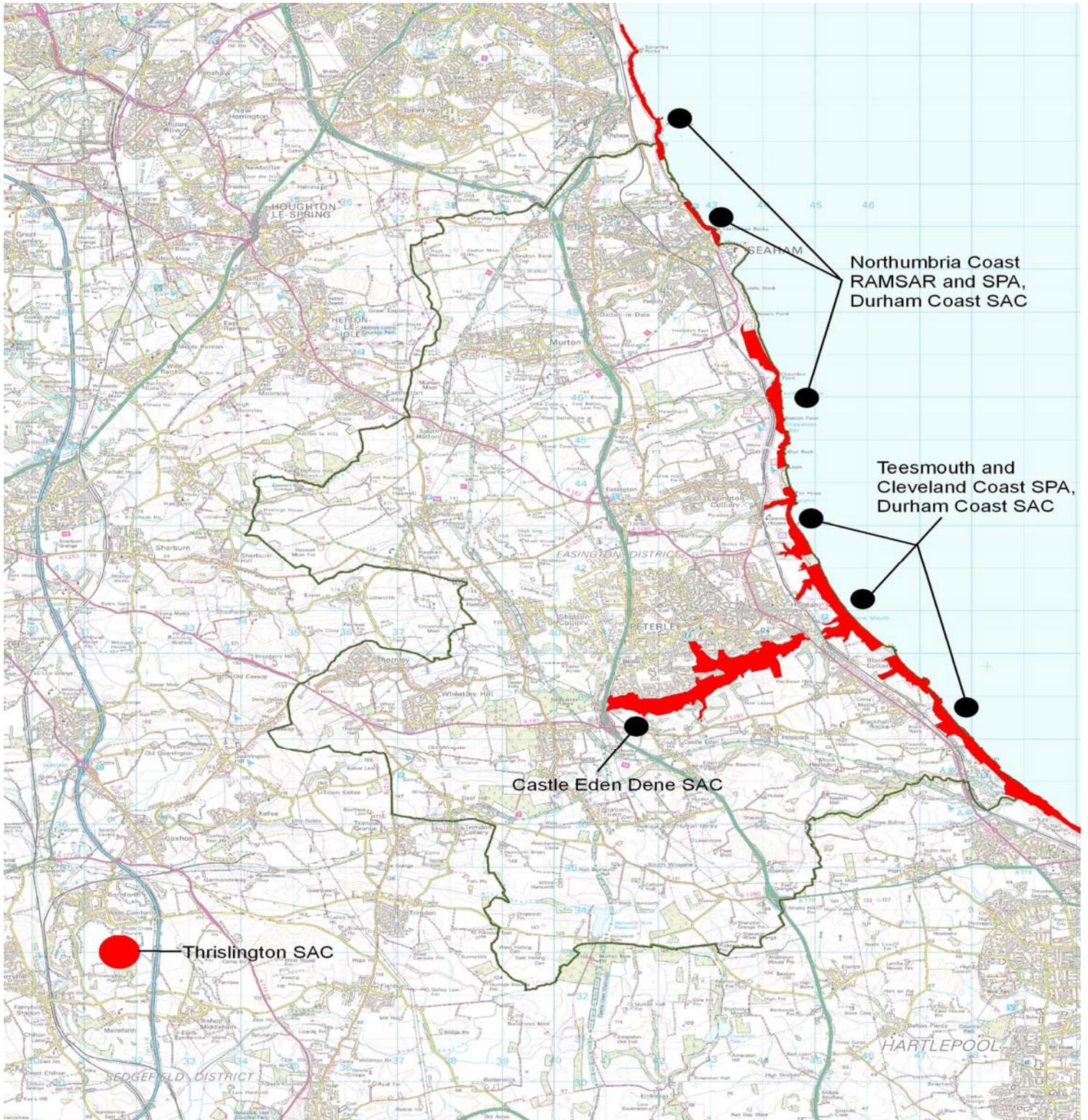
2. Identifying the European Sites

2.1 Table 1 below identifies the European sites in the District and within 15km of the District's boundary, considered to be at risk of policies and proposals in the plan. Figure 1 shows their location. A 15km buffer zone was chosen as a precautionary measure to assess the effects of the plan and the combined effects of plans and proposals in adjoining authorities and areas on European Sites. However, there may be potential impacts on European sites from activities, plans and proposals over a much wider area, in relation to both species and habitats. These are also highlighted where they are known. In relation to the 15km buffer zone, Castle Eden Dene is the only site that is entirely within the District's boundary. Thrislington SAC is approximately 6km to the south west of the District in Sedgefield. The remaining sites stretch along the coast and make up designations, which a number of authorities will take into consideration.

Table 1: Sites in the District and within 15km of the boundary

Site	Location (local authority area)
Durham Coast SAC	Easington/Sunderland
Castle Eden Dene SAC	Easington
Teesmouth & Cleveland Coast SPA	Easington/Hartlepool
Teesmouth & Cleveland Coast Ramsar Site	Easington/Hartlepool
Northumbria Coast SPA	Easington/Sunderland
Northumbria Coast Ramsar Site	Easington/Sunderland
Thrislington SAC	Sedgefield

Figure 1: Overview of relevant Natura 2000 sites



3. REASONS FOR DESIGNATION AND CONDITIONS NEEDED TO SUPPORT SITE INTEGRITY

3.1 Table 2 identifies the reasons for designation and the environmental conditions needed to support the integrity of designated European sites. The SAC's have been designated because of the rare habitats and species found there. The SPA's and Ramsar sites have been designated because they support important bird populations, like Turns, during passage periods, in the breeding season and in Winter.

Table 2

Name of Site	Reason for designation	Environmental conditions needed to support site integrity
Durham Coast SAC	<p>Annex I Habitat (as primary reason for selection): Vegetated Sea Cliffs of the Atlantic and Baltic Coasts.</p> <p>The Durham Coast is the only example of vegetated sea cliffs on magnesium limestone exposures in the UK. These cliffs extend along the North Sea coast for over 20 km from South Shields to Blackhall Rocks. Their vegetation is unique in the British Isles and consists of a complex mosaic of paramaritime, mesotrophic and calcicolous grasslands, tall-herb fen, seepage flushes and wind-pruned scrub. Within these habitats rare species of contrasting phytogeographic distributions often grow together forming unusual and species rich communities of high scientific interest. The communities present on the sea cliffs are largely maintained by natural processes including exposure to sea spray, erosion and slippage of the soft magnesium limestone bedrock and overlying glacial drifts, as well as localised flushing by calcareous water.</p>	<p>The communities present on the sea cliffs are largely maintained by natural processes including:</p> <ul style="list-style-type: none"> • Exposure to sea spray • Erosion and slippage of the soft magnesium limestone bedrock and underlying glacial drifts, localised by calcareous water • There should be no increase in the area constrained by introduced structures or landforms

<p>Castle Eden Dene SAC</p>	<p>Annex I Habitats (as primary reason for selection): <i>Taxus baccata</i> woods of the British Isles.</p> <p>Represents the most extensive northerly native occurrence of yew <i>Taxus baccata</i> woods in the UK. Extensive Yew groves are found in association with ash-elm <i>Fraxinus-Ulmus</i> woodland and it is the only site selected for yew woodland on magnesium limestone in northeast England.</p>	<ul style="list-style-type: none"> • No loss of ancient semi-natural stands • Site management to maintain current level of structural diversity (age/size class variation within and between stands; presence of open space and old trees; dead wood lying on the ground; standing dead wood) • Limited air pollution • Limited grazing by ungulates where it leads to undesirable shifts in the composition/structure of the stand
<p>Thrislington SAC</p>	<p>A small site containing the few surviving stands of CG8 <i>Sesleria albiens - Scabiosa columbaria</i> grasslands. This form of calcareous grassland is confined to the Magnesium Limestone of County Durham and Tyne and Wear, northeast England. It now covers less than 200 ha and is found mainly as small scattered stands.</p>	<ul style="list-style-type: none"> • No reduction in extent • Continuous management by seasonally adjusted grazing • No fertiliser input • Control of invasive species • Control of over grazing

<p>Teesmouth & Cleveland Coast SPA</p>	<p>The SPA includes a range of coastal habitats - sand - and mud flats, rocky shore, salt marsh, freshwater marsh and sand dunes - on and around an estuary, which has been considerably modified by human activities. Together these habitats provide feeding and roosting opportunities for important numbers of water birds in winter and during passage periods. In summer Little Tern <i>Sterna albifrons</i> breed on beaches within the site, while Sandwich Tern <i>Sterna sandvicensis</i> are abundant on passage.</p> <p>Article 4.1 qualification (79/409/EEC)</p> <ul style="list-style-type: none"> • Little Tern, <i>Sterna albifrons</i>, Eastern Atlantic – breeding (1.7% of the GB breeding population) • Sandwich Tern, <i>Sterna Sandvicensis</i>, Western Europe/Western Africa (6.8% of the population of GB) <p>Article 4.2 qualification (79/409/EEC)</p> <ul style="list-style-type: none"> • Red knot, <i>Calidris canutus</i>, (1.6% of the north-eastern Canada/Greenland/Iceland/Northwestern Europe, wintering population) • Common redshank, <i>Tringa totanus tetanus</i> (1.1% of east Atlantic flyway population) <p>Article 4.2 qualification (79/409/EEC): An internationally important assemblage of birds</p> <ul style="list-style-type: none"> • 21312 waterfowl (5 year peak mean 01/03/2000) 	<ul style="list-style-type: none"> • Food availability • Vegetation structure • Hydrology/flow • Water depth • No disturbance • No loss of extent and distribution of habitat • Open landscape
<p>Northumbria Coast SPA</p>	<p>The site consists of mainly discrete sections of rocky shore with associated boulder and cobble beaches. The SPA also includes parts of three artificial pier structures and a small section of sandy beach. In summer, the site supports important numbers of breeding Little Tern <i>Sterna albifrons</i>, whilst in winter the mixture of rocky and sandy shore supports large numbers of Turnstone <i>Arenaria interpres</i> and Purple Sandpiper <i>Calidris maritima</i>.</p> <p>Article 4.1 qualification (79/409/EEC)</p> <ul style="list-style-type: none"> • Little Tern, <i>Sterna albifrons</i>, Eastern Atlantic – breeding (1.7% of the GB breeding population) <p>Article 4.2 qualification (79/409/EEC)</p> <ul style="list-style-type: none"> • Ruddy turnstone, <i>Arenaria interpres</i>, Western Palearctic – wintering (2.6% of the East Atlantic flyway population) • Purple sandpiper, <i>Calidris maritime</i>, Eastern Atlantic – wintering (1.6% of the East Atlantic flyway population) 	<ul style="list-style-type: none"> • No disturbance • No loss of extent and availability of habitat • Food availability • Vegetation cover

<p>Teesmouth and Cleveland Coast Ramsar Site</p>	<p>Medium-large site encompassing a range of habitats (sand and mudflats, rocky shore, salt marsh, freshwater marsh and sand dunes) on and around an estuary, which has been much modified by human activities. Together these habitats support internationally important numbers of water birds.</p> <p>Ramsar criterion 5 – Assemblages of international importance: Species with peak counts in winter: 9528 waterfowl (5 year peak mean 1998/99-2002/2003)</p> <p>Ramsar criterion 6 – species/populations occurring at levels of international importance (as identified at designation): Species with peak counts in spring/autumn:</p> <ul style="list-style-type: none"> • Common redshank, <i>Tringa totanus tetanus</i> (0.7% of GB population) <p>Species with peak counts in winter:</p> <ul style="list-style-type: none"> • Red knot, <i>Calidris canutus islandica</i>, W & Southern Africa (0.9% of GB population) 	<ul style="list-style-type: none"> • Extensive sandy/muddy (wintering species) intertidal habitats with abundant invertebrate fauna • Secure roost beyond high tide limit • Freedom from disturbance – critical in poor weather conditions • Secure breeding habitat (open sand/shingle) • Freedom from disturbance and predation • Secure food supply (primarily small fish) • Food availability • Vegetation structure • Hydrology/flow • No loss of extent and disturbance of habitat • Open landscape
<p>Northumbria Coast Ramsar Site</p>	<p>The Northumbria Coast Ramsar site comprises several discrete sections of rocky foreshore between Spittal, in the north of Northumberland, and an area just south of Blackhall Rocks in County Durham. These stretches of coast regularly support nationally important numbers of purple sandpiper and high concentrations of turnstone. The Ramsar site also includes an area of sandy beach at Low Newton, which supports a nationally important breeding colony of little tern and parts of three artificial pier structures which form roost sites for purple sandpiper.</p> <p>Ramsar criterion 6 – species/populations occurring at levels of international importance (as identified at designation): Species regularly supported during the breeding season:</p> <ul style="list-style-type: none"> • Little tern, <i>Sterna albifrons</i>, W Europe (2.2% of the GB population) <p>Species with peak counts in winter:</p> <ul style="list-style-type: none"> • Purple sandpiper, <i>Calidris maritima maritime</i>, E Atlantic (1.6% of the GB population) • Ruddy turnstone, <i>Arenaria interpres interpres</i>, NE Canada, Greenland/W Europe & NW Africa (1% of the population) 	<ul style="list-style-type: none"> • Extensive rocky (Turnstone, Purple Sandpiper) and sandy/muddy (other wintering species) intertidal habitats with abundant invertebrate fauna • Secure roosts beyond high tide limit • Freedom from disturbance – critical in poor weather conditions • Secure breeding habitat (open sand/shingle) • Freedom from disturbance and predation • Secure food supply (primarily small fish) • Food availability • Vegetation structure • Hydrology/flow • No loss of extent and distribution of habitat • Open landscape

4. Screening Of Preferred Policies in Core Strategy and Development Control Document

4.1 This section outlines the vision of the Local Development Framework and assesses if its preferred policies are likely to have a significant effect on the integrity of a designated European Site. The preferred policy along with its rationale and any anticipated effects are identified in the profiles below.

4.2 The anticipated impact of each policy is colour coded. Three colours have been used:

Green: the preferred policy, is consistent with the conservation objectives of European Sites and has no identifiable likely significant effects.

Orange: the preferred policy could potentially have an adverse impact, but this potential impact is mitigated by other policies in the plan.

Red; the preferred policy has a direct or indirect adverse effect on the integrity of a European Site, and without significant mitigation, should not be included within the plan.

4.3 None of the preferred policies have been identified in the red category as being likely to have a significant detrimental impact on designated European Sites, either when considered in isolation or in combination with other policies.

Vision and objectives of Easington's Core Strategy

4.4 The Core Strategy looks to 2024 and how employment, housing and social needs can continue to be met. It reflects a public consultation exercise on the 'Issues and Options' facing the District along with other existing strategies and plans. Our vision for Easington is to create a sustainable future for East Durham, with a thriving economy, an improved environment, a learning culture and strong, safe, healthy communities.

4.5 The Core Strategy defines a spatial vision for the District which seeks to ensure it's economic, social and environmental transformation up to 2024.

The Council's preferred spatial vision for the District is a place where:

- development meets the needs of our residents without compromising the ability of future generations to meet their own needs;
- the District is outward looking, making a distinctive contribution to the economic, social and cultural life of the region;

- a competitive and entrepreneurial economy attracts investment and jobs which are accessible, providing equality of opportunity for all;
- the population is diverse, young people and working age families remain in the District, and residents enjoy an improved quality of life;
- there is a wide choice of housing in safe and attractive communities with quality schools;
- more journeys to work, school or college are made by public transport, and fast train services from Peterlee and Seaham enable visitors to access Easington's retail, leisure and tourism assets;
- Peterlee and Seaham are prosperous centres with varied shopping, leisure and cultural facilities;
- the villages are successful, mixed tenure communities which offer a choice of quality affordable housing;
- the natural and built environment is protected and enhanced, with a framework of quality, accessible green space for the benefit of all.

4.6 The Core Strategy has five key objectives aimed at achieving the vision and exploiting significant opportunities:

1. To strengthen and diversify the local economy

This objective will focus on the development potential of existing business parks and industrial areas; maximising their connectivity; investing in employment sites and premises to sustain competitive and attractive locations for business; providing opportunities to develop other sectors of the economy such as tourism, knowledge-based and creative industries; developing the assets of the town and local centres; and increasing the economic participation of residents.

2. To create sustainable attractive communities

This objective will focus development where it creates the best opportunities for work, housing, shopping, education, culture and leisure, in order to meet social and community needs, to sustain vibrant town and local centres, and to secure attractive, safe and healthy places which improve the quality of life for residents.

3. To provide enough good quality housing to ensure residents have access to a suitable and affordable home

This objective seeks to rejuvenate and renew the housing stock to offer a choice of tenure, price and type to a range of households, particularly

young families and the elderly, in attractive places where people would want to live.

4. To improve accessibility throughout and beyond the District

At the local level, this objective will focus on improving connection between places to maximise opportunities for residents to access work, training and education; and on reducing the need to travel, particularly by car. At a wider level, it seeks better and faster connectivity with regional and national markets, maximising east-west linkages provided by the A181 and A182 with the A19.

5. To protect and enhance the District's natural and built environment

This objective seeks to deliver higher quality development and green space, to safeguard the countryside, the coast and the District's heritage, to ensure the sustainable use of natural resources and to address energy conservation and climate change.

4.7 Policy Profiles

Preferred Policy CS1 The Preferred Spatial Strategy
<p>The District of Easington comprises the following types of place:</p> <p>the main towns of Peterlee and Seaham the larger villages the rural areas</p> <p>The Spatial Strategy for Easington, as shown on the Key Diagram, is to:</p> <ul style="list-style-type: none">• achieve the objective for growth by focusing the majority of development to regenerate the main town of Peterlee and the linked settlements of Horden, Easington and Shotton;• support development which reflects the function and scale of the main town of Seaham as a service and employment centre and a visitor destination, supported by the linked settlements of Dawdon and Murton;• promote opportunities for economic growth along the A19 corridor;• support development in the larger villages commensurate with their role as local service centres, and particularly utilising previously developed land capacity at Blackhall, Station Town, Wheatley Hill, Wingate, South Hetton, Haswell, Hesleden, Thornley and Trimdon;• limit development in the smaller villages and hamlets at Castle Eden, Dalton-le-Dale, Grants Houses, Hawthorn, High Hesledon, Hutton Henry, Littlethorpe, Seaton and Sheraton to meet local needs.

Rationale
This sequential approach to development supports the Council’s vision for the future of the main towns and provides a planning framework to support the Council’s regeneration and renewal programmes.
Anticipated Effects on integrity of Sites
Land take Increase in population and visitors Some potential increase in traffic depending on public transport provision/usage Some potential increase in air pollution depending on sustainable building
Likely Significant Impact
Specific sites have not been allocated and cannot be determined until the Allocations DPD is prepared. However, any allocations made in this document or planning applications received must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations for development or planning permissions will be in the broad locations defined around the main towns, and should not, therefore, have a direct or indirect impact on designated sites when considered against all relevant policies.

Preferred Policy CS2 Providing for Employment
110 ha of general employment land will be brought forward to 2024 to meet economic development requirements identified in the Regional Spatial Strategy:

- i. 70 hectares of land south of Seaham is identified for employment, particularly for proposals associated with the creative and related industries, and generating significant employment opportunities;
- ii. 20 hectares of land is identified for employment at Hawthorn Business Park near Murton, proposals associated with geothermal energy and other micro-generation technologies will be particularly encouraged;
- iii. 18 hectares of employment land will be identified through regeneration of land on existing strategic and local employment sites and in the town and local centres;
- iv. any additional land required to supply the range of employment needs identified in an Employment Land Review will be allocated in accordance with the spatial strategy;
- v. the quality of land and premises on strategic employment sites will be safeguarded;
- vi. the necessary infrastructure should be co-ordinated with new development proposals;
- vii. developments which may have adverse environmental impacts such as noise or visual intrusion will be encouraged to locate at Thornley Station;
- viii. proposals for economic or mixed use development outside of allocated employment sites will be supported where they contribute to regeneration objectives and are well served by public transport.

Investment in education and training will also be encouraged at existing facilities, and to develop new facilities at accessible locations, in order to encourage people to develop qualifications and skills.

Rationale

The District now has a very limited range and quantity of available employment land and proposals must be assessed very stringently to safeguard what remains. The policy ensures that employment land, south of Seaham, is safeguarded to meet the Council's regeneration objectives. The policy also supports rural enterprises and the recycling of existing vacant premises on employment sites.

Anticipated Effects on integrity of Sites

Land take
 Some potential increase in traffic depending on public transport provision/usage
 Some potential increase in air pollution depending on sustainable building

Likely Significant Impact

New development within the existing employment sites will not have an impact on designated sites. Further employment sites may be needed and these will need to be in the broad locations defined in policy CS1. Sites have not been allocated and cannot be determined until the Allocations DPD is prepared. However, any

allocations made in this document or planning applications received must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations or planning permissions for development should not therefore have a direct or indirect impact on designated sites when considered against all relevant preferred policies.

Preferred Policy CS3 Town and Local Centres

Development proposals for retailing, offices, education, leisure facilities, arts, culture, tourism and social and community facilities will be focussed and promoted within the two town centres of Peterlee and Seaham. Evening and night-time uses for leisure, culture and tourism will be particularly encouraged.

The Council and its partners will aim to revitalise the centres of Peterlee and Seaham by allocating land within or adjacent to the centres to:

- make better use of existing land and buildings;
- deliver intensification of development;
- introduce quality civic space;
- introduce a greater mix of uses including residential accommodation;
- improve the quality of retail offer;
- create at least 11,800 sq. metres of new retail floorspace in accordance with the Peterlee Master Plan
- improve permeability and access;
- improve pedestrian circulation.

Development within the other Local Centres – at Blackhall, Easington Colliery, Horden, Murton, Shotton, Wheatley Hill and Wingate – as shown on the Key Diagram, will be supported where the scale and type of development reflects the role of the Local Centre in the District’s retail hierarchy and its capacity for new development, and provided that it does not adversely impact on the main town centres. The provision of local services and facilities will be maintained and improved to better serve the local community. Individual shops and small supermarkets (usually less than 1000 sq. metres floorspace) that are appropriate to the scale and character of these centres will be encouraged.

Development proposals for factory outlet retail and leisure uses at Dalton Park will be supported within the context of it’s location in the urban area of Seaham and on the A19 economic corridor in the spatial strategy .

Neighbourhood shops located outside of the centres will be protected where they are important to the daily needs of adjacent communities.

Rationale

The purpose of the policy is to improve the vitality of the town and local centres of the District.

Anticipated Effects on integrity of Sites

Land take
Increase in visitors and population
Some potential increase in air pollution depending on sustainable building

Likely Significant Impact

Impacts would be confined to town centres.

Preferred Policy CS4 Tourism and Visitor Attractions

Proposals for new hotel and tourist accommodation, and visitor attractions, will be encouraged, particularly within the main towns. Development proposals will be focused and promoted in Seaham and on the coast where there is further potential at:

- Seaham Hall and Serenity Spa;
- Seaham North Dock;
- Dalton Park;
- Caravan and visitor facilities at Crimdon

Proposals which capitalise on the unique features of the Coast will be required to have regard to protecting its special qualities.

In larger villages and the countryside, proposals for tourism and visitor attractions of an appropriate scale and type will be supported.

Rationale

Tourism represents around 10% of the regional economy. Easington attracted almost 2.6 million visitors and contributed almost £40million to the District's economy.

Anticipated Effects on integrity of Sites

Land take
Increase in number of visitors
Some potential increase in traffic depending on public transport provision/usage
Some potential increase in air pollution depending on sustainable building

Likely Significant Impact

Specific sites have not been allocated and cannot be determined until the Allocations DPD is prepared. However, any allocations made in this document or planning applications received must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations or planning permissions for development should not, therefore, have a direct or indirect impact on designated sites when considered against all relevant preferred policies.

Preferred Policy CS5 Sustainable Travel and Accessibility

The Council will work with transport providers and support public transport, walking and cycling initiatives that maximise accessibility. Development and services should be located so as to minimise the need to travel.

Improving accessibility within and beyond the district will focus on:

- i.) supporting the completion of the A182 (A1(M)-A19) East Durham Link Road;
- ii.) supporting improvements to the A19 junctions to ensure continuing development of the main towns;
- iii) improving accessibility between the major employment sites along the A19 corridor and the larger villages;
- iv) supporting the improvement of public transport to employment destinations;
- v) ensuring safe and adequate access and parking, capable of serving the amount and nature of traffic to be generated in accordance with Highway Authority Parking and Accessibility Guidelines;
- vi) the integration between different modes of transport to improve linkages between residential and other areas, particularly for walking and cycling;
- vii) providing measures to exclude or reduce the impacts of motor traffic in residential areas, particularly through the reduction of vehicle speeds;
- viii) making appropriate access provision for disabled people and those with restricted mobility;
- ix) providing facilities and/or a design capacity that enables the provision of public transport; and
- x.) encouraging multi-user routes.

Development proposals for major development that generate significant additional journeys will require Travel Plans and Transport Assessments which meets the requirements of *DfT Circular 02/2007 'Planning and the Strategic Road Network'*. This will be to demonstrate that the strategic road network will be no worse off as a result of the proposed development.

Rationale

Developments should be designed to ensure that all potential users can reach them easily, sustainably and safely and to encourage alternative forms of transport to the private motorcar.

Anticipated Effects on integrity of Sites
--

Land take Increase in visitors and population
--

Likely Significant Impact

The objective of the policy is to reduce the need to travel and reduce the number of vehicles on the road. The impact of the policy is therefore likely to be positive.

Preferred Policy CS6 Meeting Housing Requirements
--

The LDF will allocate, as a minimum, sufficient housing land to meet provision for Easington identified in the Regional Spatial Strategy for the following annual average net additions to the dwelling stock:

	dwellings per annum
2004 – 2011	370
2011 – 2016	215
2016 – 2021	70
2021 – 2024	235

Equivalent to total new dwellings, 2004 to 2024: 4720

Land will be distributed and phased to meet the RSS housing provision and to support the County Durham Growth bid in the main town areas and regeneration of the villages as follows:

	2004-11	2011-16	2016-21	2021-24
Peterlee	1000	1000	1000	200
Seaham	2200	200	100	50
Villages	1000	150	100	50
Total	4200	1300	1000	400

Total new dwellings, 2004 to 2024:7000

The Council will seek to ensure that about 870 of this provision will be homes for local people at affordable prices, divided equally between housing for social rent and intermediate housing.

Release of land for new housing will be consistent with the prioritisation and assessment of suitability of sites through the County Durham Strategic Housing Land Availability Assessment. The priority order for the sequential release of sites is:

- i.) suitable previously-developed sites and buildings within urban areas;
- ii.) other suitable urban locations;
- iii.) suitable sites adjoining urban locations; followed by
- iv.) suitable sites outside the urban areas.

Land may be released more quickly in response to housing need identified in the County Durham Strategic Housing Market Assessment.

Identified urban capacity on brownfield sites will contribute towards a District target of 80% of new housing on previously developed land.

New housing development will contribute to creating and sustaining mixed, balanced and inclusive communities by having regard to the following:

- i.) the composition of house types will aim to diversify from terraced provision to provide a better range and choice of housing within the neighbourhood;
- ii.) new housing development will be expected to achieve a minimum density of

30 dwellings per hectare. Lower densities maybe considered in locations where it is accepted that there is a need to rebalance housing provision.

iii.) redevelopment of the North East Industrial Estate for residential use will be a priority to support the growth strategy for Peterlee, subject to the relocation of existing businesses.

Rationale

To meet the EDF's objective of providing enough good quality housing to give residents access to a suitable home, new housing in the District needs to be; safe and attractive; make the most efficient use of land; and is in sustainable locations. The policy also recognises the need for new dwellings in the countryside to support rural enterprises and the recycling of existing vacant buildings where they cannot be converted for employment uses.

Anticipated Effects on integrity of Sites

Land take
Increase in population
Some increase in air pollution depending on sustainable buildings
Some increase in traffic depending on public transport provision/usage

Likely Significant Impact

Specific sites have not been allocated and cannot be determined until the Allocations DPD is prepared. However, allocations will be made in broad locations determined in preferred policy CS1 and further must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations or planning permissions for development should not therefore have a direct or indirect impact on designated sites when considered against all relevant preferred policies.

Preferred Policy CS7 Affordable Housing

In housing development proposals of 15 or more dwellings, affordable housing will be

required equivalent to at least 20% of the total number of dwellings proposed, made up of 50% for discounted sale and 50% for social rent.

The targets will be negotiable where other planning obligations need to be taken into account, and having regard to the extent and nature of local housing needs. Where a smaller proposal forms part of the larger development site on the same or adjoining land, the Council will negotiate on the basis of affordable provision for the whole site.

The Council will require affordable housing provision to be retained in perpetuity and as such will expect it to be delivered through a Registered Social Landlord or similar body, usually by legal agreement between the Developer, the Landowner and the Council.

Rationale

In 2006 the Council commissioned a report to assess the need for affordable housing across the District. Although there was no clear evidence of a shortfall in provision, affordable housing is needed to help with regeneration activities and provide for lower income households.

Anticipated Effects on integrity of Sites

No environmental impacts are anticipated from this preferred option. Any impacts are a function of the location chosen or housing development in general which are considered in the Spatial Strategy and the policy for housing.

Likely Significant Impact

Specific sites have not been allocated and cannot be determined until the Allocations DPD is prepared. However, allocations will be made in broad locations determined in preferred policy CS1 and further any allocations must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations or planning permissions for development should not therefore have a direct or indirect impact on designated sites when considered against all relevant preferred policies.

Preferred Policy CS8 Gypsies and Travellers
<p>Permission will be granted for the provision of accommodation for gypsies and travellers where there is genuine and proven need and demand and where the proposal accords with the following criteria:</p> <ul style="list-style-type: none"> i.) the site is satisfactorily serviced, including water, sewerage and refuse disposal facilities; ii.) the site is within a reasonable range of services and facilities, such as shops and schools; iii.) the proposal is well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area; iv.) the site is not located where it would cause harm to environmentally sensitive areas such as the green belt and the coastal zone; v.) the proposal will not result in disturbance or loss of amenity to neighbouring properties or occupiers; and vi.) there are satisfactory access and highway arrangements <p>Locations beyond the built up areas may be appropriate provided that care is taken to avoid visually intrusive sites.</p> <p>Permanent accommodation for gypsies and travellers will be allocated in accordance with identified needs.</p>
Rationale
<p>Gypsies and travellers make up a small proportion of the population but have specific needs related to their lifestyle.</p>
Anticipated Effects on integrity of Sites
<p>Land take Small increase in visitors and population</p>
Likely Significant Impact
<p>The policy is worded so that development will be located away from environmentally sensitive areas, and there is therefore likely to be no significant impact.</p>

Preferred Policy CS9 Providing For Green Space, Sport and Recreation

The protection and enhancement of existing and proposals for new provision of open space and sporting facilities will be promoted by:

- i. supporting schemes that will protect and improve the quantity, quality and accessibility of open space, play and sporting facilities in accordance with adopted standards;
- ii. supporting proposals that contribute to the development of the following green space hierarchy:

Strategic space - country parks and linear open spaces which attract weekend and educational visits in addition to local residents, focused on the Durham Coast, Castle Eden Dene, the Haswell to Hart and other routes on the National Cycle Network;

Urban space - District Park in the main towns of Peterlee and Seaham, capable of hosting large community events and to attract weekend visitors; Community Parks with facilities to attract visitors for prolonged periods, focused on the larger villages defined in the spatial strategy;

Neighbourhood space - Neighbourhood and Local Parks, play areas and amenity green space, for everyday visits principally on foot, focused on the smaller villages and local neighbourhoods.

Adopted standards and targets for the provision of open space and sporting facilities within each level of the hierarchy will be determined in locations in accordance with an approved Green Space Strategy. Land will be allocated in appropriate locations to remedy any deficiencies in provision, or de-allocated where it does not contribute to the hierarchy.

All new residential development will be expected to contribute towards delivering the green space hierarchy, either through a standard charge determined in the Green Space Strategy, or where appropriate through onsite provision.

Proposals which involve the loss of existing open space or sporting provision will only be supported where it is demonstrated that the facility is no longer needed in that location, and that its loss will not result in a deficiency in quantity, quality or access to similar types of provision in the locality.

Rationale

Open spaces, sport and recreation all underpin people’s quality of life. The EDF can help deliver easy access to good quality open space and recreation facilities.

Anticipated Effects on integrity of Sites

The option is essentially about protecting or enhancing the open space within the

district and improving accessibility. No environmental impacts are anticipated.

Likely Significant Impact

The policy is likely to have a positive impact.

Preferred Policy CS10 Promoting High Quality Design

Development proposals will be expected to demonstrate a commitment to achieving good design which respects local character, makes a positive contribution to the local area, creates safer, healthier places, deters crime and provides inclusive access. To protect the amenity of people living and working in

the vicinity of the site, proposals should have particular regard to the following;

- i.) contribute positively to the local environment;
- ii.) overlooking, overshadowing or overbearing impact;
- iii.) loss of privacy;
- iv.) making efficient use of land;
- v.) noise, air, water, ground, vibration, light, or other harmful pollution;
- vi.) traffic generation and highway safety;
- vii.) good connectivity to the transport network, including footpaths and routes.

Where Design and Access Statements are required, the Statement should address the following matters:

- use of the site including how this will fit in with the area;
- amount of development applied for and why this is appropriate;
- layout of development and the relationship between different uses in and around the site;
- scale of development, the maximum and minimum size of buildings and spaces;
- landscaping, explaining the principles that will be used to draw up the details;
- appearance, setting out the design rationale that underpins the proposal
- access, to ensure all users have equal and convenient access to the buildings and spaces

Rationale

The promotion of attractive new buildings and spaces that are accessible, designed with safety in mind, and contribute to a better quality of life for all are essential to improving the environment of the District.

Anticipated Effects on integrity of Sites

The option is essentially about protecting or enhancing the environment within the District. No environmental impacts are anticipated.

Likely Significant Impact

The policy is likely to have a positive impact.

Preferred Policy CS11 Sustainable Development and Renewable Energy

Development proposals will be encouraged to make maximum use of environmentally sound and energy efficient construction methods, to avoid pollution, minimise the use of resources, conserve energy and water, and to avoid the risk of flooding.

Proposals to promote energy from renewable sources must reflect the capacity and sensitivity of the landscape to accommodate it, and take account of the cumulative impact of developments, as defined for the East Durham Limestone Area in the North East Windfarm Development and Landscape Capacity Study. Protection of the Durham Heritage Coast will be a priority.

Microgeneration projects and other technologies designed to reduce carbon dioxide emissions will be particularly encouraged.

Proposals will mitigate or compensate for any associated adverse impacts, and provision will be made for the removal of equipment and re-instatement of the site at such times as it ceases to be operational.

The following criteria will be taken into account in all development proposals:

- i.) the layout and design of new development will be expected to minimise energy consumption;
- ii.) commercial developments over 1000 sq metres will be expected to provide a minimum of 10% of estimated energy usage from local renewable sources and meet at least the BREEAM Very Good Standard, or higher as dictated by future legislation;
- iii.) residential schemes over 10 houses will be expected to provide a minimum of 10% of estimated energy usage from renewable sources and meet at least Level 3 of the Code for Sustainable Homes, or higher as dictated by future legislation;
- iv.) development should incorporate infrastructure and services to serve the development including recycling and waste facilities, and Sustainable Urban Drainage Systems, where appropriate, to reduce the risk of flooding.

Where site constraints mean that the provision of renewable energy on site is not feasible, the development will be required to demonstrate an additional 10% reduction in overall energy consumption.

Areas at most risk from flooding in Easington are identified along the coastline and adjacent to the Denes. Development proposals identified as being at risk of flooding will require a flood risk assessment to address the risk of flooding to the development, the risk of flooding arising from the development, and to have regard to the impacts of climate change.

Rationale

The Council wishes to take a positive approach to energy generation from renewable sources and ensure development is designed to use renewable energy. The Council is already taking a pro-active approach in encouraging businesses

and homeowners to improve energy efficiency and consumption by publishing a Climate Change Community Action Plan². Renewable energy has a significant role to play in addressing global warming. The Government is committed to deliver 10% of our electricity from renewable sources by 2010 and this figure is to double to 20% by 2020.

Anticipated Effects on integrity of Sites

Encouraging developments to be environmentally sustainable.
Some potential impact on flight path of birds from wind turbines.
Land take

Likely Significant Impact

Some impacts of this policy will be positive. Any planning applications received must be assessed in respect of preferred policy CS13. This seeks to protect and enhance designated sites of international, national, regional and local importance. This would preclude the allocation or approval of prejudicial development. In particular proposed windfarms will be assessed to ensure they don't significantly prejudice migratory birds of importance to designated sites, either inside or outside the District. In addition, all designated sites, (bar Thrislington in Sedgefield), are along the coast and at Castle Eden Dene. These areas are most at risk of flooding and are very unlikely to be acceptable for significant development. Future allocations or planning permissions for development should not therefore have a direct or indirect impact on designated sites when considered against all relevant preferred policies.

Preferred Policy CS12 Protection and Enhancement of Landscape and Local Heritage

To protect the quality and character of the countryside and the settings of the towns and villages, the Council will:

- i.) give priority to the protection, enhancement or restoration of the landscape characteristics and natural beauty of the Durham Heritage Coast and the East Durham Limestone Plateau;
- ii.) facilitate the expansion of tree cover to support the Great North Forest, particularly on derelict and underused sites and the urban fringe;
- iii.) protect the openness of the land designated as Green Belt to the east of the A19 north of Seaham and north of the B1404 road and west of Seaton;
- iv.) preserve and enhance the appearance and setting of the Conservation Areas, currently identified in Castle Eden, Easington Village, Seaham Harbour and Hawthorn;
- v.) preserve the special characteristics of listed buildings; unlisted buildings of local importance; sites of archaeological interest; and the historic parks and gardens at Passmore Pavilion in Peterlee and the Castle at Castle Eden.

Rationale

The countryside, coast, conservation areas, historic buildings and parks and gardens are important resources of economic, social and environmental value. Their quality and character needs to be protected and enhanced.

Anticipated Effects on integrity of Sites

Option is primarily about restoring or enhancing the natural and built environment. No environmental impacts are anticipated.

Likely Significant Impact

The policy is likely to have a positive impact.

<p>Preferred Policy CS13 Biodiversity and Geological Conservation</p>
<p>The District’s biodiversity and geological interest will be protected and enhanced to optimise conditions for wildlife, and secure the integrity of the network of designated sites (of international, national, regional and local importance), the wildlife corridors, migratory bird paths, Areas of High Landscape Value, ancient woodland, veteran trees, hedgerows, and the habitats and species identified in the County Durham Biodiversity Action Plan.</p> <p>The level of protection will depend on the site’s status and its importance in meeting the objectives and targets in the Plan.</p> <p>New development should result in no net loss of biodiversity value of Priority Habitats and species identified in the Plan; and should include suitable measures to contribute to the overall biodiversity in the District, in accordance with the requirements of PPS9.</p> <p>The redevelopment of previously developed land should incorporate measures to protect any biodiversity interest.</p>
<p>Rationale</p>
<p>The LDF has a duty to ensure sites of biological and geological diversity are conserved and enhanced and where appropriate, protected. Natural habitats and geological and geomorphological sites should be improved and extended.</p>
<p>Anticipated Effects on integrity of Sites</p>
<p>Option is primarily about reducing any impact there may be on designated sites. No significant impacts are anticipated.</p>
<p>Likely Significant Impact</p>
<p>The policy is likely to have a positive impact.</p>

Preferred Policy CS14 Planning Obligations

In order to secure necessary community benefits required as a consequence of development, the Council will seek to negotiate planning obligations where any of the following circumstances apply:

- a. where the provision of affordable housing is required;
- b. where there is a need to ensure that the residential development is phased to ensure regeneration in accordance with the Spatial Strategy, and delivery of accommodation for the elderly in identified locations;
- c. where infrastructure, drainage and flood prevention measures are required;
- d. where development requires highway, transport and access improvements;
- e. where community facilities and services are required;
- f. where contributions for Art are appropriate;
- g. where green space or recreation provision or maintenance is required;
- h. where improvements to biodiversity and heritage assets are required;
- i. where mitigation measures are required to remedy the adverse environmental or social impacts of development, or to address climate change.

Detailed guidance will be provided in Supplementary Planning Documents in order to determine the levels of contributions and procedures to secure them.

Rationale

A priority of the planning system is to deliver sustainable development to achieve key social, environmental and economic objectives. The use of planning obligations provides a means to secure developer contributions towards the provision of infrastructure and services to enable proposed developments to proceed.

Anticipated Effects on integrity of Sites

The use of a planning obligation should ensure that proper consideration is given to environmental issues, and that measures are taken to enhance and maintain local neighbourhood services and facilities. No significant impacts are anticipated.

Likely Significant Impact

The policy is likely to have a positive impact.

5. SCREENING OF 'IN COMBINATION' EFFECT'S OF EASINGTON DEVELOPMENT PLAN WITH OTHER PLANS AND PROJECTS

5.1 The Habitats Regulations require plans to be assessed in relation to their 'in combination' effects with other plans or projects. Relevant plans and projects are listed, with an assessment of potential combined effects.

PLAN/PROJECT	CONTENTS	COMBINED EFFECT
And the Weather Today is... Sustaine – Climate Change in the NE	<p>Natural Environment Objectives:</p> <ul style="list-style-type: none"> . Make provision in all plans to increase wildlife, habitat and landscape diversity. . Proactively link with neighbouring regions when planning, to encourage widespread diversity of habitats and landscape throughout the Region. <p>Agricultural and Forestry Objectives:</p> <ul style="list-style-type: none"> . Increase woodland cover in the NE from 11% to 20% <p>Lifestyle and Built Environment Objectives:</p> <ul style="list-style-type: none"> . Ensure that off all levels of planning and urban regeneration greater account is taken of the impacts of climate change. <p>Energy Resource Objectives:</p> <ul style="list-style-type: none"> . Increase opportunities to minimise energy usage and obtain energy from renewable resources 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p> <p>A potential cumulative effect relates to renewable energy generation from wind turbines. Preferred policy CS 13 protects designated sites from any specific developments. Any threats to migratory birds important to designated sites will be assessed at application stage in accordance with preferred policy CS11 and CS13.</p>
Regional Planning Guidance for the North East (RPG1) – (GO-NE)	<p>The vision and strategy for the North East is for the sustainable development of the region based on key themes: Regeneration; Opportunity; Accessibility; Conservation; Locational Strategy. Will be superseded by the Regional Spatial Strategy (see below).</p>	<p>This guidance will soon be superseded by Regional Spatial Strategy for the North East.</p>

Regional Spatial Strategy for the North East	The Regional Spatial Strategy (RSS) sets out a long term strategy for the spatial development of the North East and provides the spatial context for the delivery of other regional strategies. It specifically requires other strategies, plans, and planning proposals to continue to promote the protection and enhancement of internationally and nationally important sites and species. The objective of the strategy is to reduce the economic and social disparities between the North East and other regions, whilst protecting and enhancing the regions environment, delivering sustainable communities, improving connectivity and accessibility within and beyond the region, and encouraging renewable energy regeneration. It will require accelerated economic activity and a renaissance throughout the region.	The preferred policies in the LDF are consistent with the objectives of this document. A potential cumulative effect relates to renewable energy generation from wind turbines. Preferred policy CS 13 protects designated sites from any specific developments. Any threats to migratory birds important to designated sites will be assessed at application stage in accordance with preferred policy CS11 and CS13.
Sustainable Communities in the North East	Need to create sustainable communities which: <ul style="list-style-type: none"> . Are economically prosperous . Have decent homes at a price people can afford . Safeguard the countryside . Enjoy a well-designed, accessible and pleasant living and working environment . Are effectively and fairly governed with a strong sense of community. 	The preferred policies in the LDF are consistent with the objectives of this document.
The Northern Way	<ul style="list-style-type: none"> . Policy priorities to accelerate the rate of economic growth. . Bring more people into work . Strengthen the North's knowledge Base . Build a more entrepreneurial North . Capture a larger share of global trade . Meet employer skills needs . Prepare a northern airports priorities plan an improve surface access to key northern airports . Create a premier transit system in each city region and stronger linkages between city regions . Create truly sustainable communities . Market the North to the World 	The preferred policies in the LDF are consistent with the objectives of this document.

<p>Unlocking our Potential – The Regional Economic Strategy for the North East (OneNE)</p>	<p>Sets out a framework for delivering the economic aspirations of the North East. Specifically considering the need to create a knowledge driven economy where sustainable wealth generation drives environmental and social improvement by;</p> <ul style="list-style-type: none"> . Creating wealth by raising the productivity of all businesses . Establishing a new entrepreneurial culture . Creating a healthy labour market supported by a skilled workforce . Recognising our universities and colleges at the heart of the region's economy . Meet 21st Century transport, communication and property needs . Realising the renaissance of our rural and urban communities 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Shoreline Management Plan (SMP) 2</p>	<p>The SMP sets out preferred policies to safeguard the natural and human environments and to create community confidence in delivery of this important service. The operating authorities take very seriously their stewardship role for the coast. An SMP is a 'living' document used by the operating authorities and other organisations (e.g. Environment Agency, English Nature, North York Moors National Park and others) to consider the planning and implementation of sea defences and other maritime works.</p>	<p>The preferred policies in the LDF incorporate the objectives of this document.</p>
<p>County</p>		
<p>County Durham Biodiversity Action Plan (County Durham BAP Partnership)</p>	<p>Includes lists of priority species and habitats that should be conserved and where possible enhanced through the planning system, (Local BAP targets now formalised through PPS9)</p>	<p>The preferred policies in the LDF incorporate the objectives of this document</p>
<p>Co Durham Economic Strategy 2002 – 2007</p>	<p>The vision of this document is to secure the economic well- being of the County. The strategy has several overarching aims; to create high quality employment; to generate wealth within the local economy; to develop an enterprise culture; to strengthen and diversify the local economy; and to exploit the potential of the knowledge economy.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>

County Durham Landscape Strategy	Document aims to make development more sustainable by helping to ensure that it respects the character of the landscape. New development, especially in rural areas should respect the character of the landscape, as described in the DCC landscape character assessment	The preferred policies in the LDF are consistent with the objectives of this document.
County Durham Local Transport Plan 2001-2006 (DCC 200)	Key aims include: reducing the need to travel; encouraging walking, cycling and public transport; minimising the environmental and local community impact of road transport; addressing the highway safety of all road users.	The preferred policies in the LDF are consistent with the objectives of this document.
County Durham Strategic Vision	The document acts as a central plan to influence and guide the work and activities of partner organisations. There is an aim to ensure that community needs and aspiration are met, and much needed investment is brought into the County so that by 2023 the quality of life in the County is second to none. It includes providing a wide range of high quality choices for all young people leaving school leading to further and higher education, employment or other opportunities, developing a network of computer-connected 'Community Hubs' serving towns and villages as centres for leisure, learning, community activities and socialising, improve health to match the national average, building a voluntary sector, taking a radical approach to housing and neighbourhood improvement by replacing and improving housing, providing sites for new homes and developing local improvement initiatives to promote sustainable communities. More objectives can be found in the document.	The preferred policies in the LDF are consistent with the objectives of this document.
Durham Heritage Coast Management Plan 2005 – 2010	The document profiles the physical and natural qualities of the coast as well as social and economic background of the local area. The plan highlighted relevant and related national, regional and local plans. The plan sets out a programme for the future management and protection of the coast as well as indicators to monitor the health of the management area.	The preferred policies in the LDF are consistent with the objectives of this document.

District		
<p>Sedgefield Borough Council: Core Strategy Preferred Options</p>	<p>The document sets out the spatial strategy for Sedgefield District. The aims of the strategy are to enhance social inclusion and well being, to improve the quality of where people live, to reduce the impact of development on climate change, to protect and enhance natural resources and to encourage and support a competitive and diverse economy. Preferred policies specifically propose to protect the integrity of International Sites of nature conservation importance and insure they are managed in accordance with conservation objectives.</p>	<p>The Appropriate Assessment accompanying this document highlights that Thrislington SAC is adjacent to Thrislington Quarry which may be subject to future waste disposal/reclamation. Future proposals for waste facilities/polluting processes are to be subject to an Appropriate Assessment of their effects.</p> <p>A migratory birds study has been carried out for five Durham Districts, including Sedgefield. Any related threats to designated sites should therefore be identified and assessed at application stage.</p> <p>The preferred policies in the LDF should not give rise to any further cumulative effects.</p>
<p>Sunderland City Council: Core Strategy Preferred Options</p>	<p>This document sets out the spatial strategy for Sunderland District Council. The objectives of the plan are to create a focused spatial distribution of employment, housing and other uses, to plan for sustainable growth of the city's population, to reduce carbon emissions and minimise flooding, to protect and enhance natural resources, to achieve sustainable, attractive and popular residential neighbourhoods, and to develop economic prosperity by providing a wide portfolio of high quality employment sites.</p>	<p>The preferred policies in Sunderland City Council's Core Strategy have no direct implications for designated sites.</p> <p>Representations will be made on any planning application for development in Sunderland likely to affect migratory birds. This issue is likely to be identified in the City Council's own Appropriate Assessment for the plan, currently in preparation.</p>

<p>Sustainability Appraisal for Easington's Development Framework Core Strategy and Development Control Development Plan Document.</p>	<p>This document evaluates preferred options for Easington against sustainability objectives. Appraisal findings were then used to influence the preferred options. Sustainability Objectives are:</p> <ul style="list-style-type: none"> • Enhance strong, inclusive communities • Give everybody the opportunity to live in decent and affordable home • Improve the health of local people and reduce poverty • Improve community safety and reduce fear of crime • Improve sustainable travel and access to services and amenities • Improve education and training and maintain healthy labour market • Develop a sustainable and diverse economy that supports high employment • Protect and enhance cultural heritage and the historic environment • Protect and enhance landscape quality and character • Reduce waste and minimise use of natural resources • Protect and enhance biodiversity and geodiversity • Protect and improve the quality of surface, ground and coastal waters • Address climate change and protect air quality 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Environmental Policy; District of Easington</p>	<p>This document states the aim of the council to minimise the negative effects of its activities on the environment, and to maximise the positive impacts. It has several main objectives; protecting natural resources and biodiversity; reducing waste; preventing and controlling pollution, reducing transport impacts; and changing purchasing practices.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Affordable Warmth Strategy</p>	<p>This strategy addresses the issue of fuel poverty in the District. Its key priorities tackle the requirements of HECA, to improve the health of the community, assist the provision of affordable warmth and provides advice on promoting energy efficiency.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Corporate & Performance Plan (2005-2006)</p>	<p>An overarching document which outlines the District's priorities and objectives. It also highlights the Government's Best Value Performance Indicators and lays out the financial plans and forecasts.</p> <p>It is concerned with creating a sustainable future for the area with a thriving economy, an improved environment, a learning culture and strong, safe and healthy communities.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>

<p>Community Strategy 2004-2006</p>	<p>The Community Strategy is not a fixed document but was developed from the issues brought forward from the 2001 Community Appraisals. It outlines the main actions to ensure that programmes and policies are focused on improving the quality of life in the District by 2010.</p> <p>The strategy has five main aims:</p> <ul style="list-style-type: none"> . improving employment and enterprise; . developing sustainable communities; . tackling social exclusion and health inequalities; . investing in young people; . restoring reassurance. 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Contaminated Land Strategy</p>	<p>The objective of the strategy is to identify, remediate unacceptable risks from contaminated land to human health, specified property and the environment.</p> <p>The Council's priorities in dealing with contaminated land will be:</p> <ul style="list-style-type: none"> - To protect human health - To protect controlled waters - To protect designated eco systems - To protect the built environment and prevent damage to property - To prevent any further contamination of land - To encourage voluntary remediation - To encourage re-use of brownfield land <p>Implements various legislation including The Contaminated Land (England) Regulations 2000 & the Environmental Protection Act 1990.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>District of Easington Green Space Strategy</p>	<p>The strategy seeks to balance greenspace provision and costs and management with community needs and aspirations. It includes an assessment of existing open space and analysis of public consultation.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>

<p>Housing Strategy (2002 - 2007) (new one out in June)</p>	<p>This is an overarching strategy that incorporates many other issues and strategies including affordable warmth & homelessness. The strategy includes five Housing Directorate Objectives.</p>	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p>
<p>Local Agenda 21 Strategy - Our Future in Our Hands</p>	<p>The strategy includes a series of key themes including;</p> <ul style="list-style-type: none"> . Energy Conservation . Natural Environment . Community Safety . Land Use and the Built Environment . Economic Development and Regeneration . Noise Control . Air and Water Quality . Light Pollution . Housing . Healthy Living . Transport . Waste and Recycling . Purchasing 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p> <p>A potential cumulative effect relates to renewable energy generation from wind turbines. Preferred policy CS 13 protects designated sites from any specific developments. Any threats to migratory birds important to designated sites will be assessed at application stage in accordance with preferred policy CS11 and CS13.</p>

Local Climate Change Action Plan (CSE)	<p>Produced in Partnership with the Community Strategy and sets out an Action Plan showing how district wide there will be reductions in greenhouse gas emissions and fuel poverty. It also includes advice for local communities and local businesses to save energy. The district has signed the Nottingham Declaration and as a result, made a commitment to take local action to curb the threat of climate change.</p> <p>The Government's Carbon Management Matrix assessed the district wide carbon dioxide emissions. The Climate Change Action Plan identifies the actions necessary to achieve significant reductions in greenhouse gas emissions of across the following sectors;</p> <ul style="list-style-type: none"> - Domestic properties - Public sector Buildings - Business and commercial Sectors - Transport Sector - Renewable Energy Technologies - Training and Awareness 	<p>The preferred policies in the LDF are consistent with the objectives of this document.</p> <p>A potential cumulative effect relates to renewable energy generation from wind turbines. Preferred policy CS 13 protects designated sites from any specific developments. Any threats to migratory birds important to designated sites will be assessed at application stage in accordance with preferred policy CS11 and CS13.</p>
Neighbourhood Renewal Strategy	This document seeks to highlight the six key services within the District of Easington; crime & community safety, employment, environment, health, housing & lifelong learning.	The preferred policies in the LDF are consistent with the objectives of this document.
Peterlee Regeneration Framework	The Regeneration Framework consists of several sub-frameworks including economic, labour supply & worklessness, housing and health for the one of the largest conurbations in the district.	The preferred policies in the LDF are consistent with the objectives of this document.

6. SUMMARY AND CONCLUSIONS

Table 3: Possible Impacts of Preferred Policies on Individual Sites

Policy/Site	Durham Coast SAC	Castle Eden Dene SAC	Teesmouth & Cleveland Coast SPA	Teesmouth & Cleveland Coast Ramsar Site	Northumbria Coast SPA	Northumbria Coast Ramsar Site
CS1 The Preferred Spatial Strategy						
CS2 Providing for Employment						
CS3 Town and Local Centres						
CS4 Tourism and Visitor Attractions						
CS5 Sustainable Travel and Accessibility						
CS6 Meeting Housing Requirements						
CS7 Affordable Housing						
CS8 Gypsies and Travellers						
CS9 Providing for Green Space, Sport and Recreation						
CS10 Promoting High Quality Design						
CS11 Sustainable Development and Renewable Energy						
CS12 Protection and Enhancement of Landscape and Local Heritage						
CS13 Biodiversity and Geological Conservation						
CS14 Planning Obligations						

6.1 The summary table above shows that the Easington Local Development Framework is unlikely to have a detrimental effect on the integrity of European designated sites. Indeed, most policies, like policy CS12, which seeks to protect and enhance the landscape, will have a positive or insignificant effect on sites (green). Other policies could be potentially prejudicial on their own, because they seek to allocate further land for development or permit specific types of development, such as tourist facilities. However, the implementation of preferred policy CS 13 on geodiversity in tandem with the development proposal would ensure that any development related to these policies would not be permitted if it is likely to be prejudicial.

6.2 The document review does not suggest other plans and policies will have a significant 'in combination' effect with the Local Development Framework which would give rise to prejudicial impacts.

