


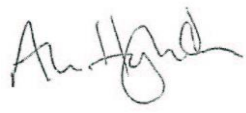
# **South Lakeland Local Plan Part 3**

**Development Management  
Policies DPD: Publication  
Version**

**Sustainability Appraisal  
Final SA Report**

**September 2017**



<b>Project Role</b>	<b>Name</b>	<b>Position</b>	<b>Actions Summary</b>	<b>Signature</b>	<b>Date</b>
<b>Lead Consultant</b>	Paul Copeland	Senior Consultant	Draft SA Report		July 2017
<b>Project manager</b>	Ian McCluskey	Principal Consultant	Technical Review of SA Report		July 2017
<b>Technical Specialist / Project Director</b>	Alan Houghton	Associate Director	Sign off		July 2017

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**Appendix I: Individual draft policy appraisals**

**Appendix II: Appraisal of options**

**Appendix III: Scoping Report update**

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# **Introduction**

# **01**

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# 1 INTRODUCTION

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## 1.1 Introduction

1.1.1 AECOM has been commissioned by South Lakeland District Council to undertake a sustainability appraisal (SA) in support of the Publication version of the South Lakeland Development Management Policies DPD September 2017 (the 'DPD').

1.1.2 At present, planning applications in South Lakeland outside the National Parks are assessed against policies in several documents; the Core Strategy, the Land Allocations and the 'saved' policies of the South Lakeland Local Plan 2006, (which were adopted in 1997), as well as taking into account national policies. The new Development Management policies will:

- Fill in any gaps in policy, particularly since the publication of the National Planning Policy Framework (NPPF) and more recent national Planning Practice Guidance.
- Update policies that are out of date.

1.1.3 Further details can be found on the Council's website:

<http://www.southlakeland.gov.uk/building-and-planning/south-lakeland-local-plan/>

## 1.2 Previous Work

1.2.1 AECOM previously prepared an 'Interim SA Report', which presented the findings from the appraisals that were undertaken on policy options and draft policies within the draft DPD (October 2016).

1.2.2 Following consultation on the draft DPD and the interim SA Report a final SA report has been prepared to guide and inform the publication version of the Development Management Policies, taking into account the interim SA Report findings and consultation responses. This SA Report documents the appraisal process in full.

## 1.3 An introduction to Sustainability Appraisal

1.3.1 Sustainability Appraisal (SA) is a process for helping to ensure that Plans achieve an appropriate balance between environmental, economic and social objectives. SA should help to identify the sustainability implications of different plan approaches and recommend ways to reduce any negative effects and to increase the positive outcomes.

1.3.2 SA is also a tool for communicating the likely effects of a Plan<sup>1</sup> (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.

1.3.3 Although SA can be applied flexibly, it is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive). The regulations set out prescribed processes that must be followed. In particular the Regulations require that a report is published for consultation alongside the draft plan<sup>2</sup> that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA/SEA report must then be taken into account, alongside consultation responses when finalising the plan.

1.3.4 SA/SEA can be viewed as an iterative four-stage process that produces a number of statutory and non-statutory outputs. As illustrated in Figure 1.1 below, 'Scoping' is a mandatory process under the SEA Directive, but the publication of a scoping report is a voluntary (but useful) output. The

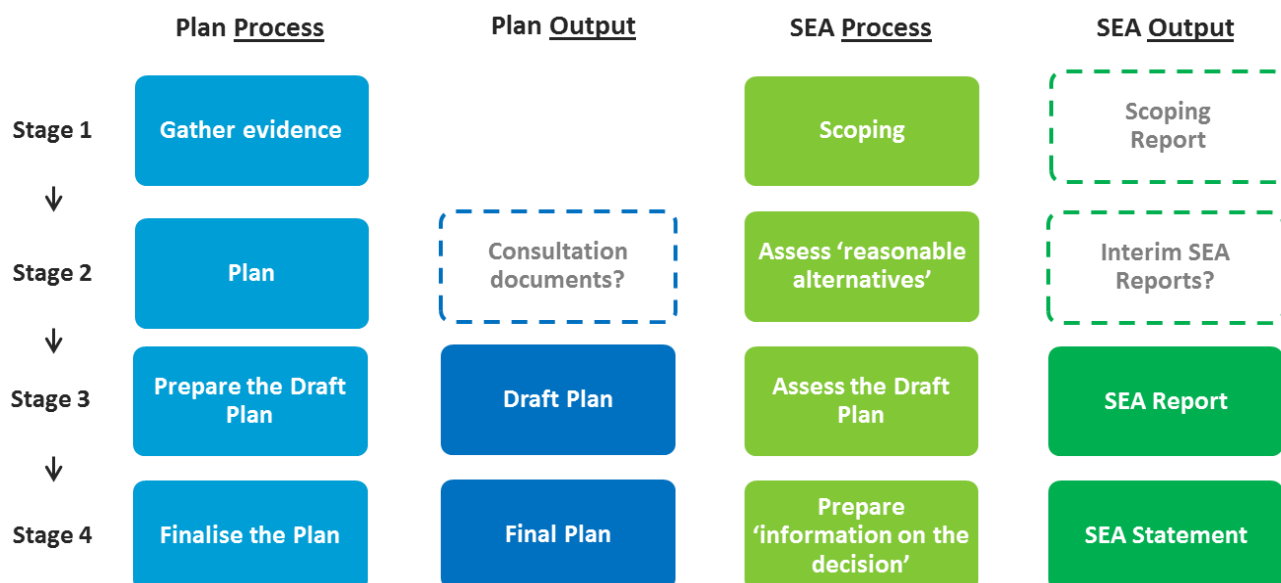
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<sup>1</sup> Specific references to 'the Plan' in this SA Report refer to the Development Management Policies DPD.

<sup>2</sup> Which according to the National Planning Policy Guidance (NPPG), with regards to SA/SEA is the Publication version of the Plan at Regulation 19 stage consultation

interim SA Report was not a compulsory requirement, but it helped to demonstrate early and effective engagement.

**Figure 1.1: SA/SEA as a four stage process**



- 1.3.5 This SA Report essentially represents the outcome of stages 2 and 3 of this process (though these are also informed by stage 1).

## 1.4 The process so far

### Stage 1: Scoping

- 1.4.1 The scoping stage of SA/SEA involves the following key tasks, which are undertaken to identify the environmental, social and economic issues that should be a focus of the SA/SEA and how the assessments will be undertaken.
- Reviewing the policy context.
  - Establishing the current and projected baseline position for a range of environmental factors.
  - Identifying the key environmental issues.
- 1.4.2 Establishing a methodological framework that will be used as a basis for undertaking assessments (referred to as a SEA Framework).
- Identifying limitations and assumptions.
- 1.4.3 After gathering this information, the Council prepared a Scoping Report, to present the scope of the SA to interested parties.
- 1.4.4 The Scoping Report was published and sent to the statutory bodies (Historic England, Natural England, and the Environment Agency) to seek input and feedback on the scope of the SEA. In particular whether:
- The relevant policy context had been reviewed;
  - Up-to-date and relevant baseline information had been gathered;

- The most important environmental issues have been identified; and
  - The assessment methodology is appropriate.
- 1.4.5 Following the period of consultation (which lasted 5 weeks between Wednesday 16<sup>th</sup> September and Wednesday 21<sup>st</sup> October 2015), the Council responded to feedback as deemed necessary before finalising the Scoping Report.

#### Stage 2: Assessment of Reasonable Alternatives

- 1.4.6 Stage 2 of the SA/SEA process involves identification and assessment of ‘reasonable alternatives’. This means comparing different approaches that could be taken to achieve the objectives of the DPD. In this case, this relates to whether there are different options for policies that will be included within the DPD.
- 1.4.7 Chapter 3 of the report explains the process that the Council has undertaken with regards to the identification and appraisal of alternatives (options).

#### Stage 3: Assessment of the draft Plan (DPD)

- 1.4.8 The SA process runs parallel to the preparation of the DPD. Therefore, during the preparation of the Draft DPD, an assessment was carried out of the emerging / draft policies and the DPD ‘as a whole’. This allowed the findings of the SA to be taken into consideration before the draft DPD was finalised. An interim SA October 2016 Report set out an assessment of the Draft DPD at that stage.
- 1.4.9 Plan making is iterative, and so a further appraisal of the draft final DPD was undertaken prior to the Publication version of the DPD. This appraisal is documented in the SA Report. In essence therefore, there have been two rounds of SA during Stage 3 of the SA process; initially the ‘Interim SA Report’ followed by the ‘SA Report’.

#### Likely Significant Effects

- 1.4.10 The likely significant effects of the DPD are discussed both in the individual policy appraisals in Appendix I, whilst a summary of the appraisal of the proposed policies against the four sustainability themes is presented in chapter 6 ‘Appraisal Findings of the Publication DPD’.

#### Mitigation

- 1.4.11 As part of the SA process, where potential negative impacts arise the SA is to suggest mitigation measures in order to avoid unacceptable impacts on the social, economic and environmental conditions within South Lakeland. These mitigation measures have been considered during the preparation of the Draft DPD and have continued to be considered during the subsequent stages of plan preparation.

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**Scoping**

**02**



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## 2 SCOPING

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### 2.1 Introduction

- 2.1.1 The purpose of the scoping stage is to gather information about the Plan area and its policy context. This allows for key issues to be identified for which the SA should focus on. The approach to appraisal is also set out at the scoping stage, to ensure that stakeholders are in agreement with the proposed methodologies.
- 2.1.2 The Council prepared a Scoping Report which presented this information and consulted upon the report between Wednesday 16<sup>th</sup> September and Wednesday 21<sup>st</sup> October 2015. The Council responded to feedback as deemed necessary before finalising the Scoping Report.
- 2.1.3 The information and methods outlined in the Scoping Report were used in the appraisal of issues and options and draft policies. However, it should be remembered that the scope of the SA constantly evolves as new evidence and information become available. Therefore, the scope has been refreshed throughout the plan making process to ensure that it remains focused on the correct issues.
- 2.1.4 As part of this SA Report, a full update to the Scoping Report is presented in **Appendix III**. This sets out the most recent baseline information, policy context/review and the methodology behind the development of the SA Framework; which is key to appraising the Plan.
- 2.1.5 It should be noted that the baseline update and refresh to the contextual review did not lead to substantial changes to the key issues identified. Therefore, the SA Framework and methods used throughout the SA remain appropriate.
- 2.1.6 The updated key issues and SA Framework are presented in sections 2.2 and 2.3.

### 2.2 Key sustainability issues

#### *Housing*

- High levels of second home ownership
- Housing affordability
- Lack of appropriate mix and amount of housing types, sizes and tenures

#### *Economy, Town Centres and Tourism*

- Relative affluence can disguise smaller areas of relative deprivation.
- Young people leaving the area to undertake higher education and often don't return due to a lack of suitable jobs and housing affordability
- A significant minority of the population have no qualifications.
- Tackling vacancy rates in town centres and ensuring viability and vitality of town centres.
- Loss of better-paid professional/commercial employment. More people forced to commute out of District for well-paid work.
- Key town centre locations in need of regeneration.
- Mismatch between local skills/qualifications and those required for new jobs available.
- Low unemployment masks a heavy reliance on often low paid service sector work and lack of variety in job sectors.
- Imbalance between the importance of tourism and culture and the relatively low value outputs and low waged jobs they create.

### *Quality Environment and Quality Design*

- The character and distinctiveness of the historic and built environment, cultural heritage and character is vulnerable to unsympathetic alterations and development and requires protection and enhancement
- Balancing needs for housing and employment, tourism and leisure with the need to protect highly valued landscapes, biodiversity and geodiversity, including both protected and non-designated sites and species
- Pockets of poor air quality
- Ensuring that low crime levels remain the norm in the District
- Identified risk of flooding to significant areas, including parts of main towns.
- Enabling the best use of limited brownfield development opportunities;
- Need to reduce high level of domestic waste collected
- Increasing demand for water resulting in over abstraction from catchments and for wastewater treatment as well as continuing threats of pollution to water resources.

### *Sustainable Communities and Health and Wellbeing*

- Pressure on health services coupled with a lack of Category A Emergency Medical Provision.
- Enhancing opportunities for sport and recreation provision and facilitating healthier lifestyles
- High and increasing proportion of the population is over 60 –implications for services.
- The severity and type of the long-term impacts of climate change are still uncertain. Measures are required to enable the District to adapt to and mitigate against likely impacts.
- Increasing the proportion of energy use derived from renewable sources and reducing reliance on fossil fuels
- Reducing waste and increasing opportunities to recycle and compost waste

### *Sustainable Travel and Access*

- Enable people to choose other modes of transport than private vehicles, including safer, active, sustainable travel
- Supporting the retaining of community facilities and encouraging new facilities and infrastructure
- Poor road and rail infrastructure, particularly regarding access to the west of the District.
- Traffic congestion and junctions operating at near or above capacity levels in Kendal.
- Ensuring equalities and fairness in terms of access to services and facilities for all.

## 2.3 The SA Framework and appraisal methodology

- 2.3.1 After identifying the key sustainability issues through scoping, it was possible to establish what the focus of the SA should be. This culminated in the development of an SA Framework, which forms the methodological basis for appraising the DPD (and reasonable alternatives).
- 2.3.2 The SA Framework set out in table 2.1 below provides the basis for the factors for which the DPD (and reasonable alternatives) has been appraised against. There are four key topics, which each consist of a series of Sustainability Objectives. Each objective is also supported by a series of sub-questions to help guide the appraisal process and ensure the key issues are considered.

Table 2.1: SA Topics and corresponding SA Objectives

SOCIAL PROGRESS THAT RECOGNISES THE NEEDS OF EVERYONE	
SP1 - To increase the level of participation in democratic processes	<p>SP1.1 Will the policy encourage local people and community groups to become involved?</p> <p>SP1.2 Will the policy identify and help members of society, including hard-to-reach groups, to participate fully in the decision-making process?</p> <p>SP1.3 Will the policy help communities to understand the decision-making process, their opportunity to influence decisions and how decisions may impact on them?</p> <p>SP1.4 Will the policy respect the needs of all communities and future generations?</p>
SP2 - To improve access to services and facilities, the countryside and open spaces	<p>SP2.1 Will the policy improve the affordability of access for all to services, essential goods and facilities and green infrastructure?</p> <p>SP2.2 Will the policy help retain essential local facilities and infrastructure?</p> <p>SP2.3 Will the policy help ensure those with disabilities have physical access to transport, facilities, buildings and public spaces and green infrastructure?</p> <p>SP2.4 Will the policy promote and facilitate access to, and opportunities to enjoy, the countryside, historic environment and green infrastructure?</p>
SP3 - To provide everyone with a decent home	<p>SP3.1 Will the policy help meet local housing needs, by providing housing that is of appropriate quality and affordable?</p> <p>SP3.2 Will the policy provide housing which is resource efficient, and has a reduced environmental impact?</p>
SP4 - To improve the level of skills, education and training	<p>SP4.1 Will the policy help support and deliver education and training to help everyone develop the values, knowledge and skills to enable them to live, act and work in society?</p> <p>SP4.2 Will the policy help the District's residents adapt to economic change and obtain new skills and training where necessary?</p> <p>SP4.3 Will the policy enable people to live sustainable lifestyles?</p>

<p>SP5 - To improve people's health and sense of wellbeing</p>	<p>SP5.1 Will the policy ensure all members of society have access to the health care they need and to other elements that contribute to health and well-being?</p> <p>SP5.2 Will the policy contribute to reducing health inequalities associated with income, lifestyle and diet?</p> <p>SP5.3 Will the policy create a healthy, safe and green working and living environment with low rates of crime and disorder?</p> <p>SP5.4 Will the policy help improve the quality of life and sense of health and well-being for everyone in South Lakeland?</p> <p>SP5.5 Will the policy provide opportunities to undertake physical activity?</p>
<p>SP6 - To create vibrant, active, inclusive and open-minded communities with a strong sense of local history</p>	<p>SP6.1 Will the policy promote a sense of community identity, a sense of place and sense of local history?</p> <p>SP6.2 Will the policy encourage social inclusiveness and cohesion, and help continue valued local traditions?</p> <p>SP6.3 Will the policy promote recreational and cultural activity, embracing the arts, heritage, the environment, green infrastructure, dialect and sport?</p> <p>SP6.4 Will the policy</p>
<p><b>EFFECTIVE PROTECTION OF THE ENVIRONMENT</b></p>	
<p>EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity</p>	<p>EN 1.1 Will the policy protect and conserve habitats, species, geological and geomorphological sites, especially where these may be protected, rare, declining, threatened or indigenous?</p> <p>EN 1.2 Will the policy help to ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?</p> <p>EN 1.3 Will the policy minimise adverse impacts on species and habitats through new development and human activity?</p> <p>EN 1.4 Will the policy ensure continuity and integrity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species?</p> <p>EN1.5 Will the policy ensure continuity and integrity of ecosystem services?</p>

<p>EN2 - To conserve and enhance landscape quality and character for future generations</p>	<p>EN2.1 Will the policy protect local landscape quality, distinctiveness and character from unsympathetic development and changes in land management?</p> <p>EN2.2 Will the policy maintain the remoteness and tranquility of rural landscapes?</p> <p>EN2.3 Will the policy protect the character and appearance of designated archaeological sites, historic parks and gardens and their settings?</p> <p>EN2.4 Will the policy sensitively protect areas of high archaeological and historic landscape?</p> <p>EN2.5 Will the policy encourage low-input and organic farming, with environmental stewardship styles of land management?</p> <p>EN2.6 Will the policy sustain and extend or enhance elements of green and blue infrastructure that contribute to character, including ponds, rivers, lakes, tree cover, hedgerows, woodlands, and sustainable forestry?</p>
<p>EN3 - To improve the quality of the built environment</p>	<p>EN3.1 Will the policy protect, conserve and enhance areas, buildings and features of historic, heritage or archaeological importance and their settings, character and distinctiveness?</p> <p>EN3.2 Will the policy ensure that new development is of a high quality, sympathetic to the character of the built environment, strengthen local distinctiveness, enhance the public realm and urban green infrastructure and help create a sense of place?</p> <p>EN3.3 Will the policy promote repair, maintenance and adaptive reuse of buildings, incorporating sustainable design, sustainable construction, the use of locally sourced materials and low impact operation?</p> <p>EN3.4 Will the policy guide inappropriate development away from flood risk areas?</p> <p>EN3.5 Does the policy ensure that where development in flood risk areas is permitted, the risks to people and property are mitigated?</p> <p>EN3.6 Will the policy reduce noise levels, light pollution, fly tipping, 'eyesores', and discourage graffiti and litter?</p> <p>EN3.7 Will the policy improve people's satisfaction with their neighbourhoods as places to live?</p>
<p>EN4 - To protect, enhance and maintain green infrastructure</p>	<p>EN4.1 Will the policy protect, enhance and maintain individual green infrastructure assets?</p> <p>EN4.2 Will the policy protect and enhance connectivity between green infrastructure assets, helping to create and maintain green infrastructure networks?</p> <p>EN4.3 Does the policy promote the multifunctional nature of green infrastructure assets to secure a range of benefits?</p> <p>EN4.4 Does the policy help to deliver new green infrastructure and ensure that green infrastructure is an integrated part of new development?</p>

SUSTAINABLE USE AND MANAGEMENT OF NATURAL RESOURCES	
NR1 - To improve local air quality, reduce greenhouse gas emissions, promote renewable energy and energy efficiency and reduce need to travel	<p>NR1.1 Will the policy ensure local air quality is not adversely affected by pollution and seek to improve it where possible using a range of means?</p> <p>NR1.2 Will the policy limit or reduce the emission of greenhouse gases and other air pollutants?</p> <p>NR1.3 Will the policy encourage the use of clean, low carbon energy efficient technologies?</p> <p>NR1.4 Will the policy reduce the need to travel by car and promote travelling by alternative means such as public transport, cycling or walking?</p> <p>NR1.5 Will the policy facilitate switching the transport of goods from road to rail or water?</p> <p>NR1.6 Will the policy minimise the risk to people and property from flooding and surface water drainage issues using sustainable means, including green infrastructure-based approaches?</p> <p>NR1.7 Will the policy maximise the use of energy from low carbon and renewable sources?</p> <p>NR1.8 Will the policy introduce and encourage sustainable methods of adapting to and mitigating climatic impacts and changes, including green infrastructure-based approaches?</p>
NR2 - To improve and manage water quality and water resources and services	<p>NR2.1 Will the policy support the maintenance, and where possible improvement of the quality and availability of water resources?</p> <p>NR2.2 Will the policy minimise the risk of water pollution from all sources?</p> <p>NR2.3 Will the policy promote the wide use of sustainable drainage systems and the use of green infrastructure in all aspects of water management?</p> <p>NR2.4 Will the policy encourage prudent water usage to reduce pressure on water resources and improve demand management for water?</p> <p>NR2.5 Will the policy help reduce pressure on watercourses/water bodies from diffuse pollution such as agricultural waste, fertilizer and run-off from drains and concrete surfaces?</p> <p>NR2.6 Will the policy align with current or planned sewerage infrastructure provision?</p>
NR3 - To restore and protect land and soil	<p>NR3.1 Will the policy encourage development on brownfield sites?</p> <p>NR3.2 Will the policy facilitate or promote sustainable remediation technology to treat contaminated soils?</p> <p>NR3.3 Will the policy minimise the loss of greenfield sites, green infrastructure assets, open spaces and productive land?</p> <p>NR3.4 Will the policy help to prevent soil degradation, pollution of soil and use of peat?</p> <p>NR3.5 Will the policy support the protection of the best and most versatile soils?</p>

<p>NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling</p>	<p>NR4.1 Will the policy minimise the amount of domestic, commercial and industrial waste generated?</p> <p>NR4.2 Will the policy increase the re-use, recovery and recycling of waste?</p> <p>NR4.3 Will the policy promote the recovery and use of energy from waste?</p> <p>NR4.4 Will the policy minimise the extraction, transport and use of primary minerals and encourage the use of recycled material?</p> <p>NR4.5 Will the policy help to enable people and businesses to recycle more easily?</p>
<p><b>BUILDING A SUSTAINABLE ECONOMY IN WHICH ALL CAN PROSPER</b></p>	
<p>EC1 - To retain existing jobs and create new employment opportunities</p>	<p>EC1.1 Will the policy help to increase the number, variety and quality of employment opportunities, including those offered by tourism, social enterprise and inward investment?</p> <p>EC1.2 Will the policy support local companies and help local businesses find and take up new opportunities?</p> <p>EC1.3 Will the policy help retain a skilled workforce and graduates in South Lakeland?</p>
<p>EC2 - To improve access to jobs</p>	<p>EC2.1 Will the policy increase access to a range of jobs, through improved training, sustainable transport and communication links?</p> <p>EC2.2 Will the policy encourage the location of new employment opportunities in areas of greatest need?</p>
<p>EC3 - To diversify and strengthen the local economy</p>	<p>EC3.1 Will the policy help create the right economic conditions and infrastructure provision to encourage private sector investment?</p> <p>EC3.2 Will the policy stimulate the use of local companies, local products, services, heritage and culture and provide other benefits to different areas of the local economy?</p> <p>EC3.3 Will the policy encourage indigenous growth of local firms and support the growth of local supply chains?</p> <p>EC3.4 Will the policy encourage diversification, innovation and entrepreneurship, particularly in rural areas?</p> <p>EC3.5 Will the policy help to facilitate the provision of financial assistance to local businesses?</p> <p>EC3.6 Will the policy help to improve the competitiveness and productivity of the local economy, increasing GVA?</p> <p>EC3.7 Will the policy help to increase the environmental performance of local companies and their products/services?</p> <p>EC3.8 Will the policy support research and development into environmental and other technologies?</p>

- 2.3.4 Each Plan policy has been appraised against the SA Framework, considering potential effects against each SA Objective (as guided by the sub-questions). The significance of effects has been determined to take account of those factors outlined in the SEA Directive; including magnitude / scale, duration, frequency and reversibility (i.e. the 'extent' of the effects), the sensitivity of receptors, and the likelihood of effects occurring. These factors ultimately help to determine the significance of the effects.

- 2.3.5 For each policy, an appraisal sheet has been completed using the template below (Figure 2.2). The appraisal findings are discussed under each of the four broad Sustainability Topics, as this aids in communication of the effects (by keeping the appraisal succinct and proportionate). Though each SA Objective and supporting questions have been considered, it is not necessary to present the findings against each individual SA objective. This would lengthen the SA Report, lead to duplication in assessment efforts, and would not aid in effective engagement with stakeholders.
- 2.3.6 The recording of effects is set out for each policy (and alternatives) using the classifications set out in Figure 2.1 below.

Figure 2.1: Appraisal scores and classifications

Sustainability Appraisal of Development Management Policies DPD					
Effects		Timeframe		Geographic Scale	
Major Positive (significant)	+4	Short Term	S	Local	L
Positive (significant)	+2	Medium Term	M	District Wide	D
Positive implications (not significant)	+1	Long Term	L	Urban	U
No effect	0			Rural	R
Negative implications (not significant)	-1				
Negative effect (significant)	-2				
Major negative effect (significant)	-4				
Uncertain	?				

Figure 2.2: Policy Appraisal Template

Policy	
<b>SA TOPIC: SOCIAL PROGRESS THAT RECOGNISES THE NEEDS OF EVERYONE</b>	
SP1 - To increase the level of participation in democratic processes SP2 - To improve access to services and facilities, the countryside and open spaces SP3 - To provide everyone with a decent home SP4 - To improve the level of skills, education and training SP5 - To improve people's health and sense of wellbeing SP6 - To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	
Timeframe	
Geographic Scale	
Impact Score	
<u>Comments</u>  Discussion of effects....  <u>Recommendations</u>  Mitigation and enhancement...	



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# **Consideration of Alternatives**

# **03**

## 3 CONSIDERATION OF ALTERNATIVES

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### 3.1 Background

- 3.1.1 An important part of the SA process is to identify whether there are different approaches that could be taken in the development of the DPD. In relation to the DM policies DPD, this means exploring the different ways in which policies could be delivered.
- 3.1.2 Alternatives should only be tested in the SA that are ‘reasonable’; which is largely at the discretion of the Plan making authority (and aided by stakeholders and public consultation). To be reasonable and to inform a meaningful appraisal process, alternatives therefore need to possess the following characteristics:
- They relate to the objectives of the Plan being prepared – i.e. they are a potential way of achieving the Plans objectives.
  - They are discrete ways of delivering a policy and not part of a ‘menu’ of different policy measures that could be included in a range of policy approaches.
  - They are not unrealistic or undeliverable.
  - They provide sufficient detail to allow for an objective appraisal to be undertaken.

### 3.2 Issues and options

- 3.2.1 A range of options are often presented at an early stage to invite input from stakeholders on what approaches they would prefer. This is a useful exercise, and a high-level sustainability appraisal on such ‘options’ can be used to help guide policies as they develop, so that the principles of sustainability are ‘frontloaded’. Sustainability Appraisal can then be used more purposefully to inform policy approaches at a later stage of plan development when there is more policy detail (i.e. the ‘preferred options’).
- 3.2.2 Consequently, the Council identified different policy options for the issues set out within the Issues and Options document. A high level appraisal of these broad options was undertaken by the Council against the SA Framework using the methodology described in section 2 of this SA Report. This helped to identify the key advantages and disadvantages relating to the overall approach to policy development. At this stage, there was less detail, and so the appraisals were necessarily broader in nature, and intended to help influence the principles for policy development.
- 3.2.3 The Council identified a range of policy development options in their issues and options paper. The tables below summarise each topic area, the options identified, and the Council’s rationale for taking forward the option or not.
- 3.2.4 The findings of the options appraisals are presented in full at **Appendix II**.

### 3.3 Topic Areas where new Development Management Policies are proposed

#### General Requirements for all development

Preferred Option		Why is it preferred?	
Condense requirements into a new single or small number of development management general requirements policies that can be applied to any type of new development. Where other requirements may need to be applied additional policies would need to be adopted.		This option would enable the Council to adopt a consistent approach to the consideration of all proposals in order to ensure all proposals achieve a satisfactory standard of development. It also enables core planning principles within the NPPF to be fully reflected in local policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	+2
This option will have positive impacts for social progress objectives in terms of helping to create a clearer decision making framework and help people better understand the process and how decisions will be made. Overall it will assist with the consistency of decision making. Overall it provides scope to cover additional elements not already covered in other policies to better address current issues and meet the range of sustainability objectives.			
Alternative Option		Why is it not preferred?	
Maintain current policy position, include similar standard requirements within a set of policies for various types of development.		This option would not enable the Council to ensure decisions on development proposals are considered in a consistent manner, and it limits its ability to take account of NPPF elements and any other policy aspects not currently reflected in local policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would result in the status quo being maintained, and result in no impact in terms of how current policy performs against SA objectives. It would therefore introduce missed opportunities in terms of realising SA objectives to their fullest.			
Alternative Option		Why is it not preferred?	
Include no new policy or policies setting out such requirements and instead rely on the application of national and Core Strategy policies.		It is considered the Core Strategy doesn't provide an appropriate policy context for considering development proposals against a common set of standard requirements that are necessary for Development Management decision making. Relying on National Policy may leave the authority with a policy vacuum should this be reviewed and changed, and it doesn't allow local circumstances to be applied.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
?	?	?	?
This option would result in an uncertain outcome in terms of performance against sustainability objectives. The impacts would depend on whether other elements of existing policies that are deleted are already covered by national and Core Strategy policies and whether they are still required – if no real difference then the impacts would be neutral. It also creates uncertainty as it would be more vulnerable to national policy changes and does not create a clear decision making framework at a local level.			

## Quality Design

Preferred Option		Why is it preferred?	
Adopt a new policy setting out a list of specific design principles that should be applied to development as a whole.		This option would enable a policy to be adopted that incorporates current/new guidance, builds on the merits of existing local plan policy and ensures all proposals are considered against a set of design principles as appropriate. It would enable a consistent and clear approach to decision making when assessing the design merits of any scheme.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2 / +3	+1/+2	+2
This option would deliver positive impacts in terms of achieving the range of objectives as it provides an opportunity to include many elements that contribute to these objectives in one policy. It also enables an opportunity to provide a framework for a forthcoming SPD which would enable a clearer decision making framework to be introduced through provision of clearer guidance over Council expectations.			
Alternative Option		Why is it not preferred?	
Maintain current policy position, resulting in the retention of policy S2, S13, S14, S15, C5 and Tr6a in part (non-reference to parking) and associated guidance in their present state.		This option presents missed opportunities, and limits the Council’s ability to incorporate principles and guidelines that are in line with more common practices and current/new guidance in respect to assessing the design merits of a scheme, thinking about the role design has to play in context of other policies. Current policy does have a number of merits though and where the case it is considered appropriate to carry these through into the new policy	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option maintains the status quo and therefore will have a neutral impact.			
Alternative Option		Why is it not preferred?	
No longer apply any such policies or guidance and rely on national and Core Strategy policies. This option would result in the saved Local Plan policies becoming redundant.		This option would leave the Council with a weakened policy with regard to how design should be considered when assessing planning applications. It would make for less clear decision-making and possibly result in various standards of design (both poor and high quality) being achieved.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	-2
This option would result in a policy with negative impacts, as it would weaken the Council’s decision making process, and result in missed opportunity to ensure design is considered holistically with other policies enabling SA objectives to be most fully realised.			

## Historic Environment

Preferred Option		Why is it preferred?	
Adopt a new historic environment policy with amended/updated criteria to accompany the Core Strategy, resulting in the replacement of saved Local Plan policies.		This option would enable a policy to be adopted that incorporates current/new guidance, fulfilling the NPPF requirements and building on the merits of existing local plan policy. It will ensure that all proposals are considered against a set of clear requirements that protect and enhance the historic environment. It will enable a consistent and clear approach to decision making for designated and non-designated heritage assets.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+1	+1	?	+1
Although the sustainability benefits will depend on the precise content of the new Historic Environment policy, this option offered greater potential for positive impacts than other options. These included greater weight being given to public benefits of heritage, a simpler decision making framework, improving the quality of the built environment and the ability to employ a locally specific approach.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention of policies C15, C16, C18, C19 and C20.		This option would mean that gaps would remain in the Council’s fulfilment of the requirements of the NPPF, meaning that this is not a reasonable alternative. Similarly, some out-of-date policy elements would remain and opportunities to improve the policies would be lost.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
Not assessed as concluded not a reasonable alternative			
During the SA it was concluded that this policy was not a reasonable alternative as it would leave the Council’s Local Plan non-compliant with the NPPF in terms of the weight to be placed on the significance of heritage assets and details as to how non-designated assets should be treated.			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely only on national and core strategy policy. This would result in saved Local Plan policies becoming redundant.		This option would mean that the Council would not be fulfilling the heritage-related requirements for Local Plans as set out in the NPPF. Most elements of the currently extant policies remain well-used in Development Management.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-1	-1	0	-1
Potentially, this option could also be considered not a reasonable alternative as it would not set out the NPPF requirements, leaving them open to case-by-case, inconsistent consideration and leaving gaps in policy provision. This option would not proactively conserve local heritage and non-designated assets would have no protection.			

## Green Infrastructure and Open Space

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/updated criteria to capture issues not fully addressed by existing policies to complement the application of Core Strategy policy.		This option would enable a new policy to be adopted that filled existing gaps in policy, including a lack of clarity on the requirements for new open space in terms of quantity and financial contributions. It also allows for a more comprehensive approach to Green Infrastructure to be taken, including the protection and enhancement of trees, hedgerows and woodlands and taking better account of its multiple benefits and the appropriateness of different types in different contexts.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	+2
The SA shows that this option would enable the retention of still useful elements of old local plan policy and existing policy whilst filling known policy gaps and allowing opportunities to be taken to improve the existing approach.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention of existing saved Local Plan policies in their present state.		Taking this approach would mean that gaps in important policy detail would remain and opportunities to improve the policy would be missed	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
The Sustainability Appraisal indicates that maintaining current policy on Green Infrastructure would, overall, result in no net change in impact on the four elements of the appraisal. Whilst current benefits would continue, policy gaps would remain. The SA notes that negative impacts could be mitigated in part by production of an SPD and the application of the policies but that policy provision to fill the existing gaps would be most beneficial.			
Alternative Option		Why is it not preferred?	
Rely only on NPPF, Core Strategy and Land Allocations policies		Taking this approach would mean that gaps in important policy detail would remain and that useful elements of old local plan policy would not be carried forward/replaced	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0/-2	0/-2	0/-2	N/-2
The SA shows that this option would maintain many of the basic principles relating to Green Infrastructure but would risk uncertainty due to NPPF changes, would lose locally specific approach, would miss opportunities and would allow policy gaps to remain.			

## Creation and Protection of Recreation Routes

Preferred Option		Why is it preferred?	
Adopt a new policy for all recreation routes with amended/updated criteria for considering any proposal that may affect them. This would involve replacing saved Local Plan policies L10, L11 and L12.		This option would enable the Council to adopt a policy that not only seeks the protection of designated rights of way, but also other pedestrian and cycle routes where possible. It also would enable the Council to further elaborate on expectations regarding provision of pedestrian and cycle access in new developments. It will help to embed Council objectives around promotion of active travel.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	+2
This option provides opportunity for policy provision to contribute further to social progress objectives (access to services and facilities, the open countryside and open space, health and well-being), environment (biodiversity) in particular, by covering other routes. It also provides the potential to contribute to environment objectives by enhancing the role of such routes as sustainable means of travelling, as well as having a recreational value.			
Alternative Option		Why is it not preferred?	
Maintain current policy position, resulting in the retention of policies L10, L11 and L12.		This option would result in a policy position that remains silent on how the Council will consider proposals affecting other pedestrian and cycling routes, and how the Council will encourage new walking and cycling routes in new developments. It would result in a missed opportunity to embed Council objectives around promotion of active travel.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
This option would result in a neutral impact as it maintains the status quo.			
Alternative Option		Why is it not preferred?	
No longer apply any policies and rely on National and Core Strategy Policies. This would result in policies L10, L11 and L12 becoming redundant.		This option would result in a policy gap for determining proposals affecting public rights of way and other routes, and also lack of reference to how the Council will encourage new walking and cycling routes in new developments. It would result in a missed opportunity to embed Council objectives around promotion of active travel.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	0/-2
This option would weaken support for SP objectives through to loss of criteria and locally defined policy provision.			

## Sustainable Drainage Systems

Preferred Option		Why is it preferred?	
Adopt a new policy that sets specific requirements for determining planning applications in relation to sustainable drainage systems.		This option would enable the Council to adopt a policy that sets out the preferred approach to management of surface water disposal and ensure this issue is covered in policy. It is also considered necessary in order to emphasise current and new guidance and practices with regard to foul water disposal and treatment. It would result in the plugging of a policy gap.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2 / +4	+2 / +4	+2
This option will have positive impacts especially with regard to environment and natural resources objectives. It will also have positive impacts for health and well-being and ensuring houses and other uses are safeguarded from flood risk. It will result in a clearer decision making process in terms of the Council’s expectations regarding how surface and foul water disposal should be considered, and will ensure any current and emerging best practice and local guidance is used to inform decisions in order for proposals to show they have satisfied policy requirements.			
Alternative Option		Why is it not preferred?	
Continue to rely on National and Core Strategy Policies and National Guidance/Standards.		This option will result in a policy gap, and prevent the Council from applying any local guidance/standards, which may mean decisions are made that do not fully reflect the local context/circumstances. It will be a missed opportunity in terms of preventing the Council from adopting a policy clearly setting its expectations with regard to how surface and foul water should be disposed of. Uncertainty may result should National Policy be lost or altered.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option will have a neutral impact as it maintains the status quo. It will result in missed opportunities for realising SA objectives to their fullest.			



## Pollution

Preferred Option		Why is it preferred?	
Adopt a new policy that provides more detailed requirements to mitigate and reduce levels of pollution from a development.		This option would enable the Council to set out specific requirements relating to all forms of pollution to be covered in a policy in a collective manner. It would result in the plugging of a policy gap in this respect.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2 / +4	+2 / +4	+2 / +4	0/ +1
This option will have positive impacts by improving the degree to which current policy achieves social, environment and natural resources objectives. It provides an opportunity to improve clarity of approach with respect to how policy is used to determine the degree to which proposals will be exposed or create pollution / contamination impacts			
Alternative Option		Why is it not preferred?	
No Policy – rely on National Policies and associated guidance.		This option would result in missed opportunity to introduce locally specific measures and policy. It would maintain a policy gap with regard to how pollution will be considered.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N / -2	N/ -2	N
This option will have neutral impacts in the main, but a negative impact if Policy C5 is lost all together. Uncertainties may remain should National Policy and Guidance be lost or altered.			

## Telecommunications and Broadband – High Speed Broadband for New Development

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/updated criteria and requirements and include broadband provision, resulting in the replacement of policies S28 and C18.		This option offers the opportunity for the Council to promote the provision of high speed broadband in new developments and improve coverage.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	N/+1	N/+1	+2
This option would bring social benefits in terms of increasing people’s digital connectivity, enabling them to access facilities and service online more easily. It could help reduce the need to travel and resultant carbon emissions through people being able to work at home and making more sustainable commuting choices. It could provide benefits for the economy as high quality digital connectivity is a key factor for successful businesses.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention (or combining) of policies S28 and C18.		The existing policy position does not include any reference to broadband provision and this option would not therefore allow the Council to ensure broadband connectivity is given due consideration early on in the planning application stage.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would maintain the status quo and not therefore result in any different impacts than at present. Current policies do not address broadband provision therefore this option would be missing opportunities to promote better digital connectivity and the benefits it brings such as greater business opportunities, the reduced need to travel, better access to services and facilities.			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely only on national policy. This option would result in policies S28 and C18 becoming redundant.		This would not allow the Council to ensure broadband connectivity is given due consideration early on in the planning application stage.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would be missing opportunities to promote better digital connectivity and the benefits it brings such as greater business opportunities, the reduced need to travel, better access to services and facilities.			

## Parking Provision

Preferred Option		Why is it preferred?	
Adopt a new policy combining existing policies and including a reference to how current requirements and local guidelines will be applied.		This option would enable the Council to set out its position on how decisions relating to parking standard requirements will be made in accord with local circumstances. It would enable current policies relating to car parking to be condensed into one policy. It would enable the Council to set out a range of factors that would be taken into consideration in a consistent way when assessing any proposal requiring car parking provision.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+1	+2	+2
This option has potential to improve access to services and facilities thereby contributing positively to social progress objectives. It may also facilitate journey transfer to other forms of sustainable, health-promoting travel such as walking, cycling and public transport and therefore contribute positively to environment/natural resources objectives. It may also improve the effective operation of local businesses.			
Alternative Option		Why is it not preferred?	
Maintain current policy provision		This option would result in lost opportunity to introduce any locally specific standards, which may mean the Council will be unable to respond to local circumstances effectively. It also would result in a missed opportunity to condense current policy into one, and ability to apply a range of factors to the consideration of all proposals requiring car parking provision.	
SUSTAINABILITY APPRAISALS SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
This option would result in a neutral impact as it maintains the status quo.			
Alternative Option		Why is it not preferred?	
No Policy – rely on National and Core Strategy Policies		This option would result in lost opportunity to introduce any locally specific standards, which may mean unable to respond to local circumstances effectively. It would also result in a policy gap as there will be no local specific policy setting out the range of factors to consider when determining level of car parking provision.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-1	-1	-2
This option would weaken policy in relation to social objectives (addressing needs of everyone – reference to mobility impaired), potential for appropriate improvements –environment, natural resources.			

## Safeguarding Land for Transport Infrastructure Improvements

Preferred Option		Why is it preferred?	
Adopt a new policy for all recreation routes with amended/updated criteria for considering any proposal that may affect them. This would involve replacing saved Local Plan policies L10, L11 and L12.		This option would enable the Council to set out its support for retention and enhancement of disused railway lines and the canal, whilst also emphasising how development should be encouraged which maximises their wider benefits.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	+2
This option provides opportunity for policy provision to contribute further to social progress objectives (access to services and facilities, the open countryside and open space, health and well-being), environment (biodiversity) in particular. It also provides the potential to contribute to environment objectives by enhancing the role of such routes as sustainable means of travelling, as well as having a recreational value and economic spin off value, thus contributing to economy objectives.			
Alternative Option		Why is it not preferred?	
Maintain current policy position		This option would result in missed opportunity to combine current policies into one, and emphasise how development should be encouraged which maximises the wider benefits of the canal and disused railway lines.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
This option would result in a neutral impact as it maintains the status quo.			
Alternative Option		Why is it not preferred?	
No policy – rely on National and Core Strategy Policies		This option would result in a policy gap, there would be no local policy in place encouraging the reinstatement of the canal and disused railway lines for walking/cycling purposes or development that enhances their wider social, economic, historic value.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	0/-2
This option would weaken support for SPA objectives, it loses an opportunity to embed principles around sustainable/active travel through to loss of criteria and locally defined policy provision.			

\*Note this topic was the subject of the protection and creation of recreation routes Sustainability Appraisal

## Housing Optional Technical Standards – Accessibility and Adaptability

Preferred Option		Why is it preferred?	
Introduce the new optional building regulations in relation to accessibility and adaptability.		This option would enable the Council to make sure new homes are more accessible and adaptable to help meet people’s changing needs better, particularly its ageing population.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	0	0	0
This option would help provide people with decent homes, it would help improve people’s health and wellbeing through living in more suitable homes, and would help maintain inclusive and mixed communities by enabling people to stay in their homes and communities when their needs change.			
Alternative Option		Why is it not preferred?	
Do not introduce the optional standards.		This option would not enable the Council to meet its housing needs properly.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	0	0	0
This option would not help provide decent homes for everyone. It would result in more people living in unsuitable homes, with increased risks of accidents and health issues, or having to move homes as their needs change, leading to negative health and wellbeing impacts.			

## Self-Build and Custom Build Housing

Preferred Option		Why is it preferred?	
Adopt a new policy to support in principle self-build and custom build housing.		This option would raise the profile of self-build in the Council’s planning policy framework and set out clear guidance for prospective self-builders.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	N / +2	N / +2	+2
This option may help more people to meet their own housing needs and provide themselves with decent homes in convenient and sustainable locations for their lifestyles, contributing to social progress SA objectives. Many self-builders seek higher environmental standards and ‘greener’ builds, opening up possibilities for positive environmental and natural resource impacts.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, encouraging (but not requiring) self-build and custom build housing, through existing national policy and existing relevant local policy and planning guidance.		This option would not offer explicit support for self-build and custom build through planning policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would maintain the current baseline position and result in the status quo. There would not therefore be any impacts in SA terms.			

Alternative Option		Why is it not preferred?	
Adopt a policy which requires a percentage of plots on larger sites above a specified size threshold to be made available for self-build or custom build housing.		The Council does not consider that it has sufficient evidence of self-build demand at this time to justify requiring the provision of such plots on larger development sites.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	? / +2	? / +2	N
This option would broaden the choice of new homes available and empower some people to meet their own housing needs and tailor new homes to their own needs and lifestyles. Many self-builders seek higher environmental standards and 'greener' builds, opening up possibilities for positive environmental and natural resource impacts.			

## Housing Development in Small Villages and Hamlets

Preferred Option		Why is it preferred?	
Adopt a new policy and/or planning guidance to: <ul style="list-style-type: none"><li>- Define what comprises a small village or hamlet;</li><li>- Amend or clarify the definition of infilling and rounding off.</li></ul>		A new policy provides opportunity to set out a more consistent approach to small scale new development on the edge of small villages and hamlets, to replace ‘infilling and rounding off’. It has the potential to provide a more consistent approach which takes full account of the form and character of the village in its landscape setting. A new policy also can also help provide define what is (or is not) meant by a ‘small village or hamlet’.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
+2	-2	-2	+2
The Sustainability Appraisal weighs the advantages and disadvantages of either a more permissive or more restrictive policy, but the scoring assumes the net result will be a small increase in the amount of amount of small scale development on the edge of small villages and hamlets. The draft policy would therefore have some benefits in terms of meeting additional housing need, including more opportunities for self-build and custom build housing. It would also generate additional economic activity. However it will have some disadvantages in terms of additional impact on the environment and natural resources.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position in CS1.2, without further definition of small villages and hamlets, or of what constitutes infilling and rounding off – with a view to reviewing this aspect of strategic planning policy in the forthcoming single Local plan review.		Maintaining current policy would not result in any short term improvement in terms of clarifying the definition of a hamlet or small village. Also it would not help improve the definition of ‘infilling and rounding off’ or provide a more satisfactory alternative approach on the scale and form of acceptable development on the edges of small villages and hamlets.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
The Sustainability Appraisal indicates that maintaining current policy on infilling and rounding off would result in no net change in the impact on the four aspects of the appraisal. It notes that negative impacts will be mitigated in part by other existing policies and suggests that a less restrictive approach could have some social and economic benefits through meeting additional housing need and additional economic activity.			

## Rural Exception Sites

Preferred Option		Why is it preferred?	
Adopt new policy or amend existing policy to:  <ul style="list-style-type: none"><li>- Clarify that a small proportion of market housing may be accepted to enable affordable housing delivery;</li><li>- To encourage or require a proportion of housing to be for self-build or custom house building.</li></ul>		This option is preferred as it will make clear the Council’s position that a small proportion market housing will to enable the delivery of affordable housing, provided it is supported by an independent viability assessment. This may encourage more (appropriate) rural exceptions sites to come forward which will help meet affordable need. A revised policy also provides opportunity to encourage self-build and custom build housing and to clarify the Council’s position on Starter Homes in relation to rural Exceptions sites.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	-2	-2	+2
The amended policy may encourage more Rural Exceptions sites to come forward as a result of clarifying that a limited proportion of market housing may be acceptable where necessary to deliver affordable housing. The Sustainability Appraisal indicates that while the potential for additional (small scale) development may have some negative impacts for the environment and natural resources, it would also have a positive impact in meeting more affordable housing needs and achieving wider economic benefits.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position in CS6.4		Maintaining current policy would <ul style="list-style-type: none"><li>• discourage rural exceptions sites by not making clear that national policy provides for accepting a small proportion of open market housing to improve the viability and delivery of affordable housing.</li><li>• not make clear the Council’s position on the acceptability of Starter Homes on Rural Exception Sites.</li><li>• lose the opportunity to encourage the provision of self-build and custom build housing.</li></ul>	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
The Sustainability Appraisal indicates that maintaining the current rural exceptions site policy would result in no or limited change in regard to impact on the four elements of the appraisal. It indicates that the negative consequences of maintaining the existing policy would be mitigated by taking full account of national policy and any new policies to encourage self-build and custom build housing.			

## Essential Dwellings for Workers in the Countryside

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/ updated criteria resulting in the replacement of saved Local Plan policies H9 and H10.		This option is preferred as it would give full opportunity to update and improve existing policy and in particular to take the opportunity to introduce the restriction that only temporary dwellings will be permitted for businesses in operation for less than three years.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	N	N	N/+2
The proposal to allow only temporary dwellings for new businesses would have some negative implications for those seeking a new (permanent) home. A temporary dwelling could have some negative impacts on the environment and natural resources but these are offset by avoiding the negative consequences of developing a permanent dwelling for a new business which ceases to operate. Allowing a temporary dwelling (rather than no dwelling) to new businesses would support rural diversification.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention of policy H9 and H10 in its present state.		This option is not preferred because it would not result in the updating and improving of existing policy. In particular it would miss the opportunity to introduce the restriction that only temporary dwellings will be permitted for businesses in operation for less than three years.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
The Sustainability Appraisal indicates that maintaining current policy unchanged would have a neutral impact on each element of the appraisal. It suggests that an improved policy which provides clearer guidance on when a new permanent dwelling is acceptable ;could have benefits for the environment and natural resources ;and offer more support to agriculture and other rural businesses.			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely on national and core strategy policy. This option would result in policy H9 and H10 becoming redundant.		This option would remove the benefits of a local policy with criteria which make clear how national policy will be applied locally. In particular it would not introduce the restriction that only temporary dwellings be permitted for businesses in operation for less than three years.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	?/-2
The Sustainability Appraisal indicates that the absence of a detailed local policy framework would offer less certainty for decision making, with negative impacts for all aspects of the appraisal. For example it could mean:			
<ul style="list-style-type: none"><li>• That housing needs are less likely to be met in an appropriate way</li><li>• That negative impacts would increase for the environment and natural resources through less effective management of development</li><li>• reduced business confidence</li></ul>			



## Conversion of Buildings in Rural Areas

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/ updated criteria resulting in the replacement of saved Local Plan policies H11 and H12.		This option is preferred as new and improved policy (subject to its specific content) provides opportunity to improve policy guidance in ways which result in more appropriate building conversion to residential use; achieve higher quality design; minimise landscape impact and strengthen the local rural economy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0/+2	0/+2	0/+2	0/+2
The impact of a new policy depends on its specific content but has potential to impact positively on each aspect of sustainability appraisal. In terms of social progress new policy has potential to result in more appropriate conversions to residential use which meet the need for new homes. In regard to the environment new or amended policy could require higher quality building design and in locations which minimise landscape impact. In terms of the economy, new policy has potential to encourage and guide building conversion for various types of employment use which would strengthen the local economy, and increase employment in rural areas.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention (or combining) of policies H11 and H12.		Maintaining current policy would not provide opportunity to update, improve or simplify current policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
The Sustainability Appraisal indicates that maintaining the current policy position would not result in any different impacts than currently experienced. In practice the expansion of permitted development rights provides greater scope for conversion than was available under Local Plan policy.			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely only on national and core strategy policy. This would result in policies H11 and H12 becoming redundant		No longer having a local policy framework risks building conversions taking place in less appropriate and sustainable locations and being developed to a lower standard and quality.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	-2
The Sustainability Appraisal indicates that no longer applying policies H11 and H12 would increase uncertainty in the absence of a clear, local decision-making framework. This is likely to result in poorer quality decision making, with a risk of negative impacts on various aspects of social progress, the environment, natural resources and the local economy.			

## Community Facilities

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/updated criteria resulting in the replacement of saved Local Plan policy H13.		This option would enable the Council to adopt a policy that can be applied to all proposals affecting a community facility in a consistent manner. It would enable updates to be made regarding the type of criteria that should be applied when considering any proposal involving the loss of a community facility and to specify in what circumstance loss may be allowed. It also enables the Council to specify requirements that will be placed on an applicant in terms of the type of evidence that will be needed to support any planning application.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	0
Although the sustainability benefits will depend on the precise content of the new loss of community facilities policy, this option offered greater potential for positive impacts than other options. These included ability to apply a policy to all types of community facility against loss to all non-community uses, and to recognise the loss of a facility could be justified provided it is replaced / incorporated within a scheme for other uses, thus enabling opportunities for other forms of development to take place on previously developed land.			
Alternative Option		Why is it not preferred?	
Maintain current policy position, resulting in the retention of saved Local Plan policy H13.		This option would not enable the council to consider proposals for loss of any community facility in a consistent manner as the current policy only applies to rural facilities and proposals for conversion to residential use. It therefore undermines the ability to safeguard the loss of all types of community facilities outside of rural/village areas. It would also prevent the Council from specifying requirements that will be placed on an applicant in terms of the type of evidence that will be needed to support any planning application.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would result in the status quo and there would be neutral impacts in terms of sustainability objectives. However, it is considered this option would not enable the Council to fully ensure the needs of all communities are considered as it only applies to rural/village localities and facilities.			
Alternative Option		Why is it not preferred?	
No Policy – rely on National and Core Strategy Policies		This option would not enable the Council to make informed decisions regarding the loss of a community facility as there would be no ability to apply any local criteria or guidance to guide such decisions. It would also prevent the Council from specifying requirements that will be placed on an applicant in terms of the type of evidence that will be needed to support any planning application.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	N / +1	0/N	-2
This option would limit the Council’s ability to fully consider the needs of all communities. It would also weaken the Council’s level of control over the loss of community facilities which could have consequential negative social and economic impacts particularly in the more rural areas.			

## Tourist Accommodation

Preferred Option		Why is it preferred?	
Adopt a new policy, with amended/updated criteria resulting in the replacement of saved Local Plan policies T6, T7, T8 and T4 (in part).		This option would give the give the Council the opportunity to update and streamline the existing dated saved Local Plan policies in line with the NPPF.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
?	?	?	?
<p>Although the sustainability benefits will depend on the precise content of the new caravans, chalets, log cabin and camping policy, this option offered greater potential for positive impacts than the other two options. These potentially could include the inclusion of additional criteria, such as seeking enhancement/benefits to green infrastructure, energy and water efficiency measures and where proposals involve an extension to the opening season; the delivery of improved on-site facilities and recreational provision.</p> <p>Note that the self-catering accommodation Local Plan Policy T4, was sustainability appraised separately to policies T6, T7 and T8. The scores for Policy T4 for a new policy, Self-catering accommodation Option 2 were; 0 - No impact/neutral for social progress, protection of the environment, natural resources and economy objectives. To ensure that there is no negative impact, there is a need to ensure that criteria lost is covered elsewhere, in either other draft new policies (e.g. rural conversions) and/or a draft General Requirements Policy.</p>			
Alternative Option		Why is it not preferred?	
Maintain the current policy position with respect to saved Local Plan Policies T6, T7 T8 and T4 (in part) and retain Appendix C – Standards for Caravan Development.		<p>This option would not give the Council the opportunity to update and streamline the existing dated saved Local Plan policies in line with the NPPF. There are now other forms of development other than caravans – chalets, log cabins, camping pods and yurts that are not explicitly considered in saved Local Plan Policies T6 and T8. In relation to saved Local Plan Policy T7 – Extensions to caravan park developments open season, the Council no longer strictly applies T7; a minimum 6 week closed season.</p> <p>Appendix C – Standards for Caravan Development is no longer applied and is outdated.</p>	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N /?	N /?	N/?
<p>This policy approach results in the status-quo. The current policies do not take account of new forms of development; log cabins, chalets, and camping pods etc. and do not take into account the longer opening season. A longer opening season may have impacts on services and facilities.</p> <p>The current policy does not seek enhancements/benefits, it just manages the impacts. Extending the opening season also has benefits, as well as potential negative impacts on the environment; making businesses potentially more viable and may support services and facilities and provide employment.</p> <p>Note that the self-catering accommodation Local Plan Policy T4, was sustainability appraised separately to Policies T6, T7 and T8. The scores for Policy T4 for maintaining the current policy position, Self-catering accommodation Option1, were; 0 no impact for social progress, protection of the environment, management of natural resources, and economy objectives.</p>			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely only on national and Core Strategy policy.		<p>This option would not give the Council the opportunity to prepare an up to date criteria based local policy for caravan, log cabin, chalet and camping development.</p> <p>Relying on National Policy may leave the authority with a policy vacuum should this be reviewed and changed, and it doesn't allow local circumstances to be applied.</p>	

SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N/ -2	N/ -2	N/ -2	N/ -2
<p>There is a risk of changes to the NPPF that could result in a loss of controls/affect Core Strategy currency. Lose any opportunity to improve on existing position and bring policy up-to-date, including to reflect newer forms of camping accommodation, to account for longer opening seasons, to seek enhancements, or, to take a locally specific approach. Note that the self-catering accommodation Local Plan Policy T4, was sustainability appraised separately to Policies T6, T7 and T8. The scores for Policy T4 for maintaining the current policy position, Self-catering accommodation Option 3, were uncertain for social progress, protection of the environment, management of natural resources, and economy objectives.</p>			

\*This topic is the subject of the Caravans, Chalets & Log Cabins Sustainability Appraisal and part of the Self-Catering Accommodation Sustainability Appraisal

## Equestrian Related Development

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/updated criteria resulting in the replacement of saved Local Plan policy L9.		This option would allow the Council to review and update the existing dated saved Local Plan Policy L9 in line with the NPPF.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
?	?	0	?
This option offers potential for improvements on the current position but the nature and extent will depend on the exact criteria. Mitigation - A new Policy should include specific control over the cumulative and incremental impacts of this type of development. Horse-related development has the potential to encourage more cars journeys in the countryside. This issue needs to be carefully managed. New policy will need to be more flexible, to take account of the different types of horse-related development and their differing impacts.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position and retain the saved Local Plan Policy L9 – Equestrian Developments.		This option would not give the Council the opportunity to update and streamline the existing dated saved Local Plan policy in line with the NPPF.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
Maintaining the current policy position results in the status-quo. Existing Local Plan Policy L9 not being strictly applied (e.g. criterion a – re. field shelters)) and some elements in need of improvement/updating. Opportunity to review the existing policy.			
Alternative Option		Why is it not preferred?	
Delete the existing saved Local Plan Policy L9 and rely on the NPPF and Core Strategy.		The Core Strategy does not have any policies specific to equestrian development. This option would not allow for policy and policy criteria specific to equine related development. The existing saved Local Plan Policy L9 has two specific criteria; i.e. need for any buildings to be part of a group and for the bridleway to have sufficient capacity to accommodate the expected use by horses.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N / -2	N / -2	N	N / ?
Principles set out in existing local policy L9 are largely (although not wholly) covered by NPPF and Core Strategy. Control over location of horse-related developments would be lost. Opportunity to include other local slants on managing this type of development and the need to consider bridleway congestion and highway impacts would be lost. In a rural district, horse-related development is a particular issue and needs local interpretation of national and strategic policies in order to manage the impacts appropriately. There is a potential risk that any future changes to the NPPF could result in a loss of controls/affect Core Strategy			

currency. The opportunity to employ controls on cumulative and incremental impacts would be lost, although could be covered by a cumulative impacts reference in another policy (e.g. General Requirements).

## Advertisements and Signs

Preferred Option		Why is it preferred?	
Adopt a new policy with amended/updated criteria and guidance resulting in the replacement of saved Local Plan policies S20, S21, S22 and a revoked, retained or modified ASCA.		This option would take the opportunity to review and update the existing policies into a single policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	N	N / +2
This option would bring the current policy framework up to date and create a clear decision making framework that is easily understood. It could have positive impacts on environmental objectives through ensuring proper protection of landscape character, and the protecting the quality of the built environment against inappropriate advertisements and signs. It would help strike an appropriate balance between protecting the character of places and maintaining an attractive environment whilst permitting high quality signage to ensure appropriate promotion of local businesses.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention (or combining) of policies S20, S21 and S22.		This would not take the opportunity to update and refine the current policies into a clear single policy, and to introduce new elements and requirements.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
Would maintain the status quo and current policy framework therefore the impacts of this approach would be no different to at present.			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely only on national policy and guidance This option would result in policies S20, S21, S22 becoming redundant.		This option would not allow for a locally tailored approach. Relying on national and Core Strategy policy would not provide the clarity needed to offer sufficient protection to South Lakeland’s landscapes and build environment.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	N	N / +2
This approach would introduce more uncertainty and ambiguity in how national policy should be interpreted, and would not create a clear, easily understood decision making framework at a local level. A potentially less restrictive approach would pose risks to landscape and built environment quality and character through increased clutter and poor quality signage; although a more relaxed and less defined approach could offer greater scope for businesses to increase their advertising activity.			

## Renewable and Low Carbon Energy

Preferred Option		Why is it preferred?	
Adopt a new policy setting out criteria applicable to all technologies resulting in the replacement of all the relevant saved Local Plan policies.		This option allows for the updating of existing policies and the creation of a single clear policy that can apply to all renewable technologies, offering a more future proofed approach should new technologies emerge.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N / +2	N / +2	N
This option allows for a clearer decision making framework and aims to promote renewable energy which could result in benefits for health and wellbeing, the environment and natural resources. Any new policy approach would however still be restricted by the national policy and political context which has negative implications for renewable energy.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position and retain the saved Local Plan policies C26, C28, C29, C30 and C31.		This option would not give the Council the opportunity to update and streamline the existing dated saved Local Plan policies in line with the NPPF.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
No change from the current baseline policy position so no sustainability impacts from this option. This option is missing a number of opportunities to update existing policies and to broaden the scope of the existing policy framework to apply to all types of renewable energy technology.			
Alternative Option		Why is it not preferred?	
Delete the existing saved Local Plan policies and rely on the NPPF, Core Strategy and Cumbria Wind Energy SPD.		This option would not give the Council the opportunity to prepare an up to date criteria based policy for renewable energy development and would leave the Council more vulnerable to changes in policy at a national level	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	N	N	N
Would not provide a clear policy framework at a local level to help people understand the decision making process, and would result in more uncertainty if relying more heavily on national policy and guidance which could change. Would not provide the opportunity to have specific policy criteria relating to residential amenity issues arising from renewable energy such as shadow flicker, glint and glare etc.			

## Hot Food Takeaways

Preferred Option		Why is it preferred?	
Adopt a new policy combining saved Local Plan policies R10, R11 and R12, updating so in line with NPPF and other local policies in the Core Strategy and Land Allocations DPD.		This option would enable a positively framed policy to be adopted in line with current NPPF policy, Core Strategy and land allocations DPD. It would also enable the Council to specify more clearly the range of factors that will be taken into account when assessing a planning application for a hot food takeaway – including reference to public health and safety interests and the role planning conditions may have to play.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0/ +2	0 / +1	N	N
This option offered greater opportunity to have a more positive impact in achieving the range of SA objectives. In particular it would enable elements around health and well-being to be more properly considered than would be the case if other options were adopted.			
Alternative Option		Why is it not preferred?	
Maintain current policy position, resulting in the retention of saved Local Plan policies R10, R11 and R12.		The current policy position is not positively framed and is restrictive in its level of support for hot food takeaways. It needs updating in line with the approach set out within the Land Allocations Policy and National Policy. Some elements can be covered within the general requirements policy e.g. impact on highways safety.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would not enable the delivery of SA objectives to be more fully realised, especially with regard to elements around improving health and well-being.			
Alternative Option		Why is it not preferred?	
No Policy – rely on National, Core Strategy and Land Allocations Policies. This would result in saved Local Plan policies R10, R11 and R12.		This option could be appropriate provided other development management policies include relevant criteria / control relating specifically to Hot Food Takeaways. However, this is not the case, and it is necessary to include a separate policy specifically relating to management of such uses as particular factors need to be considered when assessing such proposals.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
?	?	N / ?	?
During the SA the impacts of this option could not be determined as it would depend on the specific content of other policies likely to be included in the Development Management Policies DPD. However, if these don't cover the loss of existing controls and miss opportunity to address health issues relating to a proliferation / presence of hot food takeaways then this option would most likely have a negative impact.			

## Retail and Main Town Centre Uses Outside of Town Centres

Preferred Option		Why is it preferred?	
Adopt a new policy applied to all five town centres, including a new locally set threshold used to determine when an impact assessment is required.		This option would enable the Council to adopt a policy that reflects local circumstances; ensuring decisions are made in terms of the local rather than a national context.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	N	+2
This option could have positive impacts in respect to improving access to services and facilities, and creation of vibrant communities. It may also help to conserve land from development, and improve the quality of the built environment, and economic objectives with regard to retaining investment in town centres.			
Alternative Option		Why is it not preferred?	
No Policy – rely on National, Core Strategy and Land Allocations Policies. This would result in saved Local Plan policies R2 and R5 becoming redundant.		This option would not enable decisions to be informed by current local circumstances based on local evidence. Uncertainty will arise if we continue to rely on the NPPF with regard to retail impact assessment thresholds, should these be removed.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option almost maintains the status quo, and therefore impacts are considered neutral. However, it misses an opportunity to take account of the local context in terms of decision making.			



## Kendal Town Centre and Canal Head

Preferred Option		Why is it preferred?	
Adopt a new policy for Kendal Town centre and Canal Head taking into account the outcomes from the Kendal Town Centre Masterplan. This would provide policy criteria/framework to guide and manage new development in these locations.		This option would plug a current policy gap and ensure the Council has a policy framework in place to consider proposals within the Canal Head area in an appropriate consistent manner. It also would enable the Council to adopt a policy for Kendal Town Centre that goes wider than current local plan policy.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	+2
This option enables a range of positive impacts. It will help to provide greater transparency regarding decision making process especially with regard to proposals within Kendal Canal Head. It will ensure environmental objectives in particular are more fully achieved.			
Alternative Option		Why is it not preferred?	
Maintain current policy position resulting in the retention of saved Local Plan policy R1.		The option wouldn't enable the scope to provide the necessary policy framework for determining proposals in the town centre, its environs and canal head area in a holistic manner. It would leave a policy gap with respect to Kendal Canal Head area.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0/-1	0	0
This option would result in the status quo, and have no impact. However, it is recognised it would result in limited positive and far reaching effects in terms of achieving SA objectives.			
Alternative Option		Why is it not preferred?	
Adopt no new policy and rely on national, core strategy and land allocations policy.		The option wouldn't enable the scope to provide the necessary policy framework for determining proposals in the town centre, its environs and canal head area in a holistic manner. It would leave a policy gap with respect to Kendal Canal Head area	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-1	-1	-1	-1
The degree of impact will depend on the content and scope of other new development management policies in conjunction with National Policy, Core Strategy and Land Allocations policy. It would result in a reliance on non-locally specific policies, potentially, could not meet the range of objectives in full.			

**Agricultural Buildings** (as presented at Proposed Main Changes to Draft Development Management Policies Consultation Stage June 2017)

Preferred Option		Why is it preferred?	
New policy with updated criteria		This policy option would take the opportunity to review and update the existing policy, building on its strengths but also taking into account the need for additional criteria relating to specific locational requirements and demonstrating evidence of need in respect to supporting the functional operation of an existing farm/agricultural business.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+1	+1	+1	0
The SA shows that this option would have positive impacts overall. It would provide stronger guidance than the existing policy on location of new agricultural buildings as well as helping to ensure that new agricultural buildings were genuinely needed to support an existing business. This would reduce harm to the environment and natural resources in particular whilst managing the risks presented by conversion of agricultural building to dwelling through PD rights and maintaining a fair and flexible approach for agricultural businesses seeking to expand.			
Alternative Option		Why is it not preferred?	
Maintain current policy position.		This policy option would maintain the status quo, and not enable the Council to review current policy or introduce stricter requirements regarding location of new agricultural buildings to minimise landscape impacts and reduce likelihood of isolated development in the open countryside, or require an appraisal demonstrating there is essential need for such development.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would maintain the status quo and current policy framework therefore the impacts of this approach would be no different to at present.			
Alternative Option		Why is it not preferred?	
No policy – rely on National and Core Strategy Policies		This approach would not allow for a locally tailored approach with specific criteria. Relying on national and Core Strategy policy would not provide the clarity needed to offer sufficient protection to South Lakeland’s built and natural environment, or ensure delivery of sustainable development.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	+2
This option would not enable sustainability appraisal objectives to be fully realised, and indeed result in negative outcomes for social, environment and natural resources objectives, due to the lack of control on the location of such development and consideration of the extent to which the proposal was required to support the operational needs of an existing agricultural business (depending on the degree to which other policy requirements in the DM document could provide similar safeguards). However, it would promote a less restrictive more flexible approach which would likely result in positive economic objective impacts, which could enable a wider range of economic uses to be developed which in turn could result in more jobs and strengthen and diversify the economy.			

**Gypsies and Travellers Sites** (as presented at Draft Development Management Policies Consultation Stage October 2016)

Preferred Option		Why is it preferred?	
Update the Gypsy and Traveller Accommodation Assessment (GTAA) 2013, to take account of revised national policy (August 2015) and forthcoming new national guidance on assessments. Take account of the resulting evidence in a separate Local Plan document or the forthcoming single Local Plan review from 2017. This could include revisions to Core Strategy, if judged necessary.		It is considered there are advantages in undertaking some further work to consider latest evidence of need, including dialogue with key stakeholders and representatives of the travelling community, with site provision being made through a separate Local Plan document or the forthcoming single Local Plan review – to be confirmed through future updates of the Local Development Scheme.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
N	-2	0	0
This option could result in better and more up-to-date evidence of need but by taking longer it may delay meeting current evidence of need for a transit site in the Furness peninsula, south of Ulverston. This could result in more unauthorised encampments, with negative environmental impacts, albeit very localised and limited both in scale and duration. This option is considered to have very modest or minimal impact on natural resources and the economy.			
Alternative Option		Why is it not preferred?	
Take account of the current evidence of need for transit pitches for travellers in the Gypsy and Traveller Accommodation Assessment (GTAA) 2013 and develop pitch targets and make site provision accordingly through the DM DPD process, including seeking suitable potential sites.		As set out above, it is considered that there are advantages to undertaking further work on latest evidence of need with key stakeholders and representatives of the travelling community, before making site provision in a separate Local Plan document. The advantages of better information and associated dialogue are considered to outweigh the delay in provision and environmental and other risks considered in the Sustainability Appraisal.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
N	+2	+2	N
This option is would progress site provision based on current evidence. The advantage of earlier delivery of a transit site is balanced against having less up-to-date evidence of need. Earlier provision would have positive environmental implications by helping avoid unauthorised encampments. The economic implications are considered modest.			

**Gypsies, Travellers and Travelling Showpeople – Criteria Based Policy (as presented at Proposed Main Changes to Draft Development Management Policies Consultation Stage June 2017)**

Preferred Option	Why is it preferred?
Include a policy in the DM DPD in order to guide decisions when assessing proposals for Gypsy, Travellers and Travelling Show people.	It is considered appropriate to provide additional clarity in the policy framework to guide decisions with criteria as to what will constitute a suitable location for Gypsy, Travellers and / or Travelling Show people. This approach allows decisions to be taken on such proposals based on the evidence of need at the time, therefore avoiding the negative impacts of delaying setting out a position whilst awaiting the preparation of more up to date evidence
Alternative Option	Why is it not preferred?
Take account of the resulting evidence in a separate Local Plan document or the forthcoming single Local Plan review from 2017. This could include revisions to Core Strategy, if judged necessary.	Although further work on latest evidence of need with key stakeholders and representatives of the travelling community, will be applied before making site provision in a separate Local Plan document, absence of a local DM policy may lead to uncertainty and could lead to subsequent appeals.

*\*SA findings for the options tested at issues and options stage remain relevant*

**Enforcement**

Preferred Option	Why is it preferred?
Adopt a new policy setting out the Council's framework for planning enforcement.	This option would plug a current policy gap enabling the Council to set out its position on how it will respond to breaches of planning control through application of policy and protocol.
Alternative Option	Why is it not preferred?
Adopt no new policy and rely on national, core strategy and land allocations policy.	The option would result in a policy gap being retained. It would not enable the Council to apply a policy in terms of how it responds to breaches of planning control, or be able to apply any protocol on the back of any policy.

*\*Note no options were put forward at the Issues and Options Stage relating to this topic, and consequently no SA of these options was produced. These options are considered to be procedural rather than providing specific topic related guidance.*

### 3.4 Topic areas with no new Development Management Policies

#### Housing Optional Technical Standards – Water Efficiency

Preferred Option	Why is it preferred?		
Not to introduce the optional Building Regulation on water efficiency.	There are no major constraints with regards water resources and South Lakeland is not in an area of water stress. Resultantly it is not considered that there is a clear need for introducing the optional water efficiency building regulations standards. The online Planning Practice Guidance states that local authorities should only set Local Plan policies requiring new dwellings to meet the tighter requirements where there is a clear need based on evidence such as the Environment Agency's Water Stressed Areas Classification, water resource management plans produced by water companies and river basin management plans. Whilst it would be desirable to introduce the optional water standard on general sustainability grounds it is considered it would be difficult to justify its introduction based on the government's current planning guidance.		
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would maintain the current baseline position and would not therefore result in any effects on sustainability appraisal objectives. It would however result in missed opportunities for better outcomes in sustainability terms for example it would not offer opportunities for people to lead more sustainable lifestyles, have more resource efficient homes, lower utility bills, and less impact on water resources.			
Alternative Option	Why is it not preferred?		
Introduce the optional requirement within G2 of the Building Regulations to reduce water usage in new dwellings from 125 litres/ person/ day to 110 litres/ person/ day.	It is not considered that the Council can demonstrate a 'clear need' as required and defined in the online Planning Practice Guidance.		
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	+2	+2	N
This option would help provide housing that is resource efficient, cheaper to run and has a reduced environmental impact, helping people to live more sustainable lifestyles.			

## Housing Optional Technical Standards – Space Standards

Preferred Option	Why is it preferred?		
Do not introduce the nationally described space standards.	In considering the evidence of need, and the implications of introducing the national space standards, it is not considered that there is currently a robust justification for introducing the standards in South Lakeland. Whilst it would be desirable for new houses to meet the national standards in practical terms it would have the unintended consequence of increasing sales values and exacerbating the already significant affordability issues in the district. The Council, through its adopted Core Strategy policy CS6.2 requires new development to offer a range of housing sizes and types. It is considered that this policy provides a sufficient framework to continue to enable the Council to negotiate appropriate mixes and sizes of properties on new housing sites to meet local needs through pre-application discussions.		
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would continue the current policy position and would maintain the status quo. It would not therefore result in any different impacts than at present. It would however miss opportunities to secure better social effects such as improving housing standards and people’s health and wellbeing.			
Alternative Option	Why is it not preferred?		
Introduce the nationally described space standards.	Whilst this option would have positive impacts on the quality and practicality of new homes provided, it would limit the range of property sizes available and negatively impact upon the affordability of new build homes.		
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	? / -2	? / -2	N
This option would improve the standards of new homes, leading to social benefits and improving people’s health and wellbeing. It would however have negative impacts on affordability as the sizes of new homes, and therefore sales values would increase. The increase in house sizes could increase land take for new development or squeeze other elements on site such as green infrastructure provision, leading to possible negative.			

# Starter Homes

Preferred Option	Why is it preferred?		
Rely on national policy on Starter Homes exception sites and existing Core Strategy policy, without further change.	<p>Since the Issues and Options document was prepared and Sustainability Appraisal of options undertaken, the Housing and Planning Act, enacted in May 2016, has confirmed that Starter Homes as a form of affordable housing, will be required on all sites above a certain size - details to be confirmed in forthcoming Regulations. In contrast, the Act confirms that planning authorities will <u>not</u> have to require Starter Homes on rural exception sites. The forthcoming Regulations may also confirm if the local application of Starter Homes can be varied to reflect local circumstances.</p> <p><u>Rural Exception Site Policy</u></p> <p>It is proposed that the proposed revision to Core Strategy Rural Exception Policy CS6.4 in policy DM13 (above) confirm that the Council will only accept Starter Homes on Rural Exceptions sites in limited circumstances.</p> <p><u>Starter Homes Policy</u></p> <p>It is unclear when Regulations dealing with Starter Homes will be published and whether they will provide scope for local authorities to apply a locally evidenced approach. In light of the current uncertainty it is considered appropriate to await the publications of Regulations before considering if further Local Plan policy is required. It may be that the new requirements for Starter Homes can be implemented in the context of existing Core Strategy and the Council’s annually- updated Guidance on Affordable Housing.</p>		
<b>SUSTAINABILITY APPRAISAL SUMMARY</b>			
Social Progress	Environment	Natural Resources	Economy
-4	-2	N	N/?
<p><i>The sustainability appraisal was undertaken before section 5(2) the Housing and Planning Act 2016 made clear that forthcoming regulations will give local planning authorities power not to require Starter Homes on rural exception sites.</i></p> <p>This option would not help provide a clear local decision making framework. The absence of a local policy would give no opportunities to mitigate the negative impacts of the national policy position, which risks an affordable housing product which meets only a limited amount of evidenced local need, and does not maintain any affordable advantage for the long term. The appraisal noted the likely risk of greater environmental and landscape impact of additional rural exceptions sites in open countryside which may be delivered if the Starter Homes requirement is applied to rural exception sites. The potential impacts for natural resources arise from the prospect of less sustainable patterns of development. While additional development would bring economic benefits, the reduced affordability of housing supply could reduce the availability of younger workers to meet local employment needs.</p>			
Alternative Option	Why is it not preferred?		
Introduce a local Starter Homes exceptions site policy, setting out how new national policy will be implemented in South Lakeland.	(see also above) It is not considered appropriate to pre-empt the provision of the forthcoming national Regulations on Starter Homes. It is not clear at this stage how much scope local authorities will have in applying the Starter Homes Regulations.		
<b>SUSTAINABILITY APPRAISAL SUMMARY</b>			
Social Progress	Environment	Natural Resources	Economy
-2	-2	N	N/?
<p>This option could refine national policy to increase its potential to meet more local, affordable housing need. However the scope for variation may be limited by legislation (and forthcoming regulations). As for the option above, the prospect of more rural exceptions sites, would entail significant environmental and landscape risks and also for natural resources from less sustainable patterns of development. As for the option above, while additional development would bring economic benefits, the reduced affordability of housing supply could reduce the availability of younger workers to meet local employment needs.</p>			

## Telecommunications and Broadband – Telecommunications Equipment Proposals

Preferred Option		Why is it preferred?	
No longer apply any such policy and rely only on national policy. This option would result in policy S28 becoming redundant.		Changes to permitted development rights over recent years have taken many more types and scales of telecommunications developments outside of local planning authority control and it is not therefore considered necessary to have specific policies for this type of development. It is considered that where telecommunications developments are subject to planning control other policies relating to landscape, design and heritage can be effectively used to manage development. The online Planning Practice Guidance provides links to two industry led codes of best practice for fixed and mobile electronic communications equipment and it is considered that these provide sufficient guidance for developers to achieve the best outcome for new telecommunications infrastructure.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would rely on national policy and existing local policies. The NPPF and PPG provide adequate guidance on telecommunications, and the Council’s other policies on aspects such as landscape, design, residential amenity etc. would be applied to mitigate any potential negative impacts of telecommunications infrastructure. This option			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention (or combining) of policies S28 and C18.		<ul style="list-style-type: none"><li>- A separate DPD is being prepared for the Arnside and Silverdale AONB so it would not be appropriate to continue with policies containing AONB specific criteria.</li><li>- The existing policies are dated.</li><li>- It is considered that existing and emerging local historic environment policies can provide a sufficient framework for determining telecommunications applications in Conservation Areas.</li></ul>	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
This option would continue the status quo and the impacts would be no different to at present. It does not provide a clear decision making framework in some respects, particularly with regards the geographical areas it applies to.			
Alternative Option		Why is it not preferred?	
Adopt a new policy with amended/updated criteria resulting in the replacement of policy S28 and C18.		<ul style="list-style-type: none"><li>- Extended permitted development rights have taken many proposals out-with the scope of local authority planning authority control, questioning the need for a specific policy.</li><li>- Applications in the AONB can be managed through new policies in the AONB DPD.</li><li>- Proposals can be managed through other policies, for example landscape and heritage policies. It is not considered necessary to have a specific ‘telecommunications’ policy.</li></ul>	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N/+2	N	N	N/+2
A new policy would offer the opportunity to provide clarity over the geographical areas covered by the policy requirements and to bring it up to date to reflect new technologies/infrastructure and permitted development rights. It would however be unlikely to have any significant effects in SA terms.			



## Self-Catering Accommodation

Preferred Option		Why is it preferred?	
Elements of Local Plan Policy T4 carried through to Preferred Options - new policies; the Conversion of Buildings in Rural Areas (new Policy DM16) and Tourist Accommodation (new Policy DM18).		This option would allow some elements of Local Plan Policy T4 to be reviewed/amended and carried forward to new policies relating to the conversion of buildings in rural areas and tourist accommodation. It would allow policy to accord with the NPPF.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
0 / N	0 / N	0 / N	0 / N
This option would provide an opportunity to review and update Policy T4 – Self-catering accommodation outside development boundaries. Any elements of policy lost, needs to be covered elsewhere in other policies, e.g. General Requirements and other new policies will need to contain appropriate criteria. A new policy could provide clarity concerning the relationship with existing Local Plan Policies H11/H12 – are both polices needed?			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention of Policy T4.		This option would not allow elements of Local Plan Policy T4 to be either retained or, amended/updated.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
This option would have no impact. Existing Local Plan Policy T4 – new build self-catering accommodation and the conversion to self-catering accommodation outside of development boundaries, has similar provisions to existing Local Plan Policies H11 and H12. Conversions to both residential and self-catering accommodation (excluding caravans etc.), in the saved Local Plan Policies are both subject to similar policy criteria. Mitigation would comprise the application of relevant new/existing policies, including existing heritage and protection of the environment policies. Existing Local Plan Policy T4 does not allow new build self – catering, but could support e.g. diversification of businesses (rural).			
Alternative Option		Why is it not preferred?	
No longer apply any such policy and rely on National Policy, Core Strategy and Land Allocations Policy (LA1.1). This option would result in Local Plan Policy T4 becoming redundant.		This option would not allow elements of Local Plan Policy T4 to be either retained or, amended/updated.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
?	?	?	?
The policy impacts from this option would be uncertain. Uncertainties in terms of any future potential changes to national policy – NPPF. Impacts would depend on the content of other potential new polices e.g. New General Requirements, Design, Heritage, Parking, Trees and Landscaping, and Core Strategy Policies relating to biodiversity, design, green infrastructure and the protection and enhancement of the environment. National Policy (NPPF), Core Strategy and Land Allocations Policy LA1.1, on their own, would likely mean a more positive approach to allowing new self-catering accommodation. Relying solely on the application of National Policy, Core Strategy and Land Allocations Policy LA1.1, would result in the loss of criterion (d) in existing Local Plan Policy T4 – ‘the applicant enters into a planning obligation or the permission is subject to a condition limiting the accommodation to self-catering accommodation’.			

## Retail and Other Uses in Town Centres

Preferred Option		Why is it preferred?	
Have no new policy and instead rely on National, Core Strategy and Land Allocations policies.		It is not considered necessary to introduce specific controls on the location, number of different uses within town centres, the Core Strategy and Land Allocations policies should be applied in this respect. Many other elements of current local plan policies R8, R9 and R13 (disturbance, and effect on character of area) are proposed to be superseded by the general requirements policy and design policy. The draft policy for Kendal Town Centre and Kendal Canal Head Area will also supersede some elements of policy R8.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
N / +2	N	N	N / +2
Could be a range of positive impacts as it would enable greater flexibility and variety of uses in town centres, resulting in a range of impacts for social progress and the economy in particular. However, overall it would have neutral impacts, as NPPF policy, Core Strategy and Land Allocations policies provide a more up to date policy basis compared to Local Plan policy. Other policies relating to Town Centres including Kendal Town Centre/Canal Head, general requirements policy, Conservation Areas will need to be complementary and need to be fully applied to relevant schemes in order to support the contribution of this policy to the full range of SA objectives.			
Alternative Option		Why is it not preferred?	
Adopt a new policy in line with current NPPF & PD Rights.		It is considered current policy (Core Strategy and Land Allocations) provides an appropriate sound policy basis on which to make development management decisions, in combination with the application of the NPPF. It would be more appropriate to update current town centre policy as part of the Local Plan Review – combined with reviewing Retail Strategy.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
+2	N / +2	N / +2	+2
This option would enable greater local control and ability to respond to local context. An updated policy should result in positive impacts for social progress and the economy in terms of support a range of needs targeted to addressing local issues. Other policies relating to Town Centres including Kendal Town Centre/Canal Head, general requirements policy, Conservation Areas will need to be complementary and need to be fully applied to relevant schemes in order to support the contribution of this policy to the full range of SA objectives.			

## Coasts and Watercourses - Coasts

Preferred Option		Why is it preferred?	
Have no new policy in relation to coasts and instead rely on National and Core Strategy policies.		It is considered Core Strategy policy CS8.5 continues to provide a relevant basis on which to determine proposals affecting the coast.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
-2	-2	-2	0
<p>This option would present missed opportunities to have a local policy that fully reflects the requirements of the NPPF (coastal management) where necessary. It would result in less clear local decision making framework which would therefore negatively impact on objective SP1. Loss of elements of policy respect of culverting could lead to potential risks of negative effects on environment and natural resources objective for example those relating to water quality and resources.</p> <p>*Note results of this SA appraisal have been taken into account in the development of Draft Policy DM6 Surface Water Disposal, Foul Water Disposal, watercourses, flood defences and consideration of wider land drainage interests. The inclusion of that policy means there will be no loss of elements of current policy.</p>			
Alternative Option		Why is it not preferred?	
Maintain current policy position		This would not enable positive impacts to be fully realised and misses opportunity to reflect NPPF requirements.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
N	N	N	N
<p>This would result in neutral impacts as it maintains the status quo.</p>			
Alternative Option		Why is it not preferred?	
New policy (combining existing and adding new criteria)		This option is being taken forward with regard to combining elements of existing policy – included within Draft Policy. No additional criteria required based on current position regarding coastal management– compliance with NPPF.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
+2	N / +2	N / +2	N
<p>This option presents an opportunity to have a clearer policy framework that could help communities better understand how decisions are taken.</p> <p>*Note results of this SA appraisal have been taken into account in the development of Draft Policy DM6 Surface Water Disposal, Foul Water Disposal, watercourses, flood defences and consideration of wider land drainage interests. The inclusion of that policy means there will be no loss of elements of current policy)</p>			

## Loss of Employment sites and premises

Preferred Option		Why is it preferred?	
No longer apply Local Plan Policy E6 and instead rely on National, Core Strategy and Land Allocations policy.		It is considered that a new policy is not needed. The national policy guidance in NPPF, paragraph 22, is considered sufficient and there is a need to ensure a flexible and positive policy approach. Relevant Core Strategy policies (CS7.1 and CS7.2) and Land Allocations policy LA1.5 also provide local policy guidance.	
SUSTAINABILITY APPRAISAL SUMMARY			
Social Progress	Environment	Natural Resources	Economy
0	0	+2	-2
Relying on the NPPF would potentially allow greater flexibility, which could mean that this option is more responsive. It could also mean, potentially, the loss of more sites; sites not included in Land Allocations Policy LA1.5; but, Policy LA1.5 is comprehensive in existing employment site coverage. Both Core Strategy and Land Allocations policies could be interpreted to allow scope for flexibility. Permitted Development rights affecting the change of use of employment uses (land use classes B1 (a) to C3 – office to dwellings) are now permanent and takes some elements out of local policy control.			
Alternative Option		Why is it not preferred?	
Maintain the current policy position, resulting in the retention of saved Local Plan Policy E6 in its present state in conjunction with the application of Land Allocations DPD Policy LA1.5.		Saved Local Plan Policy E6 is considered to be out of date and does not strictly accord with NPPF Paragraph 22. Policy E6, in its wording, is not positively framed.	
SUSTAINABILITY APPRAISAL			
Social Progress	Environment	Natural Resources	Economy
0	0	0	0
This option offers the status quo. There are relatively tenuous links to, or impacts on, social progress objectives. Employment uses may be harmful to amenity and other environmental factors, but existing policy would allow their change of use. Un-used sites sat empty might not meet the criteria for change of use if existing Local Plan Policy E6 is strictly applied, thus preventing potential environmental and other enhancement (EN2, EN3). Similarly, if E6 is strictly applied to un-used sites, it could thus prevent potential use (and potentially forcing the use of green field land where there is brown field available) (NR3). Whilst some sites, such as small businesses within mainly residential areas have been lost, this had often been because they have met the ‘unneighbourly’ criteria and have often been relocations rather than outright losses. There are clear links to economy objectives.			



# **Appraisal findings: The Plan**

# **04**

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## 4 APPRAISAL FINDINGS: THE PLAN

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### 4.1 Introduction

- 4.1.1 The Plan consists of a series of individual policies, which interact with one another, and provide the basis for development management in South Lakeland.
- 4.1.2 As part of the Plan preparation process, the SA has considered the effects of each policy using the methodologies outlined in **Section 2** of the SA Report. As SA is an iterative process, more than one 'round' of appraisal has been undertaken.
- 4.1.3 As an interim step, the Council prepared a set of draft Policies. These were appraised in the SA, with a series of recommendations made for mitigation and enhancement. The findings were presented in an interim SA Report that was published alongside a draft plan in October 2016.
- 4.1.4 Following consultation on the draft Plan and interim SA Report, the Council has worked towards finalising the Plan. This involved making some changes to the draft policies and introducing new policies. The resulting policies are presented in the Publication version of the Plan, and these have been (re)appraised through the SA using the same methodologies employed at earlier stages.
- 4.1.5 An individual assessment was undertaken for each of the proposed Plan policies; each being recorded in a policy assessment proforma (see **Appendix I**). A summary of performance against the four strands of sustainability is presented below in table 4.1.
- 4.1.6 A positive score of +1 is not significant, but nevertheless beneficial. Significant effects are recorded as +2 or +4 for major significance. No significant negative effects have been identified, but there are possible negative implications, recorded by a -1 score. A neutral score is recorded as a '0'.
- 4.1.7 The DPD needs to read 'as a whole' to understand how the different policies relate to one another and how they may combine to have synergistic or cumulative effects. Therefore, the cumulative effects of the Publication DPD on each strand of sustainability are also discussed in section 4.2, which follows the policy appraisal matrix.

Table 4.1: Policy appraisal matrix - A summary of SA findings for the proposed policies

Plan Policy	Social Progress		Environmental protection		Natural Resources	Economy	
DM1: General requirements for all development	+1		+2		+1	0	
DM2: Achieving High Quality Design	+1		+1		+1	+1	+2
DM3: Historic environment	+1		+2		0	+1	
DM4: Green Infrastructure, open space, trees and landscaping	+2		+2		+1	0	
DM5: Rights of way and other routes providing pedestrian and cycle access	+2		+2		+1	+1	
DM6: Surface Water disposal, Foul Water disposal and treatment, watercourses, flood defences and consideration of wider land drainage interests	+2		+4		+2	+2	
DM7: Addressing pollution and contamination impact	+1		+1		+2	+1	
DM8: High speed broadband for new developments	+2		0		+1	+2	-1 ?
DM9: Parking Provision, new and loss of car parks	+1		+2		+1	+2	
DM10: Safeguarding land for transport infrastructure improvements	+2		+2		+1	+2	
DM11: Accessible and adaptable homes	+2		-1	+1	+1	0	
DM12: Self-build and custom build housing	+2		+1		0	+1	
DM13: Housing development in small villages and hamlets	+2	-1?	0		-1	+1	
DM14: Rural Housing exception sites	+2		0		0	+2	
DM15: Essential dwellings for workers in the countryside	-1	+1	+1		+1	0	
DM16: Conversion of Buildings in Rural Areas	+1		+1		+1	+1	
DM17: Retention of Community Facilities	+2		+2		+1	+1	
DM18: Tourism accommodation outside the AONB	+1		+1	+2 ?	-1	+1	
DM19: Equestrian related development	+1		+1		0	+1	
DM20: Advertisements, signs and shopfronts	+1		+1		0	0	
DM21: Renewable and low carbon energy development	+1		+2		0	0	
DM22: Hot food takeaways	+2		+1		0	0	
DM23: Retail uses outside of Town Centres	+1		+1		0	+1	-1
DM24: Kendal town centre and Kendal canal head area	+1	+2	+1		+1	+4	
DM25: Agricultural Buildings	+1		+1		+1	+1	
DM26: Gypsies, Travellers and Travelling Show People	+1		-1		-1	0	
DM27: Enforcement	+1		+1		0	0	

## 4.2 Cumulative assessment findings

### *Social Progress that meets the needs of everyone*

- 4.2.1 Almost all the policies in the Publication DPD are predicted to have positive effects upon social progress, though some policies are not predicted to be significant when considered in isolation.
- 4.2.2 Several of the housing policies are predicted to have significant positive effects, due to the delivery of housing in areas of need, as well as meeting specific development needs such as for elderly people. Together, the policies are therefore likely to have a major significant positive effect upon the baseline related to housing (SP3), by setting an appropriate framework for the delivery of housing that seeks to boost supply in a sensitive way.
- 4.2.3 Only two policies are predicted to have potential (not significant) negative effects. The negative effect identified for DM 13 relates to the potential for some communities to perceive development in their areas as unwelcome and potentially affecting settlement character (SP6). The negative effect identified for DM 15 relates to potential negative effects upon some workers in rural areas who may only be able to access temporary accommodation in the short term.
- 4.2.4 Neither of these effects is predicted to be significant though, as they are both likely to affect a small number of people, or not at all (depending upon perceptions). When these two policies are considered together, no cumulative negative effects are identified in relation to these factors, as they are not linked.
- 4.2.5 Many of the DPD policies ought to improve access to the countryside (SP2) (by supporting appropriate development in rural areas, as well as seeking to enhance green infrastructure), which is a headline SA objective in itself; but would also have positive effects on health and wellbeing (SP5) by supporting recreation opportunities. A range of policies are also positive with regards to the support of active travel, protection and enhancement of the built and natural environment, the protection of community facilities and supporting opportunities for local employment. Together, these policies should generate significant positive effects across the district in the short, medium and long term (when a major positive effect on the baseline relating to health and wellbeing is likely to accrue due to the cumulative effects of policy measures over time).

### Summary

- 4.2.6 Overall, the DPD is predicted to have **significant positive effects** on social progress, mainly relating to housing (SP3), health (SP5), improved recreation and environments (SP2). No significant negative effects are identified.

### *Effective protection of the environment*

- 4.2.7 The Publication DPD policies are mostly positive with regards to environmental protection and enhancement, although there are two policies that record potential (not significant) negative impacts. The negative impact relating to DM11 'Accessible and Adaptable Homes' concerns the lack of reference in the policy to considering the accessibility of shared spaces; whilst the other negative impact relates to DM26 and the potential impacts that the design of Gypsy, Traveller and Travelling Show People sites could have on heritage assets. However the impacts arise from policies that are not linked and therefore no cumulative effects are identified.
- 4.2.8 There are two broad positive themes that come through strongly in the appraisal; protection of the character of the built and natural environment, and the enhancement of green infrastructure.
- 4.2.9 The Publication DPD supports net improvements in green infrastructure (EN4), and the enhancement of biodiversity through Sustainable Drainage Systems (EN1). These policies are predicted to have **significant positive effects** in their own right, but taken together *(along with other plan policies in the*



*Publication DM DPD and the Core Strategy*) the benefits ought to be enhanced if links are made between policy elements. For example, the use of green infrastructure for multi-functional uses, whilst the protection of specific green infrastructure for recreational use such as along disused railways could also help to support biodiversity.

- 4.2.10 With regards to the quality of the built and natural environment (EN3), the Publication DPD is mostly positive, with multiple policies likely to have **significant positive effects** on the quality of the built environment by seeking to protect and enhance settlement character, implement high quality design (DM2), protect amenity (DM7) and enhance accessibility by sustainable modes of transport (Policies DM4, DM5).
- 4.2.11 With regards to landscape character and cultural heritage (EN2), a number of Publication DPD policies would have **significant positive effects** by seeking to ensure sensitive design at an appropriate scale and form to settlements.
- 4.2.12 There is a general presumption in favour of appropriate development, including within rural areas. This ought to help support the vitality of settlements, as well as providing opportunities for enhancement to the built environment where buildings and land are not being used effectively (EN2).
- 4.2.13 There are some **uncertain negative effects** identified relating to the potential for incremental effects upon the character of rural settlements as a result of developments in the longer term (EN2). However, policies in the Publication DPD should mitigate this effect by requiring proposals to consider the potential for incremental effects upon settlement character. This ought to ensure that a more holistic view of settlement growth and effects are considered for applications, rather than looking at things from a snap-shot in time.
- 4.2.14 Policies covering design and town centre uses are also predicted to have positive effects upon the built environment (EN2 EN3), with particular benefits in terms of retaining the character within town centres. For example, there is support for the continued function of centres as key retail locations, a presumption against unattractive forms of development, and a clear steer away from the concentration of hot food takeaways in Primary Shopping Areas.
- 4.2.15 In combination, the Publication DPD policies are predicted to have a **significant positive effect** upon the quality of the built environment (EN3).

#### Summary

- 4.2.16 On balance, the Publication DPD is predicted to have a **significant positive effect** upon the environment, including the protection and enhancement of green infrastructure (EN4), biodiversity conservation (EN1) and the protection and enhancement of the built environment (EN2, EN3). There are no significant negative effects predicted.

#### ***Sustainable use and management of natural resources***

- 4.2.17 Viewed individually, the DPD policies are predicted to have mostly insignificant effects upon the use and management of natural resources. The exception are policies DM6 and DM7, which are predicted to have a **significant positive effect** upon natural resources by helping to reduce pollution to air (NR1), soil (NR3) and water (NR2); and to enhance green infrastructure and Sustainable Drainage systems (which can also contribute to pollution control). In particular, the drive to achieve 'air quality neutral' developments should have a positive effect upon the baseline position.
- 4.2.18 When viewed together, a range of other policies that seek to reduce the need to travel by car, and improve accessibility by active modes of travel, should contribute to a **significant positive effect** in terms of reducing greenhouse gas emissions.
- 4.2.19 Some **potentially negative effects** have been identified regarding the location of development in small villages and hamlets and tourist accommodation outside the AONB. Though the effects are not

predicted to be significant, negative implications are noted relating to the potential loss of agricultural land, increased pressure on water resources and a reliance on the private car to access facilities, services and recreation.

### Summary

- 4.2.20 On balance the Publication DPD is predicted to have a **significant positive effect** upon natural resources, though the effects would likely only accrue in the longer term. The positive effects are likely to be 'spread thinly' across the district, rather than being notable in any particular location or against any particular receptors (i.e. air, water or soil).


### *Building a sustainable economy in which all can prosper*

- 4.2.21 The Publication DPD is predicted to have a mix of effects regarding the economy, with some policies having a neutral effect, a small number having negative implications, but the majority having benefits, ranging from insignificant to major significant.
- 4.2.22 A number of policies are predicted to have benefits for the economy, though not enough to generate a significant positive effect on their own. The flexible approach to development in rural areas (DM13, DM14, DM16), is predicted to be positive as it allows for people to live in rural areas, helping to support the vitality of villages and hamlets (EC3) and retain a local workforce (EC1).
- 4.2.23 There is also support for economic diversification through a number of policies including in equestrian related activities (DM19), tourism (DM18) and community activities (DM17).
- 4.2.24 Support for infrastructure is also made clear, with the need to facilitate high speed broadband (DM8), parking provision (DM9) and infrastructure provision (DM10).
- 4.2.25 Together, these policies are predicted to have a **significant positive effect** upon the strength and diversity of the economy (EC3) and the need to retain a skilled workforce (EC1).
- 4.2.26 The DPD is also predicted to have **major significant positive effects** in particular locations such as the Kendal Town Centre and Kendal Canal Head (DM24), where there would be support for the retention of employment, but an increase in mixed used land use across this area which should help to support a boost to the economy.
- 4.2.27 No significant negative effects have been identified, but there is potential for negative implications associated with two of the DPD policies.
- 4.2.28 Policy DM23 is beneficial as it should help to retain investment and spending in the town centres (EC3) However there is a risk that retail proposed for out of town development is not provided in town centres (for example due to a lack of larger / suitable units), which could mean that investment in retail decreases overall, which could prevent new job creation. This is recorded as potentially negative effects. However, it will be necessary to demonstrate that such developments would not have an adverse effect on the town centre; so the effects are not significant.
- 4.2.29 Increased broadband coverage / capabilities (DM8) could affect the viability of smaller town centres through increased competition with online shopping and also businesses choosing to adopt an online approach to retail without having a physical retail outlet in centres as well. This is potentially negative for some small retailers, though the effects are indirect and influenced by other driving factors. Consequently, uncertain negative implications are identified to reflect these issues (though there is already a national drive to improve broadband connectivity and the DM policy is not likely to contribute significantly to changing consumer behaviors). The benefits of high speed broadband would also outweigh such negatives, as it enables the rural areas to access a bigger market place and allows do business to operate more effectively.

- 4.2.30 The policy is likely to contribute to a change in the economic landscape of the district by influencing working and commuting patterns. This could be to the benefit of the local economy by offering a more flexible, resilient, productive and accessible work force in certain industries (EC1 and EC2).

Summary

- 4.2.31 Overall, the Publication DPD is predicted to have a **significant positive effect** upon the economy by helping to retain workers, encourage rural diversification, and support the vitality of town centres.

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# **Mitigation and Enhancement**

# **05**

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## 5 MITIGATION AND ENHANCEMENT

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### 5.1 Introduction

- 5.1.1 An important stage in the SA process is the identification of measures to minimise negative effects and enhance the positives. Equally important is to ensure that these factors are taken into consideration as the DPD is being developed.
- 5.1.2 This section discusses how the SA process has been used to inform the development of the Publication DPD policies at various stages of its preparation (and ultimately how this has led to improvements in the performance of the DPD).

### 5.2 Issues and options recommendations

- 5.2.1 The Council undertook an appraisal of broad options for each policy within the DPD (i.e. current policy approach, new policy, reliance on NPPF). At that stage, the full policy details were unknown, so it was not possible to identify precise effects. However, the appraisal allowed for potential issues and opportunities to be identified and to make recommendations about how the policies should be prepared in response.
- 5.2.2 The Council considered the findings and recommendations within the issues and options appraisal when preparing draft versions of each policy.

### 5.3 Draft DPD recommendations

- 5.3.1 The Council developed a draft DPD, containing a range of development management policies. The SA considered the implications of each of the policies in isolation and in combination. Throughout the appraisal process recommendations were made to minimise potential negative effects and maximise the positive effects.
- 5.3.2 To ensure that the DPD was informed by the SA, the Council considered these recommendations whilst the policies within the Draft DPD were still being drafted. In some instances, the Council considered it appropriate to make immediate changes to the draft Policies to reflect the SA recommendations. For other recommendations, the Council resolved to consider those when the policies / DPD was being finalised (along with consultation feedback).
- 5.3.3 Following consultation upon the draft Plan, the Council made further changes to the draft DPD. Those changes were also subjected to further appraisal through the SA, with recommendations being made where necessary.
- 5.3.4 Table 5.1 summarises the recommendations made by the SA for individual policies at draft DPD stage. The Council's response to the recommendations is also included. The table also sets out the further recommendations made to the final DPD policies and how the Council responded to those too.
- 5.3.5 As described above, this may have resulted in:
- an explanation as to why it is considered unnecessary to take any action in response to the recommendations;
  - policy amendments being made prior to the draft Plan being consulted upon;
  - a resolution to consider recommendations further as the plan was being finalised.

**Table 5.1:** Mitigation and enhancement measures identified through appraisal of the Plan

Policy	SA Topic	Recommendations	Council response
DM1: General requirements	Sustainable use and management of natural resources	<p><u>Draft policies</u></p> <p>The policy sets out general requirements for all development, but does not make reference to climate change mitigation and adaption, the need to preserve minerals and to minimise waste or the need to protect soil resources and agricultural land. Although some of these issues are addressed through other policy measures (DM2 Achieving Sustainable High Quality Design, CS8.9 regarding waste, and the NPPF regarding agricultural land) they are not given recognition within this overarching policy.</p> <p><u>Final Policies</u></p> <p>The policy could be strengthened by referring to designing developments with a transport hierarchy (pedestrians, cyclists, public transport, and cars, although this is addressed in policy DM2).</p>	The Council consider that these elements are covered in design policy, NPPF, and Core Strategy policy e.g. CS8.9.
Policy DM3: Historic Environment	Effective protection of the environment	<p><u>Draft policies</u></p> <p>A less restrictive approach to the use of funds generated by changes to improve public enjoyment could be less likely to discourage potential investment in assets that are in need of care. For example at what stage can investors in heritage assets use funds to support the business and profitability, rather than having to reinvest all monies in to the upkeep of assets (which may otherwise be in decay anyway).</p>	<p>The Council considered recommendations made at draft policy stage. No further measures were identified in the SA.</p> <p>Changes made since the previous version of the plan are more positive and address previous recommendations.</p>
	Building a sustainable economy in which all can prosper	<p>Any restriction on the use of funds generated through improvement measures to historic features ought to be more flexible. It would be sufficient to state that proposals that bring about public enjoyment of heritage assets will be supported, provided there is ongoing upkeep and maintenance of the assets (rather than requiring all funds generated to be directed towards upkeep).</p>	

Policy	SA Topic	Recommendations	Council response
DM4: Green and Blue Infrastructure, Open Space, Trees and Landscaping	Effective protection of the environment	<p><u>Draft policy</u></p> <p>The policy should clarify what constitutes ‘net gains’; and that this could include a higher quality of GI / open space compared to the existing site (which might have limited space for higher quantities of GI, but offer opportunities to implement new habitats of a higher quality). It would also be beneficial to establish the importance of joining-up ecological networks, to promote resilience to climate change (though it is acknowledged that this is a principal set out in CS8.1 of the Core Strategy). Where new sites are within close proximity to established strategic GI networks, the need to explore how sites can contribute to improvements to and linkages to such GI would be beneficial.</p> <p><u>Final policy</u></p> <p>None identified</p>	<p>Text added to policy which makes explicit that net gains could be quantitative or qualitative.</p> <p>Text added to policy covering connectivity in this context.</p>
	Building a sustainable economy in which all can prosper	<p><u>Draft policy</u></p> <p>The principle of achieving net infrastructure gains is positive, but it would perhaps be beneficial to allow greater flexibility to allow more constrained sites to deliver GI without affecting viability (i.e. a lower commuted sum or mitigation for loss rather than achieving net gains).</p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	<p>The Council consider that it is reasonable to expect all sites to offer some gain, as even a small site is likely to include gardens or a small amount of landscaping or planting as a boundary treatment and done imaginatively, this can be a benefit over and above existing site.</p>
	Sustainable use and management of natural resources:	<p><u>Draft policy</u></p> <p>It is not clear whether ‘replacement trees’ would need to be provided on site or not.</p> <p>The additional criteria that requires a ‘wider diversity’ of trees needs to be clarified. Does this mean a wider diversity of trees than the current site? If so, would this always be appropriate? Perhaps it would be more beneficial to require that new trees promote a ‘diversity of species and heights in keeping with local character and GI networks’.</p> <p><u>Final policy</u></p> <p>None identified</p>	<p>Text added to policy with reference to new tree planting being on-site with qualification of exceptions.</p> <p>Text added to policy as follows: ‘Promote diversity of species, including diversity of height’. It is considered that the next bullet point, which refers to being appropriate to location and function covers the need for the species and height to be in-keeping with the local area.</p>

Policy	SA Topic	Recommendations	Council response
DM5: Rights of Way and other routes providing pedestrian and cycle access	Effective protection of the environment	<p><u>Draft policy</u></p> <p>The policy could be made more explicit as to how development ought to link with other policy areas (Green Infrastructure/open space, design, Sustainable Drainage Systems etc.) to recognise the multiple functions and forms that recreational routes can provide (and should be encouraged).</p> <p><u>Final policy</u></p> <p>None identified.</p>	<p><u>Draft policy</u></p> <p>The supporting text refers to the role of routes in this context.</p> <p><u>Final policy</u></p> <p>The policy was amended to include reference to the role of green corridors forming part of wider green infrastructure networks, also purpose amended to recognise that rights of way and other routes providing pedestrian and cycle access form part of the wider access and green infrastructure framework, and additional text added to supporting text to recognise this.</p>
	Social progress that recognises the needs of everyone:	<p><u>Draft policy</u></p> <p>It is not explicit that the policy will ensure that existing and new infrastructure is accessible and functional for all social groups. The policy could be amended to refer to the need to ensure that routes provide equitable access to all potential users where possible.</p> <p><u>Final policy</u></p> <p>None identified</p>	<p>The Design policy includes requirement for inclusive designs and layouts – principle of access for all would be considered.</p>
DM6: Flood risk management and SUDs	Social progress that recognises the needs of everyone	<p><u>Draft Policy</u></p> <p>The policy could seek to ensure that there is no net increase in surface water run-off. This ought to ensure that flood risk is not increased on or off-site; helping to protect human health and material assets (homes and businesses).</p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	<p>Changes made to draft policy DM6 to reflect recommendations. Leading to a more positive effect.</p>



Policy	SA Topic	Recommendations	Council response
DM7: Addressing pollution, contamination impact, and water quality.	Effective protection of the environment	<p><u>Draft policy</u></p> <p>The policy does not reference the potential effects / benefits of pollution control upon biodiversity or the wider environment. It would be beneficial to encourage the use of green infrastructure as part of pollution control solutions. However, other plan policies relating to biodiversity and the wider environment (i.e. DM4) ought to consider these factors.</p> <p><u>Final policy</u></p> <p>None identified.</p>	Noted. Other policies – design and green infrastructure address this.
	Sustainable use and management of natural resources	<p><u>Draft policy</u></p> <p>It may be beneficial to prepare guidance on how developments will need to demonstrate neutral air quality impacts, as well as setting out the process should developments not be able to achieve this target.</p> <p><u>Final policy</u></p> <p>None identified.</p>	Noted. There is Council guidance but it is not SPD. The guidance sets out information expected of developers in order for the Council to assess impacts on air quality.
	Building a sustainable economy in which all can prosper	<p><u>Draft policy</u></p> <p>There remains a need to clarify requirements for air quality neutral developments. It is unclear whether there would be allowance for offsite measures or contributions to be made, or for lower standards to be allowed where evidence demonstrates that air quality neutral is not feasible. There ought to be accompanying guidance to the policy (such as a guide for developers), as per the London Plan approach).</p> <p><u>Final policy</u></p> <p>None identified.</p>	See above. Local published guidance and other guidelines will be used.
DM8: High speed broadband for new developments	Building a sustainable economy in which all can prosper	<p><u>Draft policy</u></p> <p>The policy could be strengthened by making reference to support by community-led broadband infrastructure in areas that may not benefit from the roll out of superfast broadband.</p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	The supporting text includes a stronger reference to community led broadband schemes, recognising their importance particularly in areas that won't be served by the fibre rollout.

Policy	SA Topic	Recommendations	Council response
DM9: Parking provision	Sustainable use and management of natural resources	<p><u>Draft Policy</u></p> <p>The policy could be cross referenced with policy DM6 encouraging the provision of permeable parking spaces; or other forms of Sustainable Drainage Systems to ensure that surface water run-off is not increased with new parking spaces. Not only would this help to better manage water quality and resources, but it could contribute to a more attractive public realm.</p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	Additional text added at end of last para of policy to say including incorporation of measures such as permeable surfaces and sustainable drainage systems.
DM11: Accessible and Adaptable Homes	Social progress that recognises the needs of everyone	<p><u>Draft policy</u></p> <p>The policy could be strengthened to ensure that developments are designed to support accessibility for less abled groups beyond their individual properties (i.e. between neighbourhoods).</p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	This is a very specific policy relating to the optional building regulations, and wider issues of accessibility and inclusive design within the wider environment are covered within Policy DM2. And would be applied in conjunction with this policy.
	Effective Protection of the Environment	<p><u>Draft policy</u></p> <p>The policy could also make reference to the surrounding gardens, open space and green infrastructure, whereby accessibility is also considered in the design of shared space. Adaptations to homes should also be sympathetically designed to ensure that settlement character is maintained.</p> <p><u>Final policy</u></p> <p><u>Final policy</u></p> <p>Previous recommendations reiterated.</p>	
DM13 Housing Development in Small Villages and Hamlets	Social progress that recognises the needs of everyone	<p><u>Draft policy</u></p> <p>In order to safeguard the small scale social nature of villages and hamlets, the policy wording could be strengthened to ensure that potential cumulative effects upon the character of the settlement do not occur in the long term.</p> <p><u>Final Policy</u></p> <p>No measures identified.</p>	Text added to criterion 1 to refer to “taking account of the cumulative impact of incremental development” (on the scale, form and character of the settlement).

Policy	SA Topic	Recommendations	Council response
DM13: Housing Development in Small Villages and Hamlets	Effective protection of the environment	Over time, an incremental increase in development may lead to a substantial change to character that is not identified at an individual application level. Perhaps the policy could include a clause that states that development must be judged against the ‘historic character’ of the settlement (as identified in a settlement character appraisal for example) rather than applying the policy against the context of settlements as they extend in size.	Criterion 1 refers to taking account of settlement scale, form and character. It is considered that this includes all aspects of settlement character including historic character. In addition, policies DM1 and DM2 on General Requirements and Design include criteria referring to the need to take account of historic character. Therefore no further change is proposed.
DM14: Rural Exception Sites	Social progress that recognises the needs of everyone	<u>Draft policy</u> To encourage local residents to engage in democratic processes, the policy could be amended to so that ‘clear local support for a scheme’ should take account of community views. <u>Final policy</u> Previous recommendations reiterated.	Local residents will be consulted directly when a planning application is submitted and parish Councils also reflect wider community opinion. No further change proposed at this stage.
DM16: Conversion of Buildings in Rural Areas	Effective protection of the environment	<u>Draft policy</u> The draft policy refers to traditional buildings that would be considered worthwhile for retention. However, this was somewhat subjective. Furthermore, buildings that are not considered to be traditional may be in a state of disrepair. Conversion of such buildings could actually lead to enhancement of the built environment should the character of the rural area be respected. Therefore, it was recommended that the draft Policy should broaden the definition of buildings that are considered suitable for conversion. <u>Final policy</u> No further measures identified	We don’t believe it is appropriate to expand the policy to include reference to non-traditional buildings as this would open the door to the conversion of any building or structure, including modern farm or other buildings which may not be appropriate.
DM18: Tourism accommodation – caravans, chalets, log cabins, and tented camping (outside the AONB)	Social progress that recognises the needs of everyone	<u>Draft policy</u> In order to ensure access to services, a condition could be introduced into the policy to require developments of a certain size to provide certain services for those using the accommodation (for example, play space). <u>Final policy</u>	Core Strategy Policy CS1.1 ‘Sustainable Development’ sets out principles to guide development to sustainable locations, including Rural Exception sites. Policy (DM18) has been amended to clarify that sites should be sustainably located.

Policy	SA Topic	Recommendations	Council response
		Previous recommendations reiterated.	<p>The amended Policy text (DM18) already supports sustainably located sites located within or adjoining Principal, Key, or Local Service Centres. These are the locations which have better infrastructure, such as public transport, services and facilities. The larger existing sites, e.g. Lakeland Leisure at Flookburgh, and other sites, already provide on-site facilities; recreation, play area etc.. The Policy also supports new sites in other locations where the proposal is to support the diversification of agricultural or other land-based rural business.</p> <p>Furthermore, it is considered that it would be difficult to introduce a policy requiring 'sites of a certain size (...the larger sites) to provide certain facilities...'. The larger sites (developments) that exist already tend to provide services/facilities. It helps their sites (new and existing sites) to appeal to potential visitors. Different types / sizes of services/facilities would be appropriate for different proposals and would vary according to circumstances. For the above reasons it is not considered appropriate to add additional policy criteria as recommended.</p> <p>It is considered that adding further criteria to Policy DM18 for the management of waste generated on the site would duplicate Core Strategy Policy CS8.9. It is considered that Core Strategy Policy CS8.9 – Minerals and Waste would apply to proposals. The policy expects development to 'minimise the production of waste and use recycled aggregate / other materials</p>
	Sustainable use and management of natural resources	<p><u>Draft policy</u></p> <p>In order to have a more positive influence on the volume of greenhouse gas emissions associated with tourist accommodation sites, the policy could encourage the development of new sites that are well served by amenities, and are within walking distance of visitor attractions, recreation and public transport. Extensions to sites could also require enhancements to onsite amenities to reduce the need to travel. Consideration should also be given to ensuring the policy includes criteria for the management of waste generated on site.</p> <p><u>Final policy</u></p> <p>Previous measures reiterated</p>	

Policy	SA Topic	Recommendations	Council response
			where possible. The policy also requires development to have good access to recycling facilities and incorporate storage for recycling collection bins into new houses and businesses where appropriate. Also to consider how easily the development site can be incorporated into the recycling and waste collection rounds and the adequacy of access for the collection vehicles’.
DM21: Renewable and Low Carbon Energy Development	Social progress that recognises the needs of everyone	<p><u>Draft policy</u></p> <p>A clause could be added to require that development proposals involve local communities and have local support for energy schemes</p> <p><u>Final policy</u></p> <p>Previous measures reiterated</p>	It is considered that an additional clause relating to community support would repeat the provisions of the Ministerial Statement which are already treated as a material consideration in decisions.
	Sustainable use and management of natural resources	<p><u>Draft policy</u></p> <p>Areas of opportunity could be identified to guide developers to broad locations that are more likely to be suitable for development (and thus a favourable planning proposal).</p> <p><u>Final Policy</u></p> <p>Previous measures reiterated</p>	The Council has not specifically identified suitable areas for wind energy in the DPD, but will consider this again as part of the single Local Plan review. Additional text has however been added to the supporting text of Policy DM21 to draw attention to the Cumbria Wind energy SPD, Landscape Character Guidance and Toolkit, and Cumulative Impact of Vertical Infrastructure (CIVI) study which all provide guidance as to which broad areas of the County are likely to be suitable for wind energy development in landscape terms.

Policy	SA Topic	Recommendations	Council response
DM22: Hot food takeaways	Effective protection of the environment	<p><u>Draft policy</u></p> <p>The policy could also set requirements for secure waste/ recycling storage facilities in proximity to hot food takeaway units in order to help reduce the potential for littering and the effect of unmanaged bins on the street scene. The policy does refer to waste in criteria 1, although this could be expanded into a separate criteria within the policy.</p> <p><u>Final policy</u></p> <p>No measures identified.</p>	It is considered Core Strategy policy CS8.9 covers recycling facilities requirements.
	Sustainable use and management of natural resources	<p><u>Draft policy</u></p> <p>There are connections to these objectives that are potentially outside the remit of the planning system, for example waste products such as takeaway packaging and cooking oil will need to be dealt with in an appropriate way to avoid negative impacts on the environment. The increase in drive-through outlets in out of town locations could also lead to increased emissions from car usage, so alternative locations should be explored first.</p> <p>Whilst it is positive to restrict hot food takeaways to no more than two uses adjoining each other, this may still not prevent concentrations of takeaways. For example, there could be a row of 6 units, the first two takeaways, the third retail, and the fourth and fifth takeaways. This would be policy compliant as there would be no more than two takeaways adjacent to one another. This could be mitigated somewhat by reference to policy Criteria 2 (which seeks to protect the character of the environment). However, to avoid such scenarios occurring, it may be beneficial to limit the proportion of hot food takeaways that are present in primary shopping areas. Alternatively, the policy could include an additional criteria that would not permit such development if this reduced the number of units between A5 Hot Food Takeaways clusters to less than 2 non A5 uses, which is proposed in the draft Manchester City Council Hot Food takeaway SPD.</p>	<p>Other policies including Core Strategy policy CS7.5 and Land Allocations policy LA1.2 will help to manage the concentration of takeaways. The primary shopping areas will also predominantly support ‘shopping uses’, and so implicitly manages any concentration of hot food takeaways also.</p> <p>Core Strategy and Land Allocations Policy seek to ensure the predominant use in the primary shopping areas is retail. However, an additional reference added to policy to say ensure there remains a proportionate mixture of shopping uses within the immediate locality.</p>

Policy	SA Topic	Recommendations	Council response
		<u>Final policy</u> None identified.	
DM23: Retail Uses outside of town centres	Effective Protection of the Environment	<u>Draft policy</u>  The policy could potentially allow for a more flexible application of thresholds where proposals involve the redevelopment of brownfield / vacant land and buildings in out of town locations that are not suitable for other uses.  <u>Final policy</u> Previous comments reiterated.	Thresholds are based on evidence contained within the South Lakeland Retail Study (2012). This does not recommend flexibility be applied to proposals involving redevelopment of brownfield / vacant land and buildings in out of town locations that are not suitable for other uses.
DM24: Kendal Town Centre and Kendal Canal Head Area	Building a sustainable economy in which all can prosper	<u>Draft policy</u>  Whilst the policy makes reference to retail offerings in the town centre, it does not include these with regards to Kendal Canal Head. Allowing appropriate retail units within this location could have positive effects in terms of diversification of the current offer. However, it is acknowledged that it could also generate unwanted competition with the town centre and invite further traffic. The NPPF also sets out a town centre first approach, but given that the Canal Head Area is being established as a mixed-use development, some small-scale retail could possibly be beneficial (for example tourist and crafts shops).  <u>Final policy</u> No measures identified.	The NPPF states that town centres should be the preferred location for retail. The Canal Head is edge of town centre, and therefore not appropriate to encourage retail in this context.
DM26: Gypsies, Travellers and Travelling Show People	Effective protection of the environment	<u>Final policy</u>  The policy could be strengthened by making specific reference to the natural environment and including a criteria on the impact on heritage assets.	It is not considered necessary to include this criteria. Policy DM1, DM2, DM4 and DM6 along with application of Core Strategy cover this criteria and will be applied accordingly.
	Sustainable Use and Management of Natural Resources	<u>Final policy</u>  The policy could be strengthened by adding flood risk to the locational criteria. In addition, criteria concerned with appropriate waste storage facilities would have a positive impact.	Additional criteria added to policy to say 'waste and water disposal facilities' and footnote to explain including foul and surface water. It is not considered necessary to include reference to flood risk, which is covered by policies DM1, DM6 and the NPPF.

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**Next Steps**

**06**



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## 6 NEXT STEPS

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### 6.1 Introduction

- 6.1.1 Following consultation on the Publication Development Management Policies DPD, it is the intention that the DPD will be ‘Submitted’ for Examination in Public (EiP). The Council will also submit a summary of issues raised (if any) through representations at the Publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the EiP. At the end of the EiP, an Independent Inspector will judge whether or not the DPD is ‘sound’.
- 6.1.2 Assuming that the Inspector does not request that further work be undertaken in order to achieve soundness, it is expected that the DPD will be formally adopted by the Council in 2018. At the time of adoption an SA ‘Statement’ must be published that sets out (amongst other things):
- How the SA findings and the views of consultees are reflected in the adopted Plan; and
  - Measures decided concerning monitoring.

### 6.2 Monitoring

- 6.2.1 Previous work on the SA did not have a requirement to present measures concerning monitoring. However, as this is the full SA Report prepared alongside the Publication (Regulation 19) version of the DPD, there is a requirement to identify measures that might be taken to monitor the effects (in particular the significant effects) highlighted by the appraisal of the DPD. The SEA regulations require the Local Planning Authority to identify measures for monitoring the significant environmental effects of implementing the DPD, and this should allow trends to be identified. This will help to identify whether the effects identified in the SA are actually occurring, and also help to identify any unforeseen effects. Trend data is also helpful in monitoring progress towards sustainability objectives.
- 6.2.2 Monitoring measures must be finalised and presented in the SA Statement following Adoption of the DPD. It is considered appropriate to use the SA Framework as a starting point for monitoring purposes. The following table sets out the proposed framework for the monitoring progress towards meeting the SA objectives set out in the framework. It draws primarily on indicators included in the SA Scoping Report but also includes some of the indicators identified for monitoring the performance of the Core Strategy and Land Allocations DPDs and some identified to monitor the performance of the DM policies. This approach has been used because whilst some indicators are most appropriate for assessing the sustainability impacts of Plans and others are most appropriate for indicating the performance of policies in terms of achieving their primary intended purpose, there is significant overlap and therefore it is appropriate for some indicators to serve both purposes.

SA Objective	Indicators	Targets (where appropriate)
<b>SOCIAL PROGRESS THAT RECOGNISES THE NEEDS OF EVERYONE</b>		
SP1 - To increase the level of participation in democratic processes		N/A
SP2 - To improve access to services and facilities, the countryside and open spaces	<ul style="list-style-type: none"> <li>% of population aged 16 to 74 who travel to work by:</li> <li>Foot or cycle</li> <li>Car, Van, m/cycle or taxi (incl. as a passenger)</li> <li>Public Transport</li> <li>Work at Home</li> <li>Other / not in employment</li> </ul>	Increase % using foot, cycle, or public transport and decreasing % using private transport
	<ul style="list-style-type: none"> <li>% of households within 30 minutes of key services by public transport (accessibility to key services)</li> </ul>	95%
	<ul style="list-style-type: none"> <li>Gross Affordable Housing Completions per annum;</li> </ul>	<ul style="list-style-type: none"> <li>35% on schemes of 9 or more dwellings in PSC/KSCs and of 3 or more elsewhere.</li> <li>1000 affordable homes by 2025</li> </ul>
	<ul style="list-style-type: none"> <li>House Price : Income Ratio (based on average household annual gross income)</li> </ul>	Decrease
SP4 – To improve the level of skills, education and training	<ul style="list-style-type: none"> <li>% of working age population achieving NVQ4 or higher</li> </ul>	
SP5 – To improve people’s health and sense of wellbeing	<ul style="list-style-type: none"> <li>Male and Female Life expectancy</li> </ul>	Favourable in comparison to other local averages
	<ul style="list-style-type: none"> <li>% of people whose day to day activities are limited by a long term health problem or disability</li> </ul>	Decrease
SP6 – To create vibrant, active, inclusive and open-minded communities with a strong sense of local history	<ul style="list-style-type: none"> <li>Annual crime rate per 1000 population</li> </ul>	Decrease
<b>EFFECTIVE PROTECTION OF THE ENVIRONMENT</b>		

EN1 – To protect, enhance and maintain habitats, biodiversity and geodiversity	<ul style="list-style-type: none"> <li>Area designated as SSSI (ha)</li> </ul>	No change or an increase
	<ul style="list-style-type: none"> <li>% of SSSI in recovering or favourable condition</li> </ul>	Increase
EN2 – To conserve and enhance landscape quality and character for future generations	<ul style="list-style-type: none"> <li>Qualitative analysis</li> </ul>	
EN3 – To improve the quality of the built environment	<ul style="list-style-type: none"> <li>% of Listed Buildings at Risk</li> </ul>	Decrease
	<ul style="list-style-type: none"> <li>Qualitative analysis</li> </ul>	
EN4 – To protect, enhance and maintain green infrastructure	<ul style="list-style-type: none"> <li>Qualitative analysis</li> </ul>	
<b>SUSTAINABLE USE AND MANAGEMENT OF NATURAL RESOURCES</b>		
	Carbon emissions per capita	Decrease year on year
	<ul style="list-style-type: none"> <li>% of air quality monitoring sites recording above 40ug/m3</li> </ul>	0
	<ul style="list-style-type: none"> <li>Renewable Energy total permitted</li> </ul>	
NR2 – To improve and manage water quality and water resources and services	<ul style="list-style-type: none"> <li>River Quality % at good ecological status or potential</li> </ul>	Increase
	<ul style="list-style-type: none"> <li>Number of planning permissions granted contrary to Environment Agency and Local Lead Flood Authority advice on flooding and water quality grounds</li> </ul>	Nil
	<ul style="list-style-type: none"> <li>Qualitative analysis</li> </ul>	
NR3 - To restore and protect land and soil	<ul style="list-style-type: none"> <li>New and converted dwellings on previously developed land</li> </ul>	At least 28% new and converted dwellings on brownfield land.
	<ul style="list-style-type: none"> <li>Average densities per hectare achieved on sites over 10 dwellings</li> </ul>	Average of at least 30 dwellings per hectare on sites over 10 dwellings
NR4 - To manage mineral resources sustainably, minimise waste and encourage recycling	<ul style="list-style-type: none"> <li>Volume of household waste collected per person per year (kg per household)</li> </ul>	Decrease

	<ul style="list-style-type: none"> <li>• % of Household waste recycled or Composted;</li> </ul>	Increase
	<ul style="list-style-type: none"> <li>• Renewable Energy given planning permission</li> </ul>	Increase
<b>BUILDING A SUSTAINABLE ECONOMY IN WHICH ALL CAN PROSPER</b>		
EC1 - To retain existing jobs and create new employment opportunities	<ul style="list-style-type: none"> <li>• Employment Land available by type;</li> </ul>	4 hectares of employment land developed per annum 2010-2025, 30% should be high quality B1 An increase in employment land available by type
EC2 – To improve access to jobs	<ul style="list-style-type: none"> <li>• % of working age population who are economically active;</li> </ul>	100%
	<ul style="list-style-type: none"> <li>• Unemployment levels as a % of working age population;</li> </ul>	Decrease
	<ul style="list-style-type: none"> <li>• Number of new jobs (total employee jobs)</li> </ul>	Increase of 1000 to 2025
EC3 – To diversify and strengthen the local economy	<ul style="list-style-type: none"> <li>• Gross Value Added (per head)</li> </ul>	Increase
	<ul style="list-style-type: none"> <li>• Total amount of completed floor space (gross and net) for Town Centre Uses</li> </ul>	100%

## **APPENDIX I: APPRAISAL OF INDIVIDUAL DPD POLICIES**

## APPENDIX II: APPRAISAL OF POLICY OPTIONS

## **APPENDIX III: UPDATED SCOPING REPORT**

## About AECOM

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