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# Addendum to the Sustainability Appraisal (SA) of the South Lakeland Development Management Policies Development Plan Document

## Proposed Main Modifications

October 2018

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# Non-Technical Summary

## Introduction

Sustainability Appraisal (SA) is a way of considering and communicating the social, environmental and economic sustainability effects of Local Plans. It identifies and communicates the likely significant effects of plans and assesses what the impacts would be of other alternative options to what is being put forward in the plan. Its aim is to help avoid and manage negative effects of plans and to maximise their positive impacts.

SA of the Local Plan is a legal requirement. This SA Addendum Report appraises the impacts of the proposed changes (main modifications) to the South Lakeland Development Management Policies DPD (DMDPD) following its examination hearings in June 2018. A number of changes have been put forward to ensure that the plan can be found 'sound' by the Planning Inspector and so that it can then be adopted by the Council. These changes are being consulted on alongside this SA Addendum Report. The DMDPD, once adopted, will provide a framework of planning policies to help the council assess whether or not applications should be granted planning permission.

## Method

This SA Addendum report builds on the previous Final SA Report of the DMDPD to look at how the proposed changes since the plan was submitted for examination may impact on its environmental, social and economic effects. It uses the same method and framework that has been used in the previous SA work throughout the preparation of the DMDPD. It looks at how each of the proposed changes to the DM policies might affect the SA topics of social progress, environmental protection, sustainable use and management of natural resources, and economic prosperity.

The report screens each of the proposed changes to the policies in the DMDPD, and where the changes have affected how the policies may be understood, what they cover, or how they may be applied this report assesses how the change could change the sustainability impacts of the policies and the plan as a whole.

## Conclusion

The proposed main modifications relate to the detailed policy wording of the development management policies and do not change the objectives of the DPD or the main intent of the policies. For this reason, and following the screening and re-appraisals of the modified policies it has been concluded that the main modifications do not significantly affect the findings of the previous SA reports, nor do they give rise to significant environmental effects.

The DPD as modified will continue to have significant positive effects across all four Sustainability Appraisal topics.

# 1. Introduction

## Background and Context

- 1.1 The South Lakeland Development Management Policies Development Plan Document (DMDPD), once adopted, will form part of the development plan for South Lakeland (outside of the National Parks). The DMDPD provides detailed policies that will be used in the determination of planning applications, and help manage and shape the quality of new development in the district.
- 1.2 The DMDPD is at an advanced stage of preparation having been subject to numerous rounds of consultation since its inception in 2015, and was submitted for public examination in February 2018.
- 1.3 Following the examination hearings in June 2018 a number of main modifications to the DPD have been proposed to ensure the plan can be found 'sound' by the Inspector, and these are being subject to public consultation.

## This SA Report Addendum

- 1.4 This document is an addendum to the Sustainability Appraisal (SA) of the Development Management Policies Development Plan Document that was published alongside the DMDPD, and which is available on the Council's [website](#)<sup>1</sup>.
- 1.5 This addendum is required to ensure that the potential social, environmental and economic effects of the proposed Main Modifications are fully assessed for significant sustainability impacts, and reported on as part of the Plan making process.
- 1.6 This document forms part of the consultation on the Proposed Main Modifications and representations can be submitted in relation to this SA addendum report as well as on the main modifications themselves. Further details on the consultation can be found on the Council's [website](#)<sup>2</sup>.
- 1.7 The Council has assessed the proposed minor modifications and concluded that further Sustainability Appraisal of the proposed changes is not required.

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<sup>1</sup> <https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/development-management-policies-development-plan-document-dpd/development-management-policies-dpd-examination/>

<sup>2</sup> <https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/development-management-policies-development-plan-document-dpd/development-management-policies-dpd-examination/>

## Previous Work

- 1.8 The Sustainability Appraisal of the Development Management Policies DPD has been prepared in a number of stages alongside the DPD's preparation in order to inform and refine policy development.
- 1.9 A [Draft Sustainability Appraisal Scoping Report](#) was published in November 2015 to accompany the 'Issues and Options' DPD consultation. The SA scoping report set out the scope and level of detail for the SA, identified relevant plans, policies, programmes and strategies, identified key baseline information and sustainability issues, and proposed the SA framework that would be used to appraise the emerging DPD.
- 1.10 An [Interim Sustainability Appraisal Report](#) to accompany the draft DPD in October 2016 was published which presented findings from the appraisals that were undertaken on policy options and draft policies.
- 1.11 Following consultation on the draft DPD and the interim SA Report a [final SA report](#) was prepared to guide and inform the publication version of the Development Management Policies, taking into account the interim SA Report. The final SA report was submitted for examination with the DPD.

## An Introduction to Sustainability Appraisal

- 1.12 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.
- 1.13 SA is also a tool for communicating the likely effects of a Plan (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.
- 1.14 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<sub>2</sub> 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.

## 2. Sustainability Appraisal Framework and Methodology

### Introduction and Overall Approach

- 2.1 The focus of the SA at this stage is on the proposed main modifications, as they form the basis of the formal consultation at this stage. However, consideration is also given to the effects of the whole DMDPD as modified, by considering the cumulative effects of the proposed modifications together with the rest of the DPD as submitted. The sustainability appraisal of the main modifications was undertaken in two stages. Firstly each of the main modifications was assessed to determine whether an additional detailed appraisal was required, by considering the content and scope of the proposed modifications, whether they could give rise to significant effects, and how they differ from what has previously been subject to sustainability appraisal at earlier stages of plan making. This screening exercise is presented in section 3 of this report.
- 2.2 The Planning Practice Guidance advises that modifications to the SA should be considered only where appropriate and proportionate to the level of change being made to the Local Plan. It goes on to advise that further assessment may be required if the changes have not been previously assessed and are likely to give rise to significant effects. The PPG is clear in stating that changes to the Local Plan that are not significant will not require further sustainability appraisal work. If the local planning authority assesses that necessary changes to the Local Plan are significant, and were not previously subject to sustainability appraisal then further sustainability appraisal may be required and should be consulted on.
- 2.3 Where it was determined that an additional appraisal of the sustainability effects of the proposed modifications to the Development Management Policies DPD was required, the appraisal was undertaken using the SA Framework used in previous stages as set out below.

### SA Framework

- 2.4 The SA framework set out below provides the basis for the SA of the DPD and the proposed main modifications. There are four key topic areas under which a set of sustainability objectives sit. Within each objective there is a series of sub-questions to guide the appraisal process. The SA framework and methodology is set out in full in the final SA report that accompanied the submission of the DPD and this addendum report follows the same framework, building upon earlier appraisals.

### SA Topics, Objectives and Questions

#### Social progress that recognises the needs of everyone

Objective	Questions for Objective
<p><b>SP1 – To increase the level of participation in democratic processes</b></p>	<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>
<p><b>SP2 – To improve access to services and facilities, the countryside and open spaces</b></p>	<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>
<p><b>SP3 - To provide everyone with a decent home</b></p>	<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>
<p><b>SP4 - To improve the level of skills, education and training</b></p>	<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><b>SP5 - To improve people’s health and sense of wellbeing</b></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>



Objective	Questions for Objective
	<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><b>SP6 - To create vibrant, active, inclusive and open-minded communities with a strong sense of local history</b></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 promote multi-cultural understanding, respect for all and equality of opportunity.</p>

## Effective protection of the environment

Objective	Questions for Objective
<p><b>EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity</b></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>

Objective	Questions for Objective
<p><b>EN2 - To conserve and enhance landscape quality and character for future generations</b></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 tranquillity 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><b>EN3 - To improve the quality of the built environment</b></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>

Objective	Questions for Objective
<b>EN4 - To protect, enhance and maintain green infrastructure</b>	<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

Objective	Questions for Objective
<b>NR1 - To improve local air quality, reduce greenhouse gas emissions, promote renewable energy and energy efficiency and reduce need to travel</b>	<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>
<b>NR2 - To improve and manage water quality and water</b>	<p>NR2.1 Will the policy support the maintenance, and where possible improvement of the quality and availability of water resources?</p>

Objective	Questions for Objective
<b>resources and services</b>	<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>
<b>NR3 - To restore and protect land and soil</b>	<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>
<b>NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling</b>	<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>

## Building a sustainable economy in which all can prosper

Objective	Questions for Objective
<p><b>EC1 - To retain existing jobs and create new employment opportunities</b></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><b>EC2 - To improve access to jobs</b></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><b>EC3 - To diversify and strengthen the local economy</b></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>

- 2.5 Each modified plan policy, where it was deemed necessary to re-appraise it through the initial screening, was 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.
- 2.6 For each policy, an appraisal sheet was completed using the template below. 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. The recording of effects is set out for each policy (and alternatives) using the classifications set out below.

## Appraisal scores and classifications

- 2.7 The sustainability impacts (including the timeframe and geographic scales) of the proposed modifications were scored and classified using the framework below, which has been used throughout the SA process.

### Impact

- Major Positive (significant) (+4)**
- Positive (significant) (+2)**
- Positive implications (not significant) (+1)**
- No effect (0)
- Negative implications (not significant) (-1)**
- Negative effect (significant) (-2)**
- Major negative effect (significant) (-4)**
- Uncertain (?)

### Timeframe

- Short Term (S)
- Medium Term (M)
- Long Term (L)

### Geographic Scale

- Local (L)
- District Wide (D)
- Urban (U)
- Rural (R)

## Policy Appraisal Template

### 'Policy'

### 'SA Topic: Social progress that recognises the needs of everyone'

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:**

### Comments

*Discussion of effects...*

### Recommendations

*Mitigation and enhancement...*

### 3. Sustainability Appraisal of DM DPD Main Modifications

#### Screening of Main Modifications

- 3.1 The Council has finalised its schedule of Main Modifications. These modifications address issues raised by the Inspector, together with some further changes proposed by the Council.
- 3.2 The proposed main modifications were screened to determine whether any further SA was necessary. A schedule of the main modifications and the screening assessment is set out in Appendix 1 and a summary is shown below.

<b>Main Modification Ref</b>	<b>Summary of Proposed Main Modification</b>	<b>Additional SA Required?</b>
MM1	Amendments to DM1 policy wording regarding amenity impacts, designated landscapes and, and amendments to supporting text.	Yes
MM2	Amendments to DM2 policy wording regarding affordable housing distribution within sites, and climate change mitigation.	Yes
MM3	Amendments to DM3 policy wording text primarily in relation to archaeology and historic parks, gardens and landscapes, and some minor wording changes to listed building section.	Yes
MM4	Amendments to DM4 policy wording regarding provisions in relation to new gain principle, and proposals affecting trees, and open space requirements in new developments. Additions to the supporting text in relation to the net gain principle.	Yes
MM5	Amendments to DM5 policy wording, to include equestrian routes, and a new requirement to take into account the safety of route users.	Yes
MM6	Amendments to DM6 policy wording regarding surface water drainage and drainage strategies, and associated supporting text.	Yes
MM7	Amendments to DM7 policy wording regarding contaminated land, groundwater source protection zones and river basin	Yes



<b>Main Modification Ref</b>	<b>Summary of Proposed Main Modification</b>	<b>Additional SA Required?</b>
	management plans. Additional associated supporting text.	
MM8	Amendments to DM8 policy wording regarding fibre to the premises (FTTP) infrastructure and broadband statement requirements.	Yes
MM9	Amendments to DM9 policy wording regarding parking and relevant guidance, and associated amendments to supporting text.	No
MM10	Amendment to DM10 policy wording regarding disused railway lines.	No
MM11	Amendments to DM11 policy wording regarding step free access and multi storey development, and viability issues, and amendments to associated supporting text.	Yes
MM12	Amendment to DM12 policy wording regarding self-build demand.	No
MM13	Amendment to DM13 policy wording regarding geographic coverage of policy.	Yes
MM14	Amendment to DM14 policy wording regarding financial viability appraisals, and associated change to supporting text.	No
MM15	Amendment to DM15 policy wording regarding financial viability appraisals, and associated change to supporting text.	No
MM16	Amendment to DM16 policy wording regarding permitted development rights.	No
MM17	Amendment to DM17 policy wording regarding financial viability appraisals, and associated change to supporting text.	No
MM18	Amendments to DM18 policy wording regarding landscaping and materials, and amendments to supporting text regarding the scope and application of the policy.	Yes
MM19	Amendments to DM19 policy wording regarding commercial equestrian facilities and associated supporting text.	Yes
MM20	Amendments to DM20 policy wording regarding landscapes and design guidance.	No
MM21	Amendments to DM21 policy wording regarding amenity and cumulative impacts.	Yes
MM22	Amendment to DM23 regarding the timescale for review of the policy.	No

Main Modification Ref	Summary of Proposed Main Modification	Additional SA Required?
MM23	Amendment to DM24 policy wording to remove duplication.	No
MM24	Amendment to DM26 regarding the timescale for review of the policy.	No
MM25	Amendment to DM27 policy wording regarding other guidance to be referred to in application of policy.	No
MM26	Appendix 3 (list of superseded policies) reinstated.	No

## Appraisal of Main Modifications

- 3.3 This section summarises the outcomes of the appraisals of those main modifications that were identified as requiring further assessment. It highlights any particular areas where the modifications have a direct relationship or impact on the sustainability appraisal objectives, and also where they have resulted in a change to the scoring previously assigned in the Final SA Report. The full policy appraisals are shown in Appendix 2.

### Main Modification 1

- 3.4 Main modification 1 comprises of amendments to the policy wording and supporting text of Policy DM1 (General Requirements for all development). The text in relation to ecological networks and assets has been amended to provide clarity in respect of the distinction between designated and undesignated ecological assets, and how relevant legislation will be applied. The modification does not introduce any new requirements and does not change the policy's intent with regards the environment. This element of the modification will not therefore change the impact score of the policy and it will continue to have **significant positive effects** in terms of protection of the environment.
- 3.5 The second main element of the modification relates to additional wording relating to the need for proportionate landscape assessments where development proposals may impact upon the setting of the AONB and Yorkshire Dales and Lake District National Parks. This modification will further strengthen the **significant positive effects** of this policy, particularly in terms of conserving and enhancing the landscape quality (EN2).

### Main Modification 2

- 3.6 Main modification 2 comprises of policy wording amendments to Policy DM2 (Achieving Sustainable High Quality Design). The modification alters the wording in relation to the distribution of different types and tenures of housing in developments,

and clarifies the Council's position on where clustering of affordable housing may be justified. This modification largely relates to social progress SA objectives but does not impact upon the score awarded in the Final SA report, and the policy with this modification will still continue to have **positive implications** for social progress objectives, particularly in terms of creating inclusive communities (SP6).

- 3.7 Main modification 2 also adds additional text requiring new development to incorporate measures that reduce the factors contributing to climate change, as well as responding to the effects of climate change. This additional requirement in relation to climate change mitigation will strengthen the policy in terms of its impact on environmental SA objectives and it will continue to have **significant positive effects** on environmental objectives. It will also strengthen the performance of the policy in relation to natural resources SA objectives, in particular objective NR1 in terms of reducing greenhouse gas emissions, and the policy will continue to result in **positive effects** on natural resources objectives. Whilst the modifications will further strengthen the policy they are not considered to be significant enough to change the score awarded in the final SA report.

### Main Modification 3

- 3.8 Main modification 3 comprises of policy wording amendments to Policy DM3 (Historic Environment), to improve the clarity of the policy wording and ensure it is consistent with NPPF and legislation. The main modification includes some changes in relation to historic parks and gardens and conservation areas. These modifications could be interpreted as slightly weakening the policy's requirements but were made to ensure compliance with NPPF and relevant legislation. Therefore in practice the policy as worded will not result in any different impacts than as previously worded and assessed in the Final SA report.
- 3.9 The policy with its main modifications will continue to have **positive significant effects** on environmental SA objectives.

### Main Modification 4

- 3.10 Main modification 4 comprises of policy wording amendments to Policy DM4 (Green and Blue Infrastructure, Open Space, Trees and Landscaping) to clarify how development proposals will be expected to demonstrate environmental net gains for biodiversity and green and blue infrastructure. The new policy wording explains how quantitative net gains can be achieved, and required that the gains should be clearly demonstrated. It broadens out the scope of the policy to ensure net gains for biodiversity, however, it includes a clause which will allow developments not to provide net gains where it can be demonstrated that it is not possible. The introduction of the clause may therefore result in the modified policy having a less positive significant effect for objective EN1, EN2, EN3 and EN4, but overall not to a scale that would result in reduced positive effects for environmental objectives. The modified policy could have a more positive effect in terms of meeting objective EC3, as it may enable further diversification and strengthening of the local

economy, should it be demonstrated that achieving net gains for example might otherwise hinder viability or deliverability of a proposal which seeks to support economic growth, but overall not to a scale which would result in positive effects for economic objectives.

- 3.11 This modification will continue to ensure that the policy has **positive significant effects** on social progress and environmental objectives by providing further clarity on what will be expected from proposals. The modifications also include minor wording alterations regarding compensatory tree planting which do not affect the intent or purpose of the policy, and also the removal of the specific £200 per bedroom commuted sum, and replacing this with a reference to planning obligations in general. These modifications will not result in any additional effects on sustainability objectives.

### Main Modification 5

- 3.12 Main modification 5 comprises of policy wording (and title) amendments to Policy DM5 (Rights of way, and other routes providing pedestrian, cycle and equestrian access) which expand the scope of the policy to include equestrian routes and users. The modification also introduces an additional requirement to ensure the safety of users on multi user routes. This modification will have positive impacts in terms of social progress SA objectives, particularly in respect of improving people's access to facilities, open spaces and countryside (SP2) and improving people's health and wellbeing (SP5). The modified policy will therefore continue to result in **positive significant effects** on social progress objectives and will not result in a change to the scores assigned in the Final SA report.

### Main Modification 6

- 3.13 Main modification 6 comprises of policy wording amendments to Policy DM6 (Flood Risk Management and Sustainable Drainage Systems), including a new requirement for master drainage strategies for large phased sites to ensure a comprehensive approach to drainage for the whole site is factored in at the early design stage. Taken as a whole, the policy amendments will ensure that the policy continues to have **positive major significant effects** on environmental SA objectives and **positive significant effects** on natural resources SA objectives.

### Main Modification 7

- 3.14 Main modification 7 comprises of policy wording amendments to Policy DM7 (Addressing Pollution, Contamination Impact , and Water Quality), including clarification regarding the approach to assessing contaminated land potential, and new wording relating to groundwater source protection zones and the water framework directive and River Basin Management Plans. These modifications will have no substantive impact on sustainability objectives and the score in the Final SA report is unchanged. The policy as modified will still have **significant positive effects** on natural resources objectives.

## Main Modification 8

- 3.15 Main modification 8 comprises of policy wording amendments to Policy DM8 (High Speed Broadband for New Developments). The proposed main modifications introduce a requirement for Broadband Statements to include an assessment of the feasibility of providing Fibre to the Premises (FTTP) infrastructure which should help further strengthen the **significant positive effects** of this policy on social progress SA objectives, as it will require all schemes to include this FTTP assessment and not just sites over 30 dwellings as previously drafted. The requirement for FTTP on sites over 30 dwellings has been modified to encourage FTTP on all developments, and to include a general expectation that FTTP infrastructure should be provided on major development sites unless it is demonstrated to be unfeasible. This modification has the potential to broaden the scope of sites that will be expected to provide FTTP infrastructure where it is feasible so could further strengthen the positive social and economic impacts.

## Main Modification 11

- 3.16 Main modification 11 comprises of policy wording changes to Policy DM11 (Accessible and Adaptable Homes). The proposed main modifications provide clarity on when exemptions will be considered in relation to step free access and multi storey development. They will not therefore result in additional effects on this SA theme and it will continue to have **positive significant effects** on social progress objectives.

## Main Modification 13

- 3.17 Main modification 13 relates to Policy DM13 (Housing Development in Small Villages and Hamlets outside the Arnside and Silverdale AONB) and a change to the policy title to clarify that the policy will not apply in the AONB area. The geographic scale of the impacts therefore has been updated in the SA appraisal to reflect that the impacts won't apply to the AONB area. The modification also includes policy wording to clarify that the policy applies to development within small villages and hamlets as well as on the edge of these settlements. The SA of the policy in the final SA report already assessed the policy on this basis therefore no further update is needed in this respect. The modification does not affect the sustainability impacts of this policy – just the geographic scale of these impacts. The modified policy will continue to have the same effects as described in the final SA report.

## Main Modification 18

- 3.18 Main modification 18 comprises of policy wording amendments to Policy DM18 (Tourist accommodation - caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the Arnside and Silverdale AONB)). It includes a change in criterion c to ensure that proposals are capable of being screened by existing landform, trees or planting rather than allowing

completely new landscape features to be developed to screen proposals. This will ensure that all proposals will only be permitted where they integrate well with the existing landscape and do not rely entirely on newly created features. It is considered that this modification will strengthen the effects of this policy on environmental SA objectives to an extent the SA score can be improved to **significant positive effects**, particularly with regards objective EN2 (conserving and enhancing landscape quality). The Final SA Report considered that the landscape benefits of this policy would only be realised in the longer term when landscaping proposals for new sites have become established. However the new modification will ensure that proposals are only allowed where existing landform or landscaping ensure they are screened to an extent at the outset, and that landscaping is enhanced where necessary.

### Main Modification 19

- 3.19 Main modification 19 comprises of policy wording amendments to Policy DM19 (Equestrian related development) including some minor factual amendments and also a change to ensure its compatibility with Policy DM15 (Essential dwellings for workers in the countryside). The modified policy could therefore have some minor positive implications in relation to providing new homes but this is not considered to be a significant effect. The modification could also result in further positive economic implications for commercial equestrian facilities by allowing workers' housing on sites where it is essential for the operation of the business, but again this is not considered to be a significant additional effect. The modified policy will continue to have **positive implications** for social, environmental and economic SA objectives.

### Main Modification 21

- 3.20 Main modification 21 comprises of policy wording amendments to DM21 (Renewable and Low Carbon Energy Development). The proposed modifications include widening the scope of criterion 4 to include safeguarding 'local' amenity in addition to residential amenity. This modification could result in further positive implications for people's health and wellbeing by safeguarding the amenity of a wider group of people than just residential occupants (e.g. tourists, those working nearby etc). The proposed modifications clarify that proposals should not have 'unacceptable' cumulative adverse impacts (the insertion of the word unacceptable). This could arguably permit developments that have a greater degree of adverse cumulative impact, as long as it can be justified and is compatible with the other aspects of this policy and other policies in the development plan. There is the potential for the significant positive effects of this policy, particularly with regards EN2 and landscape quality to be weakened. The effect is not considered to be of a degree that requires the overall score for this SA theme to be adjusted. The modified policy will therefore continue to result in **significant positive effects** on environmental SA objectives.

## Cumulative Effects

3.21 The table below demonstrates the cumulative sustainability effects of the modified policies, together with the effects of the unmodified policies as identified in the final SA report.

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	+2	+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 development	+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	+2	-1	+1
DM19: Equestrian related development	+1	+1	0	+1

Plan Policy	Social Progress	Environmental Protection	Natural Resources	Economy
DM20: Advertisements, signs and shopfronts	+1	+1	0	0
DM21: Renewable and low carbon energy developments	+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

3.22 The appraisal of the sustainability effects of the main modifications has only resulted in a change to the scoring of one policy, and has improved the environmental protection score for Policy DM18 from +1/+2? to +2.

3.23 This very minor change to the scoring of one sustainability objective for one policy is not therefore considered to affect the cumulative sustainability effects of the DPD as a whole. The final SA report explains the cumulative assessment findings in section 4.2, and this addendum does not change the conclusions reached in that report.

3.24 In summary, in terms of cumulative impacts the plan as modified will result in the following cumulative effects:

- **Social Progress that meets the needs of everyone: significant positive effects**, mainly relating to housing (SP3), health (SP5), and improved recreation and environments (SP2).
- **Effective protection of the environment: significant positive effects**, including the protection and enhancement of green infrastructure (EN4), biodiversity conservation (EN1) and the protection and enhancement of the built environment (EN2, EN3).
- **Sustainable use and management of natural resources: significant positive effects**, but in the longer term, and to be 'spread thinly' across the district rather than being notable in any particular location or against any particular receptor.
- **Building a sustainable economy in which all can prosper: significant positive effects** by helping to retain workers, encourage rural diversification, and support the vitality of town centres.



## Consideration of Alternatives

- 3.25 Throughout the preparation of the DMDPD and integral SA process, a range of options and alternatives have been considered and assessed in relation to the scope, approach and wording of the proposed DM policies. The final SA report explains how options and reasonable alternatives have been appraised throughout the process.
- 3.26 At this stage of DPD preparation and SA assessment, modifications have been proposed so that the DPD can be found 'sound' by the Inspector. In terms of SA any alternative options should be considered 'reasonable'. At this stage it is not considered that there are any reasonable alternatives to the modifications that are being consulted on. The proposed wording of the modifications has been carefully drafted in response to issues raised by the Inspector and it is not considered that there are reasonable alternatives to this approach. For this reason no additional recommendations/mitigation to limit potential effects have been suggested.

## 4. Conclusion

- 4.1 The proposed main modifications to the DMDPD have been screened for their potential sustainability effects, and re-appraised where deemed necessary. Thirteen of the 26 main modifications were 'screened in' and subject to a further SA assessment to fully understand their implications. The re-appraisals resulted in some minor amendments to the detailed policy appraisals that were included in the final SA report, and also slightly changed the scoring for one policy (DM18).
- 4.2 The proposed main modifications relate to the detailed policy wording of the development management policies and do not change the objectives of the DPD or the main intent of the policies. For this reason, and following the screening and re-appraisals of the modified policies it has been concluded that the main modifications do not significantly affect the findings of the previous SA reports, nor do they give rise to significant environmental effects.
- 4.3 The DPD as modified will continue to have significant positive effects across all four Sustainability Appraisal topics.

## 5. Next Steps

- 5.1 Following the current consultation the Inspector will consider the representations received, and will then issue his report on the DMDPD's soundness (with modifications as necessary).
- 5.2 Assuming that the Inspector is ultimately able to find the DMDPD 'sound', it will then be adopted by the Council. At the time of adoption an 'SA Statement' will be published in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and will explain the process of plan-making/SA in full and how the effects of the plan will be monitored.

## Appendix 1 – Proposed Main Modifications Schedule and Screening for additional SA

Main Mod Ref	Proposed Main Modification	Sustainability Implications
MM1	<p><b>Policy Text:</b></p> <p>Policy DM1 – General Requirements for all development</p> <p><i>Purpose: To maintain, protect and promote the district’s environmental, economic, social and historic qualities, safeguard local amenity and ensure its sustainability.</i></p> <p>Subject to other policies within the development plan, development will be acceptable provided it:</p> <ol style="list-style-type: none"> <li>1. ensures the delivery of acceptable levels of <b>amenity</b>, privacy and overshadowing for existing, neighbouring and future users and occupants through: <ul style="list-style-type: none"> <li>• provision of adequate spatial separation distances between existing and proposed properties and buildings; and</li> <li>• retention and/or provision of adequate public, private and shared spaces and landscaping; and</li> </ul> </li> <li>2. ensures it responds appropriately to the proposal site’s <b>locational context, local and settlement character and distinctiveness</b>; and</li> <li>3. ensures the provision of necessary <b>infrastructure</b> needs it may generate for example all the major services (including electricity/gas, surface and foul water disposal), in a sustainable and viable manner; and</li> <li>4. ensures adequate and safe movement of <b>pedestrians, cyclists and motor vehicles</b>, and provision of parking / servicing; and</li> <li>5. ensures a <b>safe, secure and healthy environment</b>, both on and off-site, by protecting public and environmental health interests with regard to matters such as pollution and ensuring effective flood risk management; and</li> <li>6. ensures the protection and enhancement of existing <b>ecological networks</b>, and <b>biodiversity and geological assets</b><sup>5</sup>, <b>securing adequate measures to avoid and mitigate for any potential impacts and building in net gains for biodiversity as an integral part of development. Harm to these assets will only be allowed as a last resort and where it has been demonstrated that any residual impacts have been fully compensated for; For non-designated assets where this is demonstrably not possible, mitigation, or, as a last resort, compensation will be required. For designated assets<sup>5</sup> harm will only be allowed in exceptional circumstances<sup>6</sup></b>; and</li> <li>7. <b>ensures the protection and maintains designated wildlife sites<sup>6</sup>, securing adequate measures to avoid and mitigate for any potential impacts. Harm to the integrity of such designated sites will not be allowed except where it has been established by the competent authority that there are no alternative solutions that would have a lesser effect on the integrity of the site and there are Imperative Reasons of Over-riding Public Interest (IROPI) and that all necessary compensatory measures are taken to ensure the overall coherence of the network of the designated sites as a whole is protected; and</b></li> <li>8. ensures the protection and enhancement of the District’s <b>natural, built and historic environment qualities</b> and its distinctive landscapes and townscapes, including their public visual amenities through good design; and</li> <li>9. ensures the <b>protection conservation</b> and enhancement of the special qualities and settings of the <b>Lake District and Yorkshire Dales National Parks</b> and the <b>Arnside and Silverdale Area of Outstanding Natural Beauty</b>, including views into and out of these <b>protected designated</b></li> </ol>	<p>Changes to policy wording that change the interpretation and application of the policy with regards biodiversity and designated sites and other ecological assets. Improves clarification but does not change overall intent or objective.</p> <p>Introduction of new policy requirement regarding the assessments that will be needs to determine impacts of proposals on the setting and qualities of the AONB and National Parks.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>landscapes, by supporting proposals only where it is demonstrated through a proportionate landscape assessment there would be no adverse effect upon their landscape character and visual amenity taking account of:</p> <ul style="list-style-type: none"> <li>• the AONB Landscape and Seascape Character Assessment, and Cumbria Landscape Character Assessment &amp; Toolkit</li> <li>• the coastline and its particular sensitivities and character (seascape) and</li> <li>• cumulative and incremental impacts of development having regard to the effects of existing developments and the likely further impacts of the proposal in this respect.</li> </ul> <p><b>Supporting Text:</b></p> <p>2.1.2 In applying the principles, requirements and criteria contained within the policy these can be applied to many different forms of development across many different settings, whilst acknowledging they may not all be relevant to all scenarios and places. This policy will therefore be applied to all new developments as relevant to the proposal under consideration in a way that is appropriate to local circumstances, utilising existing and forthcoming guidelines, <del>including a forthcoming Design Supplementary Planning Document (SPD) which will consider in more detail issues such as separation distances</del> and in engagement with other bodies for example the Highways Authority.</p> <p>2.1.8 A landscape assessment will be required as part of the submission of any proposal that may be considered to have a potential impact on the setting of the AONB or the Yorkshire Dales and the Lake District National Parks. In the case of larger and otherwise more sensitive schemes a Landscape and Visual Impact Assessment of a proportionate scale will be required. In all cases, assessments should be proportionate to the scale of the proposal and level of impact of the proposed development on the landscape, in some cases this may be achieved through the Design and Access Statement, for example where it is a more minor application and/or has limited impacts. In addition to guidance specifically referred to in the policy, proposals should have regard to other available landscape character guidance and evidence that may be of relevance.</p> <p><b>Footnote Text:</b></p> <p>5 – Ecological networks and biodiversity and geodiversity assets include locally designated wildlife and geological sites, priority habitats and species, habitats that provide a function for wildlife to disperse or connects wildlife sites together, and any area of land or water holding biodiversity or geodiversity of local importance  <del>5 – Local, National and Internationally protected sites of biodiversity or geodiversity importance</del>  <del>6 – In accordance with application of relevant legislation</del>  6 - International sites include Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, and sites formally identified for designation or compensatory provision. National sites include Sites of Special Scientific Interest (SSSIs), notified for biodiversity or geodiversity importance.</p>	
MM2	<p><b>Policy Text:</b></p> <p>Policy DM2 – Achieving Sustainable High Quality Design</p> <p><i>Purpose: To provide a set of design principles in order to ensure the district's characteristics and qualities are maintained and enhanced.</i></p> <p>The following design principles will be taken into account and applied where relevant. Where they are applicable development will be supported provided they are met.</p> <p>1. Development proposals should respond appropriately to <b>local and settlement character</b> and reinforce and promote <b>local distinctiveness</b> by:</p>	<p>Amended policy wording regarding the distribution of affordable housing within residential sites.</p> <p>Additional policy requirement relating to climate change mitigation, rather than just adaptation.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<ul style="list-style-type: none"> <li>• making a positive contribution to the overall sense of place of the locality; informed by the uses and activities around the proposal, the historic context of the site, historic street patterns, plot boundaries, grain/massing, height and materials of nearby existing development and features; and</li> <li>• ensuring that the use of contemporary innovative styles of development complement the site’s surroundings.</li> </ul> <p>2. Development proposals should respond appropriately to <b>local context, landscape and built and natural environment setting</b> by:</p> <ul style="list-style-type: none"> <li>• identification of existing built and natural features that create a positive contribution to the locality and sense of place; seeking to incorporate these in the design; and</li> <li>• ensuring development creates a positive relationship with surrounding uses; and</li> <li>• including a high standard of landscaping and boundary treatment that retains and enhances the existing landscape and built characteristics of the locality and is considered as part of any green and blue infrastructure framework; and</li> <li>• designing schemes so they conserve important local public vantage point views; and</li> <li>• ensuring development is located sympathetically within the built and natural landscape, by avoiding locating buildings and other features on the top of slopes, ridges or other positions that would be unduly prominent; and</li> <li>• ensuring features that make up the roofscape respect that of the area in form, colour, height, size, shape, scale and materials; and</li> <li>• ensuring development located at the edge of settlement locations presents a sympathetic transition between built up areas and the countryside, sensitive to its local setting.</li> </ul> <p>3. Development proposals should deliver <b>inclusive design and layouts</b> that meets existing needs, are sustainable; satisfactory in terms of means of access for all and promote mixed and well integrated communities by:</p> <ul style="list-style-type: none"> <li>• ensuring all potential users needs have been considered in terms of the design and layout; and</li> <li>• ensuring connectivity with neighbouring uses, spaces and streets, and the creation of cohesive forms of development that promote physical integration; and</li> <li>• creating designs and layouts that are easy to navigate, with convenient movement patterns for all users, promoting active travel (walking and cycling) over other modes of transport; and</li> <li>• <del>interspersing all forms of</del> <b>distributing</b> housing types and tenures throughout <del>in clusters that a site</del> <b>ensuring they</b> are tenure-blind in appearance. <b>Affordable rental housing should be distributed in small clusters where justified (for example for management purposes in respect to social housing provider schemes)<sup>7</sup>.</b></li> </ul> <p>4. Development proposals should create and maintain <b>safe and secure</b> environments through designing out crime and designing in community safety by:</p> <ul style="list-style-type: none"> <li>• ensuring public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance; and</li> <li>• ensuring there is clear and obvious demarcation between public and private spaces utilising appropriate physical boundary treatments or landscaping elements and ensuring buildings directly address streets and routes <b>by</b> avoiding presentation of blank frontages or gables.</li> </ul> <p>5. New development should deliver <b>variety, diversity</b> and <b>interest</b> by:</p> <ul style="list-style-type: none"> <li>• avoiding bland monotonous forms of development that promote little interest and variety; and</li> <li>• ensuring large residential developments contain distinctive areas that create a sense of place taking reference from local context and character.</li> </ul> <p>6. New development should provide sufficient <b>space</b> by:</p>	

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<ul style="list-style-type: none"> <li>creating adequate separation distances between existing and proposed dwellings/buildings, public and private spaces, and any heritage or biodiversity assets taking into account local character and characteristics.</li> </ul> <p>7. New development should be <b>well proportioned, positioned and in scale</b> with its surroundings taking into account topographical features by:</p> <ul style="list-style-type: none"> <li>ensuring the topography of the site informs the orientation, height, siting of buildings and features, as well as the space between these; and</li> <li>avoiding the creation of dominant or incongruous extensions and alterations to existing buildings.</li> </ul> <p>8. New development should ensure appropriate consideration has been given to the selection and choice of <b>materials and finish</b> by:</p> <ul style="list-style-type: none"> <li>demonstrating regard has been given to those that prevail in the local area and ensure the choice is sympathetic to landscape characteristics and setting; and</li> <li>exploring opportunities to add interesting details, ornamentation and expressions of local craftsmanship, while avoiding excessive and inappropriate clutter.</li> </ul> <p>9. New development should incorporate measures that support and enhance <b>habitat creation and urban greening</b> ensuring that provision reflects the local biodiversity evidence base <b>and reduces the factors contributing to</b>, and responds to the effects of <b>climate change</b><sup>78</sup>.</p> <p>10. New development that requires external <b>lighting should</b> as appropriate:</p> <ul style="list-style-type: none"> <li>use the minimum illumination required to undertake the task; and</li> <li>minimise harm to the local amenity, wildlife, public and wider views through use of appropriate landscaping measures and sensitive forms of design; and</li> <li>be designed in a manner that avoids glare and erosion of tranquillity and dark skies.</li> </ul> <p><b>Footnote Text:</b></p> <p>7 – It is recognised this will not always be achievable where a scheme is for 100% affordable non-private housing.</p> <p><sup>78</sup> - Measures that seek to reduce need to travel and provide for sustainable transport, provide opportunities for renewable and low carbon energy technologies, promote low carbon design approaches, promote water and energy conservation, support management of waste in a sustainable manner, manage and reduce risk of flooding, and provide multi-functional green infrastructure. Appendix 1 includes a list of measures that should be considered.</p>	
MM3	<p><b>Policy Text:</b></p> <p>Policy DM3 – Historic Environment</p> <p><i>Purpose: To protect and enhance the valuable Historic Environment of the District, including all designated and non-designated heritage assets.</i></p> <p>Development proposals will safeguard and, where appropriate, enhance all heritage assets and their settings, in a manner that is appropriate to their particular significance.</p> <p><b>Assessing Significance and Impact</b></p>	<p>Amendment to clarify the scope of the listed buildings part of the policy. Amended wording makes clear that the criterion applies to any proposal affecting listed buildings, and not just direct works to listed buildings. Previous SA assessment of the Publication stage policy appraised this wider interpretation of the policy relating to proposals affecting listed</p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>Proposals affecting a designated or non-designated heritage asset, including its setting, will be assessed taking into account its significance, as derived from the relative value of its architectural, historic, artistic or archaeological interest; and the impact that the proposals would have upon that significance, including whether it causes any harm. Development proposals must be supported by a Statement of Significance and Impact which should:</p> <ol style="list-style-type: none"> <li>1. demonstrate a clear understanding of the asset’s significance, including all those parts that would be <b>directly</b> affected by the proposal, as well as the contribution made by its setting; and which is proportionate to whether it is a non-designated or designated asset, and the amount of any change involved; and</li> <li>2. explain how the asset and its setting will be affected by the proposed development, and demonstrate how any harm would be minimised or averted, including any mitigation methods; and</li> <li>3. present a justification for the proposal that explains why any resulting harm is considered to be necessary or desirable; and</li> <li>4. identify what public benefits might arise from the proposal.</li> </ol> <p><b>Listed Buildings</b></p> <p>Development proposals will be expected to conserve, enhance and where appropriate better reveal the significance of listed buildings and their settings. Applications <del>for works to</del> <b>relating to</b> listed buildings will be expected to demonstrate how they would:</p> <ol style="list-style-type: none"> <li>5. preserve and better reveal the internal or external significance of the heritage asset and its setting, as well as secure any opportunities for enhancement; and</li> <li>6. take into account its special architectural or historic interest; and</li> <li>7. ensure its continued use and longer term viability; and</li> <li>8. where appropriate, result in the securing of any public benefits; and</li> <li>9. maximise opportunities for promotion, enjoyment, understanding and interpretation.</li> </ol> <p><b>Archaeology</b></p> <p>Development proposals that cause <b>substantial loss or harm to a scheduled monument will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is wholly exceptional and necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use. unacceptable harm to a scheduled monument, or a site of national or local interest or their setting will not be permitted.</b></p> <p>Any proposals that affect a non-designated archaeological asset (whether known or on sites where there are reasonable grounds for the potential of unknown assets) will be determined according to its significance and the level of harm that would result from the proposal.</p> <p>The level of information required to support an application will be proportionate to its significance and the scale of the proposal’s impact. Where necessary to enable an application to be determined, a desk-based archaeological assessment and/or a field evaluation should be provided.</p> <p>All applications will be expected to demonstrate:</p> <ol style="list-style-type: none"> <li>10. an understanding of the asset’s significance and the contribution made to this by its setting; and</li> <li>11. how the proposal will impact on the asset including any excavations, structures or new features; and</li> <li>12. the identification of any harm, whether this is necessary and how this will be mitigated; and</li> <li>13. the extent to which any proposed works would result in public benefits.</li> </ol>	<p>buildings therefore further appraisal of the proposed modification in this respect is not necessary.</p> <p>However new policy text in relation to historic parks and gardens affects the interpretation of the policy and potentially permits a greater degree of harm to these assets where it can be justified.</p> <p>Policy amendment in relation to Conservation areas which now requires preservation <i>or</i> enhancement rather than preservation <i>and</i> enhancement.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>The Council's preferred approach will be to seek to avoid unjustified damage to such remains through their preservation in situ. When in-situ preservation cannot be warranted, the developer will be required to make adequate provision for the excavation and recording of the asset, provide opportunities to promote this archaeological heritage (both above and below ground) and find ways to interpret and present this material to the public.</p> <p><b>Historic Parks, Gardens and Landscapes</b></p> <p>Proposals that <b>cause substantial loss or harm to registered Parks and Gardens will be refused unless it can be clearly and convincingly demonstrated that such harm or loss is exceptional and necessary to achieve corresponding substantial public benefits that outweigh that harm or loss. Less than substantial harm must be clearly and convincingly justified, and this harm weighed against the public benefits of the proposal, including securing its optimum viable use. <del>harm the significance of a registered Park and Garden will not be permitted.</del></b> Any proposals for development must ensure that <b>it they</b> conserves and enhances <b>its the</b> significance of <b>relevant heritage assets</b> and <b>its their</b> settings including <b>and</b> formal design, layout, character, appearance, <del>setting</del>, and any views or vistas to, from and within the asset. Opportunities to reinstate original features, increase public enjoyment and understanding, and provide interpretation will usually be supported.</p> <p><b>Conservation Areas</b></p> <p>Development proposals affecting, or within the setting of a Conservation Area will be expected to preserve <b>and-or</b> enhance its special character and appearance. Any proposals for development and alterations will need to demonstrate that they:</p> <ul style="list-style-type: none"> <li>14. relate positively to the architectural or historic interest of its buildings, its spatial and broader townscape character, street pattern, any open spaces, important views within, into or out of the Area, and, where appropriate, its setting; and</li> <li>15. take fully into account any identified significance that is contained in the Council's adopted Conservation Area Appraisal and Management Plan for the relevant designated area; and</li> <li>16. seek to retain or introduce features which contribute positively to the spatial character and appearance of the area and its setting in terms of height, scale, physical massing, and the materials used in any design; and</li> <li>17. explain how any harm to the conservation area will be avoided or appropriately mitigated; and</li> <li>18. where relevant, establish how any identified harm is outweighed by the public benefits of the proposal.</li> </ul> <p><b>Non Designated Heritage Assets of Local Significance</b></p> <p>The Council recognises the value of non-designated heritage assets such as buildings, archaeological sites or other features of local significance and their contribution to local visual and historic identity. The Council attaches importance to their protection, and where planning permission is required consideration will be given to appropriate level of preservation or enhancement.</p> <p>There will be a presumption in favour of the retention of non-designated heritage assets of local significance that have been included in the Council's 'Local List'; or which are identified during the pre-application or application processes, using the Council's adopted selection criteria.</p> <p>Where the significance of a non-designated heritage asset is affected by a development proposal, those elements that contribute to their significance should be retained and enhanced wherever possible.</p> <p>In determining such applications the Council will make a balanced judgement that takes into account the scale of any harm against the degree and extent of any significance that the heritage asset possesses; any contribution it makes to the area, and the public benefits of the proposal.</p>	



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	<p>When the loss of a non-designated heritage asset is permitted, the Council will require an appropriate level of survey and recording, which may also include archaeological investigations; the result of which should be deposited with the local Historic Environment Record (HER).</p> <p><b>Heritage at Risk</b></p> <p>The Council will encourage and look favourably at proposals that would secure the preservation of heritage assets on the 'Heritage at Risk' register managed by Historic England; as well as those assets defined as being at risk that have been identified by the Council, including those on its own 'Local List' of non-designated assets. In doing so, it will pay special regard to any public benefits that would result from the proposal, while seeking to ensure that the development would release the optimal viable use of the asset.</p>	
MM4	<p><b>Policy Text:</b></p> <p>Policy DM4 – Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p><i>Purpose: To ensure a comprehensive and holistic approach is taken to the protection and enhancement of the District's Green and Blue Infrastructure.</i></p> <p>All development proposals <b>should, unless it can be demonstrated that it is not possible, will</b> result in <b>environmental net gains for biodiversity</b>, green and blue infrastructure <del>gains</del> and demonstrate <del>how that they deliver wider requirements and objectives through</del> the use of multifunctional green and blue infrastructure <b>will deliver wider requirements and objectives</b>.</p> <p>These gains <del>could</del> <b>should</b> be quantitative and <del>or qualitative as appropriate</del>. <b>should be clearly demonstrated as a net gain as a result of development. Quantitative gains can be sought through the provision of new assets, or the enhancement/increased functionality of existing assets.</b> Measures could include <b>habitat creation, improved management or restoration of existing habitat</b>, living/green walls, roofs and roof gardens; nest boxes, hedgehog highways, swift bricks, bat boxes, wildflower areas, ponds, watercourses or wetland areas; fruit trees and innovative use of planting, species and space to provide, protect, enhance and connect green and blue infrastructure and maximise its functions and benefits.</p> <p>Where there are specific opportunities or issues (such as for biodiversity enhancement or air quality), urban greening and green/blue corridors should be created or enhanced and gaps in ecological networks re-connected. Green and blue infrastructure provision may also be made where mitigation or compensation is required for loss of or harm to biodiversity or existing green or blue infrastructure features.</p> <p><b>Trees</b></p> <p>New development should positively incorporate new, and protect and enhance existing trees* unless there are clear and demonstrable reasons why their removal would aid delivery of a better development overall.</p> <p>Proposals that would result in the loss or deterioration of trees or woodland that are subject to Tree Preservation Orders, are Ancient, Veteran or located within Conservation Areas, or that are otherwise significant, will only be permitted where:</p> <ol style="list-style-type: none"> <li>1. an overriding need for the development and its benefits in that location clearly outweigh the loss or harm; and</li> <li>2. <del>replacement</del> <b>compensatory</b> planting at an appropriate ratio is provided.</li> </ol> <p>Development that results in the removal of or damage to other trees* will be required to provide replacement trees* on-site at an appropriate ratio. Where this is demonstrably unviable <b>or inappropriate</b>, alternative soft landscaping that contributes to the wider green infrastructure framework or, exceptionally, off-site provision will be required.</p>	<p>Improved policy wording regarding requirements for net gains and how they should be achieved.</p> <p>Removal of specified commuted sum of £200 per bedspace and replacement with general requirement for planning obligations.</p> <p>Further appraisal needed? <b>Yes</b></p>

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	<p>New trees* and other vegetation planted as part of any replacement or wholly new planting must be appropriate to its location and intended purpose and function (including in terms of species, species' diversity, height and type and with a preference for native species).</p> <p>In considering the location of buildings or planting of trees full account should be taken of BS5837.</p> <p>* In this policy, 'trees' should be read to include single trees, tree groups, woodlands and hedgerows.</p> <p><b>Open Space Requirements</b></p> <p>New developments of over 10 dwellings<sup>89</sup> will be required to provide new high quality on-site provision of open space as part of the overall green and blue infrastructure provision. The open space must be of a type and size appropriate to the site, its context and identified local needs.</p> <p>The total amount required may include combining types of provision. This could mean taking into account factors such as topography, screening and landscaping; and opportunities to deliver new or enhance existing green and blue infrastructure functions such as Sustainable Drainage Systems and connecting or creating habitats.</p> <p>Combining provision and delivering high quality, multi-benefit spaces is strongly encouraged in preference to delivering larger areas of function-limited, benefit-poor space. For example, an amenity greenspace could include a play area and a semi-natural area with a water feature that is part of a Sustainable Drainage System and green/living roofs/walls could provide some of the overall Green Infrastructure contribution.</p> <p>Where new open space is not required through other policies (i.e. where accessibility standards are met), <del>a commuted sum of £200 per bedroom</del> <b>planning obligations</b> will be sought in order to achieve worthwhile improvements to local open spaces and other green and blue infrastructure <del>in accordance</del> <b>having regard to</b> <del>with</del> the Council's current evidence of local needs at the time of the application, <del>as well as relevant regulatory tests</del>.</p> <p>Maintenance and management arrangements for new open spaces and other blue or green infrastructure provision for the lifetime of the development will be secured by way of planning obligations.</p> <p><b>Supporting Text:</b></p> <p>2.4.2 <b>It is recognised the nature and scale of net gains that can be achieved from proposals will vary depending on the size, location and type of development under consideration. In this respect, policy requirements relating to net gain will be applied to all new developments as relevant to the proposal under consideration.</b> The policy seeks to apply a pragmatic approach that contributes to delivering net gains for the natural environment. This reflects local, national and wider objectives to reverse declines in biodiversity and to increase the quality, extent and connectivity of green infrastructure in order to secure the benefits described above and develop a more resilient and healthy environment. The policy allows for appropriate new/replacement green infrastructure where the existing arrangement genuinely hinders the most appropriate use of the site, however the priority should be to retain and enhance existing green and blue infrastructure unless the proposed replacement schemes offer a net qualitative and/or quantitative gain over the retention and enhancement approach.</p> <p>2.4.3 <b>There is scope for even small developments to provide a proportionate net gain and often using simple approaches, although more innovative approaches should also be considered wherever possible. Net gains should be quantified for the development, but can involve enhancement as well as expansion. For example, increasing habitat diversity or GI functionality as well as increasing the physical extent of habitat or GI. Options for smaller developments could include replacing traditional concrete with permeable paving or a grassed area with wildflower planting, small rain gardens, green roofs and walls, wall-integrated planters, pocket gardens/parks, trellis systems and wildflower planting but there are many examples</b></p>	

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	<p>available of the various ways in which net increases can be achieved. If a standard grass lawn is being built upon to create a house extension, car port or garage, could the extension/garage/car port incorporate some wall-integrated planters, a green roof or a trellis system for instance? Understanding the baseline is important for demonstrating a net gain. A development proposal should provide evidence to show gains in extent or functionality compared to the baseline. Where providing a net gain is demonstrably not possible, no net loss should be achieved. Net losses should be wholly exceptional and fully justified.</p> <p>2.4.4 The Council will seek planning obligations from developments where it is considered appropriate and necessary to do so in line with policy requirements and relevant regulatory tests (including CIL tests or any subsequent replacement test). It will use evidence of needs arising from any green infrastructure strategy to inform decisions on when to seek obligations in this respect, as well as any relevant local guidance to determine the amount of monies sought and where these will be spent.</p> <p><b>Footnote Text:</b></p> <p>89 - In accordance with paragraph 31 of the NPPG and the Written Ministerial Statement of 28 November 28 2014, given legal effect by order of the Court of Appeal on May 13 2016</p>	
MM5	<p><b>Policy Text:</b></p> <p>Policy DM5 – Rights of Way and other routes providing pedestrian, <del>and</del> cycle and equestrian access</p> <p><i>Purpose: To maintain and protect the character of rights of way and provide a framework for protection, creation and enhancement of all forms of pedestrian and cycle routes in a safe, attractive and connected manner as part of the wider access and green infrastructure framework.</i></p> <p><b>Safeguarding rights of way</b></p> <p>New development affecting rights of way will be permitted where it:</p> <ol style="list-style-type: none"> <li>1. maintains and protects their character and function including their public visual amenities, and prevents their loss or provides for a satisfactory diversion; and</li> <li>2. ensures they remain safe, attractive and accessible to potential users.</li> </ol> <p>Proposals should seek to provide pedestrian / cycle links to existing routes.</p> <p><b>Other routes providing pedestrian, <del>and</del> cycle and equestrian access (non-rights of way, non-definitive)</b></p> <p>Proposals should seek to maintain, protect and enhance the character of other existing or proposed routes providing pedestrian and cycle access whether of an informal or formal nature.</p> <p><b>Provision of new Pedestrian routes, Cycle routes and Green Corridors</b></p> <p>New developments, should seek to support access to sustainable forms of transport and promote active travel. Developments must include safe pedestrian routes enabling access for all and where feasible cycle access proportionate to the scale of development proposed, this may include new walking and cycling routes connected to other routes, and key facilities, neighbouring areas and public open spaces and seek to be located on recognised pedestrian /</p>	<p>Modifications have widened the scope of the policy to specifically include equestrian users. Additional requirement to take into account the safety of route users.</p> <p>Further appraisal needed? Further appraisal needed? <b>Yes</b></p>

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	<p>cyclist desire lines. <b>On new or improved multi-user routes there will be a requirement to take into account measures to ensure safety of pedestrians, cyclists and horse riders including appropriate signage and passing places.</b></p> <p>Green corridors providing a walking and cycling accessibility function and part of wider green infrastructure networks will be encouraged especially in major developments.</p> <p><b>Supporting Text:</b></p> <p>2.5.1 Public rights of way, and other routes providing for safe, attractive pedestrian <b>and</b>, cycle <b>and equestrian</b> access, facilitate sustainable patterns of movement between and within the open countryside and urban areas of the district. They are key to the promotion of active travel and contribute to the district's access and green infrastructure network. It is therefore important such routes are maintained and protected and where possible opportunities for their enhancement and additional links to them are realised.</p> <p>2.5.4 Transport Assessments and Design and Access Statements will be used to help inform and guide decisions in relation to application of the policy. <b>Proposals for the development of land affecting Public Rights of Way will need to be considered against relevant up to date guidance (currently set out in Defra guidance in Rights of Way circular 1/09).</b></p>	
MM6	<p><b>Policy Text:</b></p> <p>Policy DM6 – Flood Risk Management and Sustainable Drainage Systems</p> <p><i>Purpose: To ensure existing and new development is not exposed to flood risk and to prioritise the promotion of Sustainable Drainage Systems; this will be achieved through appropriate management and treatment of surface and foul water and consideration of watercourses and flood defences. This will, contribute to reducing overall flood risk in the district.</i></p> <p><b>Location of Development – Avoiding areas of Flood Risk</b></p> <p>Inappropriate development<sup>910</sup> in areas at risk of flooding should be avoided by directing development away from areas at highest risk (from all sources) taking account of climate change and vulnerability of future uses to flood risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Where necessary a sequential test/ the exception test will be applied, in accordance with national planning policy.</p> <p>Subject to outcome of the above, new development will be permitted provided it:</p> <ul style="list-style-type: none"> <li>• ensures there is capacity within the development site to mimic natural drainage as closely as possible; and</li> <li>• is designed so it is safe for its lifetime without increasing flood risk elsewhere; and</li> <li>• ensures most vulnerable development is located in areas of lowest flood risk unless overriding reasons to prefer a different location; and</li> <li>• does not compromise the implementation of any adopted flood risk strategy for the area.</li> </ul> <p>Areas shown to be at risk of river, sea or surface water flooding will be regarded as land that is required for current and future flood management. Development should be avoided within these areas unless it is compatible with flooding <b>and/or</b> compensatory flood storage can be provided.</p> <p><b>Surface Water disposal</b></p>	<p>Amended policy considerations and requirements regarding surface water drainage systems on development sites. Introduction of a new policy requirement relating to master drainage strategies.</p> <p>Further appraisal needed? <b>Yes</b></p>

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	<p>Development proposals should include the use of <b>appropriate</b> sustainable drainage systems which are designed to control surface water run off close to where it falls and mimic natural drainage systems as closely as possible. They provide opportunities to:</p> <ul style="list-style-type: none"> <li>• Reduce the causes and impacts of flooding;</li> <li>• Remove pollutants from urban run-off at source; and</li> <li>• Combine water management with green space with benefits for amenity, recreation and wildlife</li> </ul> <p>Where ever possible runoff from developments should be managed on the surface. <del>be of the right proportion and type reflecting local circumstances unless it can be demonstrated by the applicant that ground conditions are unsuitable for such measure or there are other exceptional circumstances.</del></p> <p>Any proposals for surface water infiltration techniques that bypass the soil layer or are above vulnerable aquifers should take account of groundwater conditions.</p> <p>Surface water should be managed at the source, with reduced transfer and discharge elsewhere. The following hierarchy should be adhered to for discharge:</p> <ol style="list-style-type: none"> <li>1. into the ground (infiltration at source);</li> <li>2. to a surface water body;</li> <li>3. to a surface water sewer, or other suitable surface water drainage system;</li> <li>4. to a combined sewer.</li> </ol> <p>The approach to surface water drainage should <b>take into consideration existing watercourses, pre-development flows of surface water across the site, and existing drainage infrastructure. Water generated from off site that passes through the site must be managed so that it can continue to pass through the site without increasing flood risk. Proposals should</b> be based on evidence of an assessment of <b>site ground</b> conditions <del>undertaken by a competent qualified person/body</del> and any surface water discharge solution should reflect the non-statutory technical standards for sustainable drainage <b>systems</b><sup>10</sup> or any subsequent replacement national standards. Measures intended to assist with surface water management should be made clear as part of any submission.</p> <p>Where there is no alternative option but to discharge surface water to a combined sewer, applicants will need to demonstrate why there is no alternative and submit clear evidence that the discharge of surface water will be limited to an attenuated “greenfield runoff” rate, including an allowance for climate change and urban creep, agreed with the appropriate bodies.</p> <p>An appropriate Flood Risk Assessment and Drainage Strategy should be provided with <del>each</del> applications, taking into account current government guidelines and local guidelines<sup>11,12</sup>.</p> <p>Drainage requirements including detailed maintenance and management arrangements (utilising management companies) for the lifetime of the development will be secured by way of planning obligations <del>and</del> <b>or planning conditions</b> agreed with the Local Planning Authority.</p> <p><b>Master Drainage Strategy</b></p> <p>Applications for developments on sites which are part of a wider development proposal especially wider development plan allocations, will be expected to demonstrate how the drainage proposal for the site relates to a wider master drainage strategy for the entire site. Any drainage in early phases of development should have regard to future interconnecting development phases.</p> <p><b>Designing Sustainable Drainage System measures</b></p>	

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	<p>The design should be based on most up to date adopted local and national design guidance, and consider wider land drainage capacity of the area ensuring the following:</p> <ul style="list-style-type: none"> <li>• <del>principles in the non-statutory standards are adhered to including</del> allowances for urban creep and climate change <del>are included when estimating surface water run off rates/volume from adjacent land;</del></li> <li>• <del>incorporate</del> suitable ground exceedance or flood pathways <del>are incorporated</del> to manage the impacts of any <del>failed exceeded</del> Sustainable Drainage System feature, or excessive flows so they do not cause flooding of properties on or off site allowing for climate change and urban creep;</li> <li>• where ever possible <del>ensure</del> runoff from developments is managed on the surface to enable their performance to be more easily inspected and managed with pollution incidents and potential flood risk being visible by ensuring above ground features options are considered as a first resort before underground. These features could include wetlands, swales, ponds, detention basins, filter strips, infiltration basins, rain gardens, green roofs, rainwater harvesting, permeable surfacing and filter drains. Such features should be considered an integral part of the blue and green infrastructure framework of a site and contribute to a proposal sites amenity, recreational and biodiversity benefits where appropriate;</li> <li>• <del>utilise</del> the natural topography of a site <del>is utilised</del> to maximise its function as a Sustainable Drainage System feature, <del>whilst recognising and preserving any pre-development flood storage on the site;</del></li> <li>• encourage use of trees (single or multiple) and scrub planting as part of a scheme for water storage and treatment in recognition of their natural flood management function;</li> <li>• seek to provide betterment, a lasting improvement that reduces flood risk downstream, especially <del>in areas that are subject to flood risk. where previously developed land is being used.</del></li> </ul> <p><del>Should infiltration methods not be suitable and it is not possible to achieve the greenfield runoff volume then it must be demonstrated that increased volume will not increase flood risk on or off site.</del></p> <p><b>Foul water disposal and treatment</b></p> <p>The first presumption will be for new development to drain to the public sewerage system. Non-mains drainage systems will not be acceptable in sewered areas. Where alternative on-site treatment systems are proposed, it is for the developer to demonstrate that connection to the public sewerage system is not possible in terms of cost and/or practicality and provide details of the responsibility and means of operation and management of the system for its lifetime to ensure the risk to the environment is low. Permission will only be granted provided such solutions comply with the requirements of the relevant bodies (Environment Agency).</p> <p>Where there are concerns that inadequate foul water treatment and drainage infrastructure exists to serve proposed development, or where such provision cannot be made within the time constraints of planning permission, it is the responsibility of the developer to demonstrate how foul drainage from the site will be managed. In some circumstances, it may be necessary to co-ordinate the delivery of development with the delivery of infrastructure.</p> <p>Points of connection will be secured by planning condition where necessary. Drainage proposals for sites will be expected to minimise a reliance on pumped foul drainage solutions as this is not in the interest of delivering sustainable development. Applicants should engage with the relevant sewerage utility provider as soon as possible where there is an intention to connect foul water to the public sewer.</p> <p><b>Safeguarding Watercourses and flood defences</b></p> <p>Proposals will be permitted provided:</p>	

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	<p>1. the long term safeguarding, restoration, improvement and access for maintenance and improvement of watercourses, flood defences, river and coastal margins is secured; and</p> <p>2. they avoid the extensive or unnecessary culverting of watercourses; and</p> <p>3. they enhance watercourses through the retention of undeveloped buffer strips; and</p> <p>4. any existing culverted watercourses should be 'daylighted' where possible.</p> <p>New development on land used for water supply catchment purposes, should identify any risk of pollution to water supply and resources and associated mitigating measures. There may be instances where some flood risk management measures are not necessary now but may be in the future. This is a 'managed adaptive approach', for example, setting a development away from a river so it is easier to improve flood defences in the future. Permission will only be granted provided such solutions comply with the requirements of the relevant bodies (Environment Agency).</p> <p><b>Supporting Text:</b></p> <p>2.6.3 Surface water drainage discharge should reflect the non-statutory technical standards for sustainable drainage systems, March 2015 and any subsequent standards. On previously developed land, applicants should target a reduction of discharge in accord with these standards and in demonstrating so, should include clear evidence of existing positive connections from the site with associated calculations on rates of discharge.</p> <p><del>2.6.3 Applications for developments on sites which are part of a wider development proposal, especially wider development plan allocations, will be expected to demonstrate how the drainage proposal for the site relates to a wider holistic drainage strategy for the entire site. Any drainage in early phases of development should have regard to future interconnecting development phases.</del></p> <p>2.6.6 In accordance with national policy, the Council will work with the Local Lead Flood Authority (Cumbria County Council) and the Environment Agency seeking their advice on the risk of flooding from any proposed development and the suitability of a more sustainable drainage approach to the disposal of surface water. The Council's Planning Application Validation Checklist sets out requirements for documentation submission in support of various stages of a planning application. <b>These relate to information to support submission of drainage strategy details.</b> Local Guidance including the Cumbria <b>Development</b> Design Guide and National Guidance will be used to help inform and guide decisions in relation to application of the policy. <b>The Cumbria Development Design Guide, which includes a drainage checklist and any subsequent local guidance, will be taken into account in determining the required information that a developer should consider providing when submitting a planning application.</b></p> <p><b>Footnote Text:</b>  910 - Defined in National Planning Policy and Technical Guidance  1011 - Department for Environment, Food and Rural Affairs – Non-statutory Technical Standards for Sustainable Drainage Systems, March 2015  1112 – Cumbria <b>Development</b> Design Guide</p>	
MM7	<p><b>Policy Text:</b></p> <p>Policy DM7 – Addressing Pollution, Contamination Impact, and Water Quality</p> <p><i>Purpose: To ensure the protection of the district's environment and public health.</i></p> <p><b>Location of development</b></p> <p>As a principle, new development should be located in areas where there is no pollution or where exposure to pollution and contamination is adequately remediated or removed to acceptable levels.</p>	<p>Additional policy requirements relating to Groundwater Source Protection Zones and River Basin Management Plans.</p> <p>Further appraisal needed? <b>Yes</b></p>

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	<p><b>Pollution</b></p> <p>Development will be permitted, where the direct, indirect and cumulative effects of pollution (including, but not restricted to air, noise, light, dust, odour, smoke, fumes, gases, steam, smell, vibration and water) will not have a negative impact on health, the environment (including wildlife and tranquillity) and general amenity of existing or future occupiers and users or any sensitive receptor. Sources of pollution may include forms of transport, industry, agricultural land management, construction and building activities, energy developments, waste water, run-off, chemicals and pesticides and contaminated land.</p> <p>To comply with the above, developers must be able to show as part of their proposal that any impacts are at or below acceptable levels, if necessary by use of appropriate and proportionate mitigating measures and application of limiting conditions to permissions to control impacts (both on and off-site).</p> <p>Applicants may be required to submit detailed assessments to the Council for approval to determine compliance with the above.</p> <p><b>Air Quality</b></p> <p>All development must be at least air quality neutral in terms of effects at receptors. Where developments are likely to have an impact on, or be impacted by, air quality, the Council will work with developers to look at ways of making sure the development has a positive and beneficial impact on the environment utilising national and local guidance. Developers will be required to submit Air Quality Assessments in support of applications dependent on the location and type and scale of the proposal. The assessments will be used to identify the nature of any required mitigation measures, which may include contributing to targets set out within any published Air Quality Management Area Action Plan, for agreement with the Council in order to ensure all development is air quality neutral.</p> <p>Within designated Air Quality Management Areas (AQMA)<sup>1314</sup> the Council will promote measures to improve air quality and ensure development proposals do not introduce any new exposure to pollution or any additional sources of air pollution or have a net negative effect on air quality.</p> <p><b>Contaminated Land and exposure to contamination</b></p> <p>On a precautionary basis, the possibility of contamination should be <b>considered when determining</b> <del>assumed when considering</del> individual planning applications in relation to all land subject to or adjacent to previous industrial use and also where uses are <b>proposed</b> <del>being considered</del> that are particularly sensitive to contamination – e.g. housing, schools, hospitals, children’s play areas, open space and highly sensitive groundwater used for potable supply.</p> <p>Where development is proposed on such land or includes such uses a land contamination assessment will be required to establish the nature and extent of the contamination. It is the developer’s responsibility to secure safe development and provide the necessary information. The minimum information that should be provided by an applicant is the report of a Preliminary Investigation (desk study, site reconnaissance and preliminary risk assessment). The findings of this will determine if further investigation is needed.</p> <p>Where contamination issues are identified, development proposals for the site should incorporate appropriate remediation and subsequent management measures to remove unacceptable risks to human health, groundwater and the wider environment identified in the assessment process, as appropriate for the uses proposed. The full implementation of approved remediation measures will normally be required prior to the occupation of the proposed development.</p> <p><b>Water Quality</b></p>	



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	<p>The supply of clean water to a new development is a critical factor. Developments will be permitted provided existing water supplies are adequate or can be augmented to serve the development without adversely affecting the water environment and groundwater systems.</p> <p>The possibility of contamination from former uses on any proposal site and its effects on the water environment and human health needs to be considered and remediated where it is present.</p> <p>Any proposals for new development within Groundwater Source Protection Zones must reflect Environment Agency guidance set out in its groundwater protection guides, or any subsequent iteration of the guidance.</p> <p>Proposals will be required to apply and reference the relevant Water Framework Directive, taking account of relevant River Basin Management Plans' requirements.</p> <p><b>Supporting Text:</b></p> <p>2.7.7 Though there are no current Groundwater Protection Zones in the District should any be required during the lifetime of the plan as a principle new development sites should be more appropriately located away from locations which are identified as Groundwater Source Protection Zones. Within Source Protection Zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided. New development in such zone will be expected to include masterplanning, a quantitative and qualitative risk assessment and mitigation strategy to manage risk of pollution and a management plan.</p> <p>2.7.8 The current River Basin Management Plan (the North West River Basin Management Plan) requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Any development should safeguard these important water resources and protect and improve water quality with an overall aim of getting water bodies to 'good' status as defined by the Water Framework Directive.</p> <p><b>Footnote Text:</b></p> <p><sup>43</sup>14 - The District currently has one Air Quality Management Area (AQMA) in Kendal covering parts of the town centre.</p>	
MM8	<p><b>Policy Text:</b></p> <p>Policy DM8 – High Speed Broadband for New Developments</p> <p><i>Purpose: To ensure new development makes appropriate provision for high-speed<sup>45</sup><sup>16</sup> broadband connectivity.</i></p> <p>Proposals for new residential (sites of 2 dwellings or more) and commercial development must demonstrate how they will provide future occupiers with sufficient broadband connectivity.</p> <p>Development proposals must therefore:</p> <ol style="list-style-type: none"> <li>1. demonstrate early engagement with infrastructure providers; and</li> <li>2. be accompanied by a 'Broadband Statement' which that explains the current internet connectivity in the site's locality and the potential for the site to be provided with high speed broadband, including an assessment of the feasibility of providing fibre to the premises (FTTP) infrastructure; and</li> <li>3. make provision for new premises to be provided with high speed (superfast) broadband, or if this is not feasible at the time of the application, undertake all reasonable actions to enable a superfast connection at a future date.</li> </ol>	<p>Change to policy requirements for Fibre to the Premises Infrastructure.</p> <p>Further appraisal needed? <b>Yes</b></p>

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	<p><del>For residential sites of 30 units or more, developers will be expected to ensure that Fibre to the Premises (FTTP) infrastructure is provided. The Council will strongly encourage the provision of Fibre to the Premises (FTTP) infrastructure in all new development, and will generally expect it to be provided on major development sites unless it can be demonstrated through the broadband statement that it is not feasible. The level of detail required in the Broadband Statement should be proportionate to the scale of the development proposal.</del></p> <p><b>Footnote Text:</b></p> <p><del>4516</del> - High speed or 'superfast' broadband is currently (at the time of this document's publication) defined by the UK Government as 24Mbps, and by Ofcom as 30Mbps. The definition of superfast is likely to evolve over the time period of this Local Plan, and a consideration of an up to date definition of 'superfast' will be made at the time of a planning application based on Government/Industry guidance.</p>	
MM9	<p><b>Policy Text:</b></p> <p>Policy DM9 – Parking Provision, new and loss of car parks</p> <p style="text-align: center;"><i>Purpose: To ensure the provision of adequate parking to support needs of new development.</i></p> <p><b>Parking Standards</b></p> <p>All developments should have acceptable levels of car, motorcycle and bicycle parking <del>in accordance with the Highways Authority, Cumbria County Council published guidelines and any other published local guidelines/standards.</del> <del>having regard to relevant appropriate guidance</del><sup>4819</sup>. Levels of parking provision for any development will be considered on a case by case basis in consultation with the Highways Authority using <del>the relevant guidance these guidelines</del> which will be applied flexibly taking into account the following factors:</p> <ol style="list-style-type: none"> <li>1. type, mix and use of development;</li> <li>2. location;</li> <li>3. accessibility of development;</li> <li>4. availability of and opportunities for public transport;</li> <li>5. local car ownership levels;</li> <li>6. dominant effect of the car on the appearance and function of a development including visual impact;</li> <li>7. availability and number of parking permits within the locality;</li> <li>8. availability of public car parking space in the vicinity;</li> <li>9. encouraging the use of alternative means of travel;</li> <li>10. impact on the road network;</li> <li>11. extent of on-street parking in the vicinity; and</li> <li>12. encouragement of the use of low emission vehicles.</li> </ol> <p>In areas suffering from significant on-street parking problems, greater levels of provision above those set out in <del>relevant guidance the guidelines</del> will be sought. Where not relevant or considered unachievable alternative measures to address the issue will be required.</p> <p><b>New and loss of Car Parks</b></p>	<p>Clarifications to policy wording regarding how local guidelines should be applied in development proposals.</p> <p>The modifications will not give rise to significant effects and do not require further SA.</p> <p>Further appraisal needed? <b>No</b></p>

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	<p>The Council will take into account the above factors when assessing proposals for the creation of new car parks or loss of car parks and will expect developers to have regard to the Cumbria <b>Development</b> Design Guide when considering parking design <b>or any subsequent relevant guidance</b>, including incorporation of measures such as permeable surfaces, and sustainable drainage systems.</p> <p><b>Supporting Text:</b></p> <p>3.1.2 National policy now makes clear that parking standards should be determined at the local level in response to local circumstances. <b>No parking standards are currently adopted instead relevant guidance will be applied in order to inform decisions relating to parking provision within new developments. The Council currently uses the “Parking Guidelines in Cumbria” to inform decisions on the level of parking for new development, and this will continue to be applied flexibly. These have been incorporated into the Cumbria Design Guide. Current local guidance is contained within the Cumbria Development Design Guide and this will be applied flexibly to inform decisions on the level of parking for new development as well as design.</b> The Council will seek the advice of the Local Highways Authority in its application of this policy, <b>and guidance and any</b> decisions relating to car parking provision and design.</p> <p><b>Footnote Text:</b></p> <p><del>48</del>19 – This is <del>ese-are</del> currently set out in the Cumbria <b>Development</b> Design Guide</p>	
MM10	<p><b>Policy Text:</b></p> <p>Policy DM10 – Safeguarding land for future transport infrastructure improvements</p> <p><i>Purpose: To maintain and protect transport routes offering opportunities for future infrastructure improvements and sustainable travel.</i></p> <p>Developments will be permitted provided they safeguard opportunities for future transport infrastructure improvements in relation to:</p> <p><b>Lancaster Canal</b></p> <p>Development must protect the line of the Lancaster Canal. Proposals that support and enhance its wider economic, social, cultural, recreational and historic value will be encouraged, particularly its walking and cycling green corridor potential.</p> <p>Development will be permitted provided it does not prevent or impair opportunities for its restoration, or result in the loss of any buildings, locks or other structures associated with it, or harm its visual amenity.</p> <p>Development adjacent to the route should seek to create pedestrian / cycle access to it.</p> <p><b>Disused railway lines</b></p> <p>Development will be permitted provided it does not prevent or impair opportunities for existing disused railway lines and their embankments to be converted for walking, cycling, <b>equestrian</b> or rail use. Proposals that support and enhance their economic, social, cultural, recreational and historic value will be encouraged.</p> <p><b>Other transport routes</b></p>	<p>Minor policy wording change regarding disused railway lines, to include equestrian users.</p> <p>The modification is not significant and the previous SA includes an assessment of impacts for a range of recreational opportunities and is therefore broad enough in scope to accommodate this minor policy modification.</p> <p>Further appraisal needed? <b>No</b></p>

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	Development will be permitted provided it does not prevent the delivery of any road, rail or cycle schemes under formal consideration.	
MM11	<p><b>Policy Text:</b></p> <p>Policy DM11 – Accessible and Adaptable Homes</p> <p><i>Purpose: To ensure that new homes are accessible and can be easily adapted as people’s needs change throughout their lifetime.</i></p> <p>New homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime.</p> <p>The Council will require all new homes to meet the optional Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings<sup>4920</sup>.</p> <p>Additionally the Council will also require a proportion of wheelchair adaptable homes (Category M4(3)<sup>21</sup>) on large development sites in suitable locations. Current evidence supports a requirement for 5% of dwellings on sites of over 40 units to be wheelchair adaptable dwellings. If evidence at the time of a planning application indicates a different level of need then this element of the policy will be applied flexibly.</p> <p>The Council will only consider exemptions to these requirements where the applicant can provide evidence to robustly demonstrate that any of the following specific circumstances apply:</p> <ol style="list-style-type: none"> <li>1. it is not practically achievable given the physical characteristics of the site, or</li> <li>2. it would significantly harm the financial viability of the scheme, or</li> <li>3. site specific factors mean that step- free access to the dwelling cannot be achieved, or</li> <li>4. the dwellings are located on the first floor or above of a non-lift serviced multi-storey development.</li> </ol> <p><del>Additionally the Council will also require a proportion of wheelchair adaptable homes (Category M4(3)) on large development sites in suitable locations. Current evidence supports a requirement for 5% of dwellings on sites of over 40 units to be wheelchair adaptable dwellings. If evidence at the time of a planning application indicates a different level of need then this element of the policy will be applied flexibly.</del></p> <p><del>Where exemptions are sought on viability grounds, applicants must submit a viability appraisal to the Council and pay an additional fee that the Council will use to obtain an independent assessment of the appraisal.</del></p> <p>Where exemptions are justified on viability or practicality grounds, the minimum number of units necessary will be exempted from the requirements.</p> <p><b>Supporting Text:</b></p> <p>4.1.5 The policy allows for an element of flexibility in recognition of the practicalities of delivering these standards, in particular given the challenges that may arise given the topography of many sites in the district, where access within the gradients specified in the Building Regulations Approved Document may not be achievable. <i>Where step free access to dwellings cannot feasibly be achieved due to site specific factors, the optional standards will not be required for the dwellings affected. Where multi storey flats or apartments are being developed without lift provision, dwellings on the first floor or above will not be required to meet the M4(2) or M4(3) standards. Ground floor flats in multi storey developments will still be required to meet the optional standards. Where lifts are provided the standards will be applied in accordance with the policy.</i></p>	<p>Additional policy criteria included regarding the application of the policy where step free access cannot be achieved and in the case of multi-storey development.</p> <p>Further appraisal needed? <b>Yes</b></p>

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	<p>4.1.6 Where developers can demonstrate that the M4(2) or M4(3) requirements cannot be achieved on either practicality grounds (for example site topography, flood risk issues etc.) or viability grounds the Council will consider exemptions on a case by case basis. Any requests for exemptions must be clearly evidenced and justified. <b>Where exemptions are sought on viability grounds, applicants must submit a viability appraisal to the Council and pay an additional fee that the Council will use to obtain an independent assessment of the appraisal.</b></p> <p><b>Footnote Text:</b></p> <p>Footnote 4920 - Or any subsequent national equivalent standard should the Building Regulations be reviewed in future.  Footnote 21 – Or any subsequent national equivalent standard should the Building Regulations be reviewed in future.</p>	
MM12	<p><b>Policy Text:</b></p> <p>Policy DM12 – Self-Build and Custom Build Housing</p> <p style="text-align: center;"><i>Purpose: To encourage and provide a positive framework for self-build and custom build housing.</i></p> <p>The Council will actively support proposals for the sustainable development of self-build and custom build homes.</p> <p>The following locations are considered appropriate in principle for self-build and custom build housing and will be considered positively in determining applications:</p> <ul style="list-style-type: none"> <li>• within Principal , Key and Local Service Centres;</li> <li>• within and on the edge of small villages and hamlets in accordance with policy DM13 (Housing Development in Small Villages and Hamlets);</li> <li>• on rural exception sites in accordance with policy DM14 (Rural Exception Sites).</li> </ul> <p>The Council’s self-build register will be used as a source of evidence of the demand for self-build and custom build housing locally, and the level of demand will be <b>a-material</b> consideration in determining proposals.</p> <p>In areas where the Council has evidence of strong local demand for self-build and custom build housing it will encourage developers to consider whether an element of self-build plots can be incorporated into development schemes as part of the housing mix.</p> <p>Affordable self-build plots will be considered and encouraged as a suitable product within the affordable housing requirement on larger sites.</p>	<p>Very minor wording change that will have no significant effect and does not require further SA.</p> <p>Further appraisal needed? <b>No</b></p>
MM13	<p><b>Policy Text:</b></p> <p>Policy DM13 – Housing Development in Small Villages and Hamlets <b>outside the Arnside and Silverdale AONB</b></p> <p style="text-align: center;"><i>Purpose: To set policy and criteria for the scale and form of new housing development in small villages and hamlets</i></p> <p>New small-scale housing development on sites <b>within or</b> on the edge of small villages and hamlets (without development boundaries) will be acceptable provided that:</p>	<p>Modification changes the geographic scale of the policy to exclude the AONB. Therefore the geographic scale of the sustainability impacts of the policy will be amended and require an updated SA.</p> <p>Minor policy wording change to include proposals within small villages and hamlets already</p>

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	<ol style="list-style-type: none"> <li>1. the scale and design of the proposed development is appropriate to the scale, form and character of the existing settlement, including taking account of the cumulative impact of incremental development; and</li> <li>2. the scale and nature of the development will maintain or enhance the vitality of the rural community within the settlement where the housing is proposed; and</li> <li>3. the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside; and</li> <li>4. there are either services in the settlement where the housing is being proposed, or there is good access to one or more other settlements with services, or to larger service centres; and</li> <li>5. the small village or hamlet comprises a recognised settlement of normally 10 or more dwellings, in contiguous clusters and without significant open areas between buildings, but excluding groups of houses arising solely or mainly from the conversion of farms in isolation.</li> </ol> <p>Proposals for self-build or custom build dwellings will be encouraged, taking account of evidence of need on the Council's self-build register.</p>	<p>included in existing SA assessment.</p> <p>Further appraisal needed? <b>Yes</b></p>
MM14	<p><b>Policy Text:</b></p> <p>Policy DM14 – Rural Exceptions Sites</p> <p><i>Purpose: To update Core Strategy Policy CS6.4 to take account of legislation and national policy on the role of market housing on rural exceptions sites.</i></p> <p>Housing development proposals outside of development boundaries in the Service Centres, and outside of Local Plan policy for development on the edge of small villages and hamlets will only be considered where they provide 100% affordable housing under the following exception site criteria:</p> <ol style="list-style-type: none"> <li>1. there is clear and robust evidence of housing need; and</li> <li>2. the housing will be affordable in perpetuity and for people with a local connection; and</li> <li>3. the scheme is of a scale and style appropriate to its immediate surroundings; and</li> <li>4. there is clear evidence of the viability of the scheme; and</li> <li>5. the site is very close to or adjoins a settlement which provides a range of local services and facilities, or has good public transport links to a larger settlement with a range of services and facilities.</li> </ol> <p>In the following exceptional circumstances a small element of open market housing may be allowed on rural exception sites, subject to clear evidence on viability:</p> <ul style="list-style-type: none"> <li>• excessive development costs due to site constraints; and</li> <li>• the applicant can demonstrate that the additional revenue created by the development of open market housing is essential to enable the delivery of affordable housing on the site; and</li> <li>• the amount of open market housing is the minimum required to achieve site viability and remains significantly less than the level of affordable housing proposed.</li> <li>•</li> </ul> <p>The financial appraisal will be subject to independent review by the Council. <del>the fee for which will be met by the applicant.</del></p> <p>The provision of open market or affordable housing for self-build or custom build on rural exceptions sites will be encouraged, within the provisions of this policy.</p>	<p>Minor wording change to transfer wording regarding viability assessments into supporting text. No significant effect and no need for further SA. Clarification added to policy to make clear it applies district wide. Existing SA defined scale of impact as district wide so no further update required.</p> <p>Further appraisal needed? <b>No</b></p>

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	<p><b>Supporting Text:</b></p> <p>4.4.1 Policy DM14 comprises a revision to Core Strategy policy CS6.4 to take account of national policy in paragraph 54 of the NPPF and the Housing and Planning Act 2016. The policy makes clear that a small proportion of market housing may be acceptable, where justified by independent evidence, to enable a viable scheme to deliver a significant proportion of affordable housing. The revised policy also requires rural exception sites to meet the principles of sustainable development in Core Strategy CS 1.1 by being located in proximity to a settlement with local services and facilities, or a settlement with good public transport links to a larger settlement with services and facilities. <b>The policy will be applied across the whole district including the Arnside and Silverdale AONB.</b></p> <p>4.4.2 The revised policy also encourages the provision of both market and affordable housing as self-build or custom build housing on rural exception sites. <b>A fee will be required and used by the Council to obtain an independent assessment of the financial appraisal.</b></p>	
MM15	<p><b>Policy Text:</b></p> <p>Policy DM15 – Essential Dwellings for Workers in the Countryside</p> <p><i>Purpose: To provide a policy framework to guide when a new dwelling may be acceptable in the open countryside to meet the needs of agriculture and rural businesses.</i></p> <p>Proposals for dwellings in the open countryside for those working in agriculture or rural businesses who need to live at or near their place of work will be supported where there is a demonstrable essential need in relation to the following criteria:</p> <ol style="list-style-type: none"> <li>1. that an appraisal is submitted with the application which clearly establishes that there is an existing functional need for the proposed dwelling and the approximate size of the dwelling; and</li> <li>2. the need relates to a permanent full time or equivalent worker; and</li> <li>3. the business or agricultural activity has been established for at least three years, has been profitable for at least one of them, is currently financially sound and can demonstrate a clear prospect of remaining so; and</li> <li>4. the functional need could not be fulfilled by an existing dwelling on the unit or any other accommodation in the area which is suitable and available for occupation or conversion by those concerned; and</li> <li>5. the applicant can show that within three years prior to the application no dwelling has been sold, transferred or made unavailable, including the removal of a relevant occupancy condition relating to the holding or business; and</li> <li>6. a dwelling cannot reasonably be provided at the location by other means including the conversion of an existing suitable, underused or redundant building, except where the use of that building already contributes to the viability of the business; and</li> <li>7. the proposed dwelling is normally located within or adjacent to the existing farm or business.</li> </ol> <p>For rural businesses established less than three years, the need for a dwelling should normally be met by temporary accommodation, to be removed if the business ceases to operate. The provisions of this policy also apply to applications for temporary dwellings.</p> <p>The financial appraisal will be subject to independent review by the Council. <del>the fee for which will be met by the applicant.</del></p> <p>The provision of essential dwellings for workers in the countryside through self-build or custom build will be encouraged, within the provisions of this policy.</p> <p><b>Supporting Text:</b></p>	<p>Minor wording change to transfer wording regarding viability assessments into supporting text. No significant effect and no need for further SA.</p> <p>Further appraisal needed? <b>No</b></p>

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	<p>4.5.3 Policy DM15 provides updated local criteria to guide the appropriate location and type of new homes required to meet the needs of rural businesses. It introduces the new requirement that only temporary dwellings will be accepted for new businesses established less than three years. This is intended to reduce the risk of new permanent dwellings being constructed for new businesses which subsequently cease to operate. The policy would allow a new permanent dwelling for established, financially sound businesses, which meet all the other criteria within the policy. <b>A fee will be required and used by the Council to obtain an independent assessment of the financial appraisal.</b></p>	
MM16	<p><b>Policy Text:</b></p> <p>Policy DM16 – Conversion of Buildings in Rural Areas</p> <p><i>Purpose: To set policy and criteria to indicate how and when traditional buildings in rural areas may be converted to other uses.</i></p> <p>The conversion and re-use of buildings in the open countryside* for housing, employment, tourism, recreation and community uses will be supported where:</p> <ol style="list-style-type: none"> <li>1. the building is of traditional materials and construction, of a traditional design and constructed in a permanent and substantial manner; and</li> <li>2. the building is capable of conversion without the need for extension, significant alteration or reconstruction; and</li> <li>3. for residential use the building is redundant or disused, adjacent to or in close proximity to an existing habitable dwelling, and the number of dwellings proposed is appropriate to the surroundings; and</li> <li>4. safe road access is in place or can be created without damaging the rural character of the surrounding area; and</li> <li>5. the proposal does not create additional demands for new agricultural buildings; and</li> <li>6. the building can be serviced by utilities which are, or can be made, readily available; and</li> <li>7. the design: <ol style="list-style-type: none"> <li>a. does not result in significantly different external eaves and ridge heights; and</li> <li>b. for residential use, restricts domestic curtilage provision to a level consistent with adjoining buildings and landscape or settlement character; and</li> <li>c. uses original or matching stone or other material in any rebuilding of external walls.</li> </ol> </li> </ol> <p>When granting permission under this policy the Council will remove permitted development rights where <b>appropriate necessary</b> to protect landscape or settlement character which would normally apply to the building and its curtilage.</p> <p>*outside Service Centres and the scope of policy DM13 on Development in Small villages and Hamlets.</p>	<p>Minor wording change regarding permitted development rights that will have no significant effect and no requirement for further SA.</p> <p>Further appraisal needed? <b>No</b></p>
MM17	<p><b>Policy Text:</b></p> <p>Policy DM17 – Retention of Community Facilities</p> <p><i>Purpose: To support the sustainability of the district’s communities and protection of community facilities.</i></p> <p>All efforts to retain existing community facilities such as local shops, public houses and village halls must be taken.</p> <p>Outside of the town centres as defined on the Policies Map, the loss of community facilities such as local shops, public houses and village halls will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. there is adequate accessible provision of such facilities within the locality that serves needs; or</li> <li>2. replacement is secured by a suitable site or premises within the locality; or</li> </ol>	<p>Minor wording change to transfer wording regarding viability assessments into supporting text. No significant effect and no need for further SA.</p> <p>Further appraisal needed? <b>No</b></p>



Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>3. it is no longer economically viable to provide the facility, evidence needs to be provided to show this is the case i.e. the site has been marketed for sale in its current use for at least nine months.</p> <p>The financial appraisal will be subject to independent review by the Council. <del>, the fee for which will be met by the applicant.</del></p> <p>Development proposals involving premises last used for such purposes should accord with the following approach:</p> <ol style="list-style-type: none"> <li>1. first, re-use for an alternative community purpose ensuring the premises stays entirely in community use;</li> <li>2. second, re-use in part for community purposes and in part for other use(s) (such as housing, commercial/business);</li> <li>3. third, re-use for other use (such as housing) or another form of use resulting in the premises having no community facility function.</li> </ol> <p>All applications proposing the loss of such facilities will be expected to provide evidence of the degree to which the facility fulfils a need in the locality.</p> <p><b>Supporting Text:</b></p> <p>5.2.3 Applicants proposing to redevelop or convert facilities resulting in their loss will be expected to engage with local communities at an early stage in the planning process about the relative importance of the facility to its users in order to demonstrate the degree to which the facility fulfils a need in the locality. <b>A fee will be required and used by the Council to obtain an independent assessment of the financial appraisal.</b></p>	
MM18	<p><b>Policy Text:</b></p> <p>Policy DM18 – Tourist accommodation - caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the Arnside and Silverdale AONB)</p> <p><i>Purpose: To support proposals for tourist accommodation that are located in appropriate locations and that are of an appropriate scale and design, to ensure that proposals will not have a detrimental impact on their surroundings.</i></p> <p><b>Caravans<sup>26</sup> and Camping – New Sites</b></p> <p>Proposals for new static, touring caravan, and camping sites (including tent-pitches, yurts, camping pods and similar structures), which primarily provide accommodation in temporary and mobile units will be supported where:</p> <ol style="list-style-type: none"> <li>1. the site is sustainably located within or adjoining Principal, Key, or Local Service Centres. In the first instance, priority will be given to the re-use of previously developed sites, provided these are not of high environmental value. Where greenfield sites are identified, it should be demonstrated that there are no alternative, suitable brownfield sites in the locality; or</li> <li>2. in other locations where the proposal is to support the diversification of agricultural or other land-based rural business, and it is demonstrated that the development makes an ongoing contribution to sustain the long term future of the business that is diversifying. The Council will use a planning obligation or planning conditions to ensure that the proposal continues to sustain the business that is diversifying.</li> </ol> <p><b>Caravans and Camping – Extensions and intensifications on existing sites</b></p> <p>Proposals for intensifications within, or extensions to existing caravan or camping sites, as defined above, will be supported subject to meeting criteria a) to h) set out below.</p>	<p>Modification to amend policy requirement in relation to the screening of caravan and camping sites. Further SA required to appraise updated wording, as previous wording was directly quoted in the existing SA assessment.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p><b>All Proposals:</b></p> <p>All proposals for both new sites and extensions to, and intensifications within existing sites, shall:</p> <ol style="list-style-type: none"> <li>be of a scale and design appropriate to the locality; and</li> <li>not have an adverse impact (individually or cumulatively) on the countryside or coast, in terms of landscape, character and visual amenity; and</li> <li>be capable of being effectively screened by <b>existing</b> landform, trees or planting. Additional effective landscaping may be needed to supplement existing <del>landscaping proposals and to minimise/avoid harmful landscape impacts</del>; and</li> <li>not have an adverse impact on surrounding residential amenity; and</li> <li>not give rise to unacceptable impacts on the local road network, either through traffic generation from the site itself, or through cumulative impacts alongside other sites; and</li> <li>protect and enhance biodiversity assets; and</li> <li>be constructed of appropriate external materials and colours that are sympathetic to its locality (<del>static caravans, log cabins, chalets, camping pods and similar structures</del>); and</li> <li>demonstrate the delivery of tangible local economic benefits.</li> </ol> <p>Where proposals for new sites, extensions or intensifications to existing sites affect the setting of the Arnside and Silverdale AONB or National Parks, development will only be permitted where it is demonstrated that such proposals will not have an adverse impact on conserving the landscape and natural beauty of the area.</p> <p><b>New purpose built self-catering tourist accommodation outside development boundaries</b></p> <p>Proposals for new build purpose built self-catering accommodation (excluding development classed as caravans and camping) outside development boundaries, will normally only be permitted in exceptional circumstances.</p> <p><b>Occupancy of holiday accommodation – such as caravans (or other year round stationed units) and new purpose built holiday accommodation</b></p> <p>The Council will control occupancy to ensure that the proposed accommodation is only used as holiday accommodation and not as a primary or main residence. This may require the provision of a register of occupants. The exceptional use of holiday accommodation as a primary or main residence for a site owner or manager will be considered under Policy DM15.</p> <p>In order to minimise any environmental or landscape impacts, the Council will consider the need to impose planning conditions to:</p> <ol style="list-style-type: none"> <li>restrict the opening period(s) for proposed touring caravan pitches;</li> <li>control the storage of caravans over the winter period.</li> </ol> <p><b>Supporting Text:</b></p> <p>5.3.2 <b>Policy DM18 will not apply within the boundary of the Arnside and Silverdale AONB.</b> Within the District, out-with the AONB, caravan site development is mainly concentrated towards the coast - the Cartmel Peninsula. In the Cartmel Peninsula alone, there are more than ten caravan sites. The largest, Lakeland Leisure Caravan Park, having permission for 993 statics and 120 tourers (includes consent SL/2016/0940). Such development, in appropriate locations and of an appropriate scale, has a role in supporting the demand that the Lake District National Park creates. Over the past few years there have been planning applications in the wider area, for example - for log cabin and chalet development within the</p>	

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>Furness Peninsula and applications for extensions to sites in the Kendal rural area. The visitor season is now no longer limited to particular seasons as in the past; visitors are generally now taking shorter but more frequent breaks, resulting in an extended season.</p> <p>5.3.4 In applying policy DM18, a judgement may be required as to whether the proposed accommodation falls within the legal definition of a caravan, as defined in the Caravan Sites and Control of Development Act 1960 (as amended), and the definition of twinned-unit caravans, provided in the Caravan Sites Act 1968. . Please see footnote 26 for more details. The legal definition of a caravan is broad and can include a range of structures, which are capable of being moved. A log cabin or chalet for example may fall within the definition of a caravan, or alternatively, may comprise permanent purpose-built, self-catering accommodation. The nature of the accommodation will therefore determine which part of policy DM18 it is relevant to apply.<sup>2</sup></p> <p><b>Footnote Text:</b></p> <p><sup>26</sup> – Please refer to the legal definition of a caravan: Caravan Sites and Control of Development Act, 1960 (as amended), Part 1, Section 29 (1). Additional provisions also relate to twin-unit caravans. Please refer to Section 12(1) of the Caravan Sites Act 1968.</p>	
MM19	<p><b>Policy Text:</b></p> <p>Policy DM19 – Equestrian related development</p> <p><i>Purpose: To support equestrian related proposals in appropriate locations that are of an appropriate design and scale and to ensure that there are no adverse impacts on their surroundings.</i></p> <p>Development proposals for <b>horse equine</b> related facilities, such as field shelters, stables, outdoor exercise arenas, and commercial equestrian enterprises, such as pony trekking or equestrian centres (stables, indoor riding arenas) and liverys, will be supported in principle, subject to the following provisions:</p> <p><b>Large scale commercial equestrian development:</b></p> <p>The Council will expect applicants to demonstrate the following:</p> <ol style="list-style-type: none"> <li>1. that in identifying proposal sites, a sequential approach has been followed. Commercial and large scale equestrian development should be located on the edge of Principal, Key, or Local Service Centres, where there is adequate road and servicing infrastructure; and</li> <li>2. that the re-use of existing buildings on site for related equestrian use is not appropriate before new or replacement buildings are considered.</li> </ol> <p><b>Small scale commercial and non-commercial equestrian development:</b></p> <p>For small scale commercial and non-commercial development, priority in the first instance is given to the re-use and conversion of existing buildings, before new or replacement buildings. New building(s) and/or associated structures should be located within or adjacent to an existing group of buildings. Where this is not practical or appropriate (such as with field shelters), they should be well screened and take advantage of the contours of the land and any existing natural screening.</p> <p><b>All development:</b></p> <p>For all development the following criteria will apply:</p>	<p>Amended policy requirements regarding commercial equestrian facilities involving overnight accommodation for equines, to allow more flexibility for this type of development where there is a demonstrable need.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>1. the scale and design of any building(s) and the intensity of the use is appropriate to the site location and surroundings and will not have a detrimental effect on; the amenity of nearby residents; the local highways network and schemes individually or cumulatively, will not harm the landscape and character of the area; and</p> <p>2. new built development and/or associated infrastructure (such as outside exercise areas, storage, external lighting, hardstanding, fencing and other paraphernalia), shall be designed and well screened to take advantage of the landform and any existing natural screening from the surrounding area, in order to minimise impacts on the landscape; and</p> <p>3. the proposal will not have an unacceptable adverse impact upon dark countryside skies through the external lighting of facilities; and</p> <p>4. the surrounding roads and bridleways are adequate and safe for any increased use by horse/<del>pony</del> riders; and</p> <p>5. provision is made for the storage of waste, which will not result in any adverse environmental impacts.</p> <p>Proposals for livery or other commercial equestrian facilities involving the overnight accommodation of equines <b>and provision of new dwellings, will be supported where there is a demonstrable essential need.</b> <del>only be permitted where it will not give rise to the need for an additional new build residential property.</del></p> <p>To help reduce the impact of the operation on the landscape and natural environment, the Council may consider imposing planning conditions on any planning consent restricting external storage and the installation of associated equipment.</p> <p><b>Supporting Text:</b></p> <p>5.4.5 Commercial livery or equestrian activities that provide overnight accommodation for horses/<del>ponies</del> often require 24 hour residential supervision. As new dwellings are not normally acceptable in the open countryside (outside settlement boundaries), proposals for new commercial /livery developments <b>will be supported where it can be demonstrated that there is an essential need in the context of meeting criteria set out in Policy DM15.</b> <del>will only be considered where they will not give rise to the need for an additional new build dwelling.</del></p>	
MM20	<p><b>Policy Text:</b></p> <p>Policy DM20 – Advertisements, Signs and Shopfronts</p> <p><i>Purpose: To provide a clear decision making framework for proposals for advertisements, signs and shopfronts to ensure high quality proposals.</i></p> <p>The Council will carefully control advertisements and signs which require consent in order to manage their impacts upon amenity and public safety. Proposals for advertisements and signs will only be granted consent where they meet the following criteria:</p> <ol style="list-style-type: none"> <li>1. they do not result in visual clutter in the local area; and</li> <li>2. they are of a high quality design that is appropriate to their local context in terms of materials, size, positioning, styling and method of illumination; and</li> <li>3. where attached to buildings they respect the building’s scale, proportions and architectural features; and</li> <li>4. they do not result in unacceptable adverse impacts on public safety; and</li> <li>5. they <del>accord with</del> <b>have regard to</b> relevant design guidance adopted by the Council.</li> </ol> <p>The Council will exercise particularly strict controls over advertisements and signs in the <b>Area of Special of Control of Advertisements</b> and those affecting <b>Heritage Assets</b> and their setting. Proposals will only be granted consent where the following additional criteria are met:</p>	<p>Minor alterations to clarify policy interpretation. Proposed modifications will not affect policy intent or objectives, or give rise to significant effects, and do not require further SA.</p> <p>Further appraisal needed? <b>No</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<ol style="list-style-type: none"> <li>1. they preserve and enhance the special qualities and character and appearance of the rural landscape, including <b>protected designated</b> landscapes; Conservation Areas; Listed Buildings; other heritage assets and their settings; and</li> <li>2. proposals avoid the use of projecting box signs and instead reflect, re-interpret or complement traditional hanging sign styles; and</li> <li>3. proposals at Yard entrances seek opportunities where possible to advertise multiple businesses to avoid the proliferation of individual signs and clutter; and</li> <li>4. where illumination is proposed it is considered necessary and is sensitively designed for its historic context, generally avoiding internal illumination methods.</li> </ol> <p><b>Advance directional signs</b> will only be permitted where the additional following criteria are met:</p> <ol style="list-style-type: none"> <li>1. the need for the sign(s) has been adequately demonstrated, in that the location and nature of the premises is such that they cannot reasonably be located following normal town or village direction signs; and</li> <li>2. the number of signs and their size is limited to the minimum required to adequately serve their directional function.</li> </ol> <p><b>Shopfronts</b></p> <p>Well designed and appropriate shop fronts, whether original or reproduction, should be retained wherever practicable and restored when opportunity arises. Shopfronts should relate in scale, proportion, materials and decorative treatment to the façade of the building and relate well to the upper floors and adjacent buildings and/or shopfronts. Proposals relating to shopfronts should accord with the relevant design guidance prepared by the Council.</p>	
MM21	<p><b>Policy Text:</b></p> <p>Policy DM21 – Renewable and Low Carbon Energy Development</p> <p style="text-align: center;"><i>Purpose: To promote and encourage appropriate renewable energy proposals.</i></p> <p>Proposals for renewable energy development will be encouraged and supported where they:</p> <ol style="list-style-type: none"> <li>1. minimise landscape impacts and protect landscape character, based on a thorough landscape and visual appraisal where required;</li> <li>2. respect local character and the historic environment;</li> <li>3. fully assess their potential impact on nature conservation interests and can demonstrate that any adverse impacts can be avoided or sufficiently mitigated;</li> <li>4. safeguard residential <b>and local</b> amenity by fully assessing and appropriately mitigating potential effects including visual intrusion, glint and glare, shadow flicker, noise, smell or other pollutants;</li> <li>5. are sensitively designed in response to their context to minimise their visual impact, paying careful attention to the scale, siting and massing of the technology and associated structures and supporting infrastructure;</li> <li>6. incorporate appropriate landscaping to mitigate their visual impact and enhance their surroundings;</li> <li>7. are compatible with existing civil or military aviation or telecommunications installations and will not affect their operation;</li> <li>8. can be satisfactorily served by the local highway network and will not have unacceptable impacts on it during their construction or operational phases;</li> <li>9. include measures for the removal of the technology and restoration of the site should the technology become non-operational; and</li> <li>10. will not have <b>unacceptable</b> cumulative adverse impacts with other installed and permitted renewable and low carbon energy projects and vertical infrastructure structures<sup>2327</sup>.</li> </ol>	<p>Modification to criterion 4 to widen the consideration of amenity impacts beyond purely residential impacts. Modification to criterion 10 regarding the degree of cumulative adverse impacts.</p> <p>Further appraisal needed? <b>Yes</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p><b>Footnote Text:</b></p> <p><a href="#">2327</a> – The cumulative impact of vertical infrastructure proposals should be assessed in accordance with the Cumbria <i>Cumulative Impact of Vertical Infrastructure (CIVI)</i> study, or relevant subsequent guidance.</p>	
MM22	<p><b>Policy Text:</b></p> <p>Policy DM23 – Retail Uses Outside of Town Centres</p> <p style="text-align: center;"><i>Purpose: To maintain and enhance the vitality, viability and sustainability of the District's town centres.</i></p> <p>Locally set impact thresholds for retail floorspace have been set and will be required for proposals which exceed 2,000 sq. m gross outside the town centre* of Kendal, 1,000 sq. m gross outside the town centre of Ulverston and 500 sq. m gross outside the town centres of Milnthorpe, Grange-over-Sands and Kirkby Lonsdale.</p> <p>*Town Centres as defined on the South Lakeland Local Plan policies map.</p> <p><b>This policy will be reviewed through the 2016-2036 Single Local Plan.</b></p>	<p>Additional text to indicate the timescale for the review of the policy in the new single Local Plan. The existing SA identifies the timeframe of the impacts as short, medium and long term and therefore covers the scope of the proposed modification adequately and does not require updating.</p> <p>Further appraisal needed? <b>No</b></p>
MM23	<p><b>Policy Text:</b></p> <p>Policy DM24 – Kendal Town Centre and Kendal Canal Head Area</p> <p style="text-align: center;"><i>Purpose: To provide a policy framework for maintaining and enhancing the vitality, viability, accessibility, social, economic, historic and environmental qualities of Kendal Town Centre, Kendal Canal Head Area (and their environs).</i></p> <p>Within Kendal Town Centre as defined on the policies map the Council will encourage:</p> <ul style="list-style-type: none"> <li>• in the primary shopping area proposals that contribute to widening its retail offer; and</li> <li>• outside of the primary shopping area proposals that widen its leisure, entertainment, food and drink, arts, tourism, business/office offer in accord with the retail policies; and</li> <li>• in the primary shopping area residential development at first floor level or above provided it does not undermine the viability and vitality of its predominant retail function; and</li> <li>• outside of the primary shopping area residential development provided it does not undermine viability and vitality of the town centre and result in main town centre uses no longer predominating.</li> </ul> <p>Within Kendal Canal Head Area as defined on the policies map the Council will:</p> <ul style="list-style-type: none"> <li>• encourage proposals that complement the offer within the town centre, with the priority emphasis on employment uses, alongside a mix of other uses including leisure, entertainment, tourism, recreational and housing<sup>2630</sup>;</li> <li>• retain the sites and premises within the Parkside Road Business Park as identified on the policies map in employment use<sup>2731</sup>;</li> <li>• safeguard the public open spaces and amenity spaces as identified on the policies map for green infrastructure purposes<sup>2832</sup>;</li> <li>• safeguard the route of the Lancaster Canal, encouraging development that enhances its recreational/green corridor function, and its, social, economic, historic and cultural value;</li> <li>• ensure proposals are delivered in a holistic coordinated manner; and</li> </ul>	<p>Minor wording change to remove duplication within the policy, therefore no significant effects and no requirement for an update to the SA.</p> <p>Further appraisal needed? <b>No</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>• <del>ensure development reduces flood risk.</del></p> <p>In both areas and their immediate environs the Council will:</p> <ul style="list-style-type: none"> <li>retain the existing beneficial environmental and historic qualities on offer, encouraging proposals that result in public realm and open space enhancements;</li> <li>ensure proposals do not prejudice the regeneration / redevelopment of any identified opportunity sites;</li> <li>encourage proposals that enhance walking and cycling networks resulting in improved connectivity particularly across and alongside the River Kent, along the Lancaster Canal, and access to key public transport nodes, residential, employment areas, open spaces and cultural/historic assets including Kendal Castle; and</li> <li>ensure reduction of flood risk.</li> </ul> <p><b>Footnote Text:</b></p> <p><del>2630</del> – Assumption within current local plan (2010-2015) area can accommodate 200 dwellings, this will be reviewed through next Single Local Plan (2021-2036).</p> <p><del>2731</del> – As defined on the proposed Kendal Canal Head Area Policies Map as land to be safeguarded as an existing employment site. Proposals within the site will be considered against the provisions of Policy LA1.5 of the Land Allocations DPD – acceptable uses B1, B2 and B8 uses.</p> <p><del>2832</del> – As defined on the policies map (see Appendix 2 Canal Head Area Policies Map as land to be safeguarded for public open space). Proposals within the open spaces will be considered against the provisions of Policy LA1.10 of the Land Allocations DPD.</p>	
MM24	<p><b>Policy Text:</b></p> <p>Policy DM26 – Gypsies, Travellers and Travelling Showpeople</p> <p><i>Purpose: To guide the determination of planning applications or allocation of sites to meet the accommodation needs of Gypsies, Travellers and Travelling Show People.</i></p> <p>The Council and its partners will work together to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.</p> <p>Proposals for new Gypsy, Traveller and Travelling Showpeople sites will be supported where they meet the following criteria:</p> <ol style="list-style-type: none"> <li>the intended occupants meet the definition of Gypsies and Travellers and Travelling Showpeople in Annex 1 of Planning Policy for Traveller Sites; and</li> <li>the location, scale and design of sites will not cause significant nuisance or impact on the amenity of neighbouring properties and will encourage integration and peaceful co-existence with closest settled community; and</li> <li>the site has reasonable access to key services including schools, shops, health care and appropriate community facilities, which can be reached on foot, cycle or public transport; and</li> <li>the site can be served with relevant utilities, including water supply, sanitation, waste and water disposal facilities<sup>2933</sup> and also provide adequate access for emergency vehicles; and</li> <li>the site can be contained within existing landscape features or appropriately landscaped to minimise its impact on the surrounding area; and</li> <li>sites should have adequate access and turning space for large vehicles and caravans.</li> </ol> <p>Sites for Travelling Show People should allow for mixed use yards with space for storage and equipment.</p>	<p>Additional text to indicate the timescale for the review of the policy in the new single Local Plan. The existing SA identifies the timeframe of the impacts as short, medium and long term and therefore covers the scope of the proposed modification adequately and does not require updating.</p> <p>Further appraisal needed? <b>No</b></p>

Main Mod Ref	Proposed Main Modification	Sustainability Implications
	<p>For transit sites it must be demonstrated that a suitable time limit can and will be enforced on how long pitches are occupied.</p> <p><i>This policy will be reviewed through the 2016-2036 Single Local Plan.</i></p> <p><b>Footnote Text:</b></p> <p><del>29</del>33 – Including foul and surface water</p>	
MM25	<p><b>Policy Text:</b></p> <p>Policy DM27 – Enforcement</p> <p><i>Purpose: To ensure the Council can respond to suspected breaches of planning control through application of policy and protocol.</i></p> <p>South Lakeland District Council will:</p> <ol style="list-style-type: none"> <li>1. investigate reported breaches of planning control and monitor development for compliance <i>in accordance having regard to with</i> its Local Planning Enforcement Plan;</li> <li>2. prioritise cases according to the public harm to amenity caused. Investigations will be carried out proportionately in relation to the breach of planning control identified;</li> <li>3. keep personal details confidential unless required to disclose as part of any legal proceedings, or any relevant legislation or as required by the Information Commissioner;</li> <li>4. keep relevant parties informed of any decisions made with regard to whether to take formal action or of what action will be taken and likely timescales involved;</li> <li>5. actively pursue complaints to an expedient conclusion;</li> <li>6. in cases where there may be a technical breach of planning control but the public harm caused is insufficient to warrant formal action, inform the relevant parties of the reason for not taking formal action and the case will be closed; and</li> <li>7. negotiate with those responsible for the breach of planning control, allowing the opportunity to resolve the matters of concern before taking formal enforcement action unless the breach is so serious it warrants immediate action.</li> </ol> <p>Where informal negotiations fail to resolve the identified breach of planning control or where negotiations become protracted with no real likelihood of success, and where it is considered appropriate and expedient to do so having regard to the provisions of the development plan and any other material considerations, formal action will be taken.</p>	<p>Minor wording change relating to how existing guidance will be taken into account in the application of this policy. No significant effect and no requirement to update the SA.</p> <p>Further appraisal needed? <b>No</b></p>
MM26	<p><b>Reinstated Appendix 3</b></p> <p>See track change version of DPD.</p>	<p>Reinstatement of Appendix 3 to provide a list of adopted development plan policies that will be superseded by the DMDPD. Modification necessary to meet legal procedural requirements. No SA implications.</p> <p>Further appraisal needed? <b>No</b></p>



## Appendix 2 – SA of Modified DM Policies

### Key

#### Impact

**Major Positive (significant) (+4)**

**Positive (significant) (+2)**

**Positive implications (not significant) (+1)**

No effect (0)

**Negative implications (not significant) (-1)**

**Negative effect (significant) (-2)**

**Major negative effect (significant) (-4)**

Uncertain (?)

#### Timeframe

Short Term (S)

Medium Term (M)

Long Term (L)

#### Geographic Scale

Local (L)

District Wide (D)

Urban (U)

Rural (R)

## DM1: General Requirements for all development

### Social progress that recognises the needs of everyone

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:** The policy would apply in the short, medium and long term.

**Geographic Scale:** Effects would be experienced district wide.

**Impact Score:** Positive implications (not significant) +1

#### Comments

The policy is not predicted to have a significant effect upon SP1 as involvement in democratic processes is not likely to be affected by neighbourhood amenity or design. However, the policy makes clearer the decision making framework which surrounds the development process, and could help to enable people to better understand how decisions are being made. This transparency could be beneficial in terms of supporting involvement in planning decisions. However, the effects of this policy alone are not predicted to be significant.

The policy is unlikely to have a significant effect on levels of education and skills (SP4).

The policy promotes development that respects local amenity and character, which should contribute to a positive effect upon wellbeing (SP5). The policy encourages developments which create safe, secure and healthy environments. Though this is somewhat subjective, there ought to be positive implications in terms of health and wellbeing (SP5).

Overall, the effects of the policy are generally positive with regards to this SA theme. The policy provides a set of broad principles that developments must adhere to. However, the detail is contained within other policies within the Plan (and the Core Strategy). The effects of the policy viewed in isolation are therefore predicted to be positive but not significant (+1). The effects of the policy would be experienced across the whole of the district wherever development takes place (in line with the Core Strategy and site allocations),

The proposed main modifications will have no additional effects in relation to this SA theme.

#### Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** The policy would apply in the short, medium and long term. Significant effects would be unlikely to occur in the short term though (as they would be more likely to occur cumulatively over time).

**Geographic Scale:** Effects would be experienced district wide wherever development occurs.

**Impact Score:** Positive effects (significant) +2

### Comments

The policy states that development should respond appropriately to its locational context, thereby raising the awareness that needs to be taken regarding the surrounding environment. Such criterion is likely to have positive implications on local landscape quality (EN2), and should help to achieve sympathetic development that respects the character of the surrounding areas (EN3). The need to protect and enhance ecological networks is highlighted within the policy, which should help to reinforce the value of such features and promote the enhancement and connection of networks, and the modified policy introduces the principle of net gains for biodiversity, and . These principles help to implement the principles of national policy, are therefore predicted to generate significant positive effects for EN1 and EN4.

The need to respect settlement character is positive with regards to EN2/EN3. However, these principles are well established nationally and in the Core Strategy, and so effects are unlikely to be significant. The proposed main modification introduces a new requirement relating to the need for proportionate landscape assessments where proposals may impact upon designated landscapes. This modification is likely to have positive implications for objective EN2.

Overall, the effects of this policy on this SA theme are predicted to be significantly positive (+2), which is mainly related to the positive effects recorded with regards to ecological networks.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** The policy would apply in the short, medium and long term.

**Geographic Scale:** Effects would be experienced district wide.

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy should also ensure that new development does not have significant negative effects on the water environment by requiring that appropriate infrastructure is secured to support new development.

The policy is predicted to have positive implications +1 with regards to this SA Topic. The effects are not significant as the policy only provides a broad (subjective) framework of principles. Furthermore, the policy does not cover the key issues of climate change mitigation and adaptation, minerals and waste management, and protection of soil and land resources (Which all fall within this SA Topic).

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

The policy sets out general requirements for all development, and although it does not make reference to climate change mitigation and adaptation, the need to preserve minerals and to minimise waste or the need to protect soil resources and agricultural land, these issues are addressed through other policy measures (e.g. *DM2 Achieving Sustainable High Quality Design*, *CS8.9 regarding waste*, and *the NPPF*). 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).

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** The policy would apply in the short, medium and long term.

**Geographic Scale:** Effects would be experienced district wide.

**Impact Score:** No effect (0)

### Comments

Requiring development to have good access to infrastructure, ought to be positive with regards to the attractiveness of developments. This ought to be beneficial for land owners, local communities and businesses, though the certainty of such effects is unclear.

With regards to the generation of new jobs, no effects are predicted.

Consequently, the overall effects of the policy (viewed in isolation) upon this SA Topic are predicted to be negligible.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## DM2: Achieving High Quality Design

### Social progress that recognises the needs of everyone

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:** M-L

**Geographic Scale:** D

**Impact Score:** Positive implications (not significant) +1

#### Comments

The updating of policy and introduction of a Design SPD provides an opportunity to adopt more locally specific guidelines and 'standards'. The policy contributes positively to various social progress objectives. Appropriate lighting within schemes and a well-designed layout can help to improve notions of safety and accessibility within communities (SP5).

Protection of local character and architectural styles can help residents to embrace a sense of their local history and culture, and strengthen pride in a place (SP6). By encouraging appropriate building separation the policy also helps to secure privacy for residents and contributes to the provision of 'decent' homes (SP3).

Overall, the policy is likely to be beneficial in helping to achieve objectives relating to the creation of healthy environments, quality of housing, and protection of local historic character. The existing policy position would already have benefits, so the new policy is not predicted to lead to major changes. Nevertheless, a **positive effect** (not significant) is predicted, as the policy builds upon national and local policy.

The proposed main modification provides additional guidance with regards the clustering of affordable housing, to ensure that new developments help create inclusive and mixed communities which will further contribute to objective SP6. The impact of this modification, whilst positive, is not of a scale that requires an amendment of the impact score for this SA theme.

#### Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** S, M and L

**Geographic Scale:** D

**Impact Score:** Positive effect (Significant) +2

### Comments

The policy should ensure that development has a neutral or positive effect on the character of the built environment (EN2, EN3).

Recognition of local landscape character, views, settlement transition, siting, massing, and materials should contribute to higher quality of design; helping to maintain local environmental quality. The flexible approach to design should also ensure that different approaches can be taken in response to local character (EN2/EN3). There is also support for habitat enhancement (EN1), green infrastructure (EN4) and measures to adapt to climate change.

Guidance on lighting should help to protect the rural feel of settlements and the countryside.

Overall, the policy is predicted to have a **significant positive effect** on the environment, particularly in the longer term, if enhancements are secured.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M-L

**Geographic Scale:** D

**Impact Score:** Positive effect (not significant) +1

### Comments

The policy is supportive of the use of sustainable and recycled materials in construction, and also adequate storage and access to recycling and waste facilities; which should contribute positively to these practices (NR4). There is also specific mention to the siting and orientation of buildings, the appropriation of which could have an influence on the premises energy efficiency and levels of solar gain (NR1). The policy makes reference to efficient use of land, helping to protect land supply (NR3). Efficient use of land could also encourage developments in locations that are served by infrastructure and accessible by sustainable methods of transport, helping local air quality (NR1). Air quality may also be improved through the advocacy of urban greening and habitat creation.

The policy is likely to have benefits for natural resource management. However, the policy does not set firm standards or requirements in relation to energy/water use or construction materials. Therefore, whilst the effects are predicted to be positive, they are in the main not significant with regards to changing the baseline position.

The proposed modification to criterion 9 adds a requirement for habitat creation and urban greening within new development to reduce the factors contributing to climate change, which may have positive implications for objective NR1 to reduce greenhouse gas emissions. This is not considered to have significant impacts overall on this SA theme.

### Recommendations

None identified.



## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M-L

**Geographic Scale:** District-wide, in particular town centres.

**Impact Score:** Medium Term, Positive implications (not significant) +1 & Long Term, Positive effect (Significant) +2

### Comments

Protecting and strengthening the special character of the district could increase its attractiveness to businesses and visitors, having a positive effect on the local economy (EC3). The protection of the quality and the safety of local centres at day and night could also help to encourage greater spending in centres.

The policy is likely to have positive implications, but significant effects are not predicted until perhaps the long term.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## DM3: Historic Environment

### Social progress that recognises the needs of everyone

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:** M, L

**Geographic Scale:** District wide

**Impact Score:** Positive implications (not significant) +1

#### Comments

The policy builds upon the NPPF and Core Strategy by requiring the protection and enhancement of historic assets and their setting. This should help to protect a sense of local history (SP6) and encourage developments to aid in the understanding and enjoyment of heritage, including assets of local value that would not otherwise be identified for protection.

The policy helps to more explicitly raise the importance of heritage assets and their settings (including those of local importance that are not designated) in line with national policy, and sets a clearer decision-making framework, which could aid in increasing participation levels in democratic process (SP1).

Overall, the policy is predicted to have a **positive (not significant) effect** on social progress.

The proposed main modifications will have no additional effects in relation to this SA theme.

#### Recommendations

There are no further recommendations to strengthen the policy.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** L

**Geographic Scale:** D

**Impact Score:** Positive effect (significant) +2

### Comments

The policy is predicted to have a significant positive effect in maintaining the quality and character of the built environment (EN3). In particular, the policy identifies the need to proportionately consider the significance of heritage assets, as well as identifying how non-designated heritage assets will be treated. There is also an emphasis on the enhancement of heritage where possible.

Controls on developments within Conservation Areas and upon designated and locally important heritage assets should also help to protect the character of the district (EN3) and reinforce the sense of place.

Clear procedures are established regards to dealing with archaeological assets, helping to secure their protection and recording (EN2).

There is a policy clause that requires development affecting listed buildings to demonstrate how it will ensure the building's continued uses and longer term viability. This is positive for the character of the built environment (EN3) as it will lead to enhancement of assets that may otherwise continue to fall into poor condition.

The policy states that works affecting heritage assets need to demonstrate that they deliver public benefits, and /or enhance public enjoyment and understanding.

The proposed main modifications to DM3 aid the clarity of the policy wording and ensure it is consistent with the NPPF/relevant legislation. They could be considered to slightly weaken the policy in some respects but have been made to ensure compliance with legislation. Therefore in practice the modifications will not result in any different impacts with regards this SA theme.

Overall, a **significant positive effect** is predicted, reflecting the benefits that are likely to be generated for the built environment.

### Recommendations

No further measures identified at this stage.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** L

**Geographic Scale:** D

**Impact Score:** Neutral effects (0)

### Comments

This option is unlikely to have no more than limited impacts on natural resources, as the primary purpose of the historic environment policy is to protect heritage assets and their settings.

The policy could reduce the need for new construction (and the subsequent use of construction materials and waste generation) by allowing sympathetic uses of designated and non-designated heritage assets (NR4). The alternative may be an entirely new build development. However, the effects are not predicted to be significant (i.e. neutral effect) at the district level with regards to a reduction in resource use.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** S, M, L

**Geographic Scale:** District wide

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy is supportive of developments which make effective use of heritage assets and better reveal their significance. By protecting and enhancing the local character of settlements, there are likely to be benefits for the tourism industry, as the attractiveness and local history of settlements would be retained (EC3). Linked to this, the policy supports development proposals that would enhance the public enjoyment and understanding of historic assets, and the delivery of these may increase local job opportunities (EC1).

These factors are predicted to have positive (but not significant) effects upon the economy.

In some instances, the policy could restrict economic activity, investment and entrepreneurialism. In particular, businesses and individuals may be interested in making use of historic buildings that are in need of upkeep and improvement, however this is not considered to reduce the positive (but not significant) implications overall.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## DM4: Green and Blue Infrastructure, Open Space, Trees and Landscaping

### Social progress that recognises the needs of everyone

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:** M - L

**Geographic Scale:** District wide, most beneficial for areas with a shortage of open space

**Impact Score:** Positive effect (significant) +2

#### Comments

The policy is predicted to have no effects on participation in democratic process (SP1), nor have a direct effect on skills, education and training (SP4). Whilst the policy should contribute to more attractive neighbourhoods, the effect on the standard of homes is also unlikely to be significant (SP3).

The policy ought to be beneficial for improving access to open space (SP2) as new GI would be required on site, or in other areas through a commuted sum; this builds upon the approach set out in the Core Strategy by providing more clarity of what will be required. The policy provides specific protection for trees that are protected or within Conservation areas, which should help to protect local character (SP6) and wellbeing/neighbourhood quality (SP5).

The policy requires all development to deliver net biodiversity, green and blue infrastructure gains unless it can be demonstrated that it is not possible. This should have a positive effect on health and wellbeing (SP5) by ensuring access to open space improves where needed.

Overall, a **significant positive effect** is predicted for social progress: mainly attributable to improved access to open space and the knock-on benefits to health and wellbeing.

The proposed modifications remove the specific reference to a £200 per bedroom commuted sum for open space improvements, and instead insert a more general reference to planning obligations. This could potentially impact on the level of commuted sums secured (either positively or negatively) in future to help improve people's access to green

space (SP2) and their health and wellbeing (SP5). These impacts are not considered to be significant enough to change the overall impact score for this SA theme.

## Recommendations

Consideration may be given to Supplementary Planning Guidance to guide and promote the way in which green infrastructure / open space can be designed into new developments in terms of its quantity, quality and multiple functions it can perform, as well as addressing mechanisms for its long term management.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** M – L

**Geographic Scale:** D

**Impact Score:** Positive effect (significant) +2

### Comments

The NPPF promotes the creation, protection, enhancement and management of green infrastructure networks and open space. This policy concurs with and adds local detail to the NPPF and Core Strategy, which should lead to positive effects upon green infrastructure and its components such as biodiversity (EN1), landscape quality (EN2), the quality of the built environment (EN3) and routes for accessible, active travel (EN2).

The policy is also very clear in its protection of trees, and suitable replacement and enhancement, which would have a positive effect on biodiversity (EN1), the quality of the environment (EN2/EN3) and wider Green Infrastructure (EN4).

Policy EN4 sets out a clear support for a net gain in green infrastructure, which should lead to significant positive effects on the environment in the long term. The policy is also positive with regards to encouraging multi-functional GI and connections between networks.

The proposed modifications clarify that quantitative net gains should be achieved in new development and provides further clarity on how quantitative net gains can be achieved, and requires that the gains should be clearly demonstrated. This modification will continue to ensure that the policy has **positive significant effects** on environmental objectives by providing further clarity on what will be expected from proposals. It broadens out the scope of the policy to ensure net gains for biodiversity, however, it includes a clause which will allow developments not to provide net gains where it can be demonstrated that it is not possible. The introduction of the clause may therefore result in the modified policy having a less positive significant effect for objective EN1, EN2, EN3 and EN4, but overall not to a scale that would result in reduced positive effects for environmental objectives.

The modified policy could have a more positive effect in terms of meeting objective EC3, as it may enable further diversification and strengthening of the local economy, should it be demonstrated that achieving net gains for example might otherwise hinder viability or deliverability of a proposal which seeks to support economic growth, but overall not to a scale which would result in positive effects for economic objectives.



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Slight changes to the policy in relation to trees and compensatory planting will not affect the intent of this part of the policy and will not give rise to any additional sustainability effects.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M – L

**Geographic Scale:** D; U (air quality)

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy sets out the requirement to incorporate, protect and enhance existing trees (including single trees, tree groups, woodland and hedgerows); this could assist in improving local air quality (NR1). Maintaining existing trees and ensuring a net gain in green infrastructure will also assist in the protection of water quality (NR3).

Tree cover can also help to stabilise soil (NR3), prevent erosion and contribute to the management of flood risk (NR2), though the effects would be fairly localised.

Overall, positive implications are predicted.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified at this stage.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M – L

**Geographic Scale:** D

**Impact Score:** Neutral 0

### Comments

The policy is unlikely to have a significant effect upon the economy. However, green infrastructure & open space can contribute to enhancing the quality of the environment, which can help to attract inward investment and visitors.

Submitted policy:

The policy states that all development proposals must result in net green and blue infrastructure gains. This might not always be feasible or viable on constrained sites although even small sites create gardens or could include other planting that would have a greater GI benefit than species-poor improved grassland. Whilst significant effects on the construction industry would not be expected, there could be some difficulties on constrained sites.

The proposed modifications to the policy introduce a clause which would allow development proposals not to have to provide net gains where it can demonstrated that it is not possible. This could have a positive effect in terms of meeting objective EC3, as it may enable further diversification and strengthening of the local economy, should it be demonstrated that achieving net gains for example might otherwise hinder viability or deliverability of a proposal which seeks to support economic growth, but overall not to a scale which would result in positive effects for economic objectives.

### Recommendations

Submitted policy:

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).

The proposed modification regarding the additional clause in respect to net gain, does introduce greater flexibility in terms of allowing development which might otherwise be constrained if net gains were to be provided.

## DM5: Rights of way, and other routes providing pedestrian and cycle access

### Social progress that recognises the needs of everyone

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:** Short term benefits to some communities, but the cumulative effect over time would lead to significant effects in the long term.

**Geographic Scale:** District wide effects, but benefits likely to be concentrated in areas where most development will occur.

**Impact Score:** Positive effect (significant) +2

### Comments

The policy gives consideration to the use of pedestrian and cycle routes within the district by supporting the safeguarding of existing PRow (including informal routes) and the provision of new infrastructure to enhance links. The policy supports active modes of sustainable travel to be adopted, encouraging journeys which are likely to be healthier and could be more sociable in their nature (SP5). It is likely to produce safer pedestrian infrastructure, and increase accessibility to services and facilities as well as recreational opportunities (SP2 / SP5).

The policy is predicted to have a **positive (significant) effect** on social progress, mainly through improved access to safe pedestrian and cycle access routes which ought to improve health and wellbeing as well as access to services, the country side and open space. A significant effect is predicted to occur, as the policy goes beyond the existing policy framework, notably by referencing the need to consider informal routes, which could help to strengthen links.

The proposed main modifications expand the scope of the policy to include equestrian routes, and also introduce a new requirement to ensure the safety of users on multi-user routes. This modification will result in further positive effects in relation to this SA theme.

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## Recommendations

No further recommendations identified at this stage. Previous SA recommendations have been taken into account in the development of this policy.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** M - L

**Geographic Scale:** D, but benefits likely to be concentrated in areas where most development will occur.

**Impact Score:** Positive effect (significant) +2

### Comments

The policy safeguards and supports the provision of rights of way routes within the district, also encouraging the creation of new routes. The focus of the policy is on the use of public rights of way and routes for pedestrians and cyclists (i.e. people), rather than the 'environmental value' of such routes. Although biodiversity, landscape character and green infrastructure are covered in other policies, there is no explicit mention of how such features should be protected and enhanced along such routes.

It is possible that new recreational routes could disturb species and habitats, though the likelihood is considered to be low given that other plan policies would come into play. The supporting text to the policy also states that the enhancement of biodiversity would be a considered as a key factor in the application of the policy and recognises the role of recreational routes as green infrastructure.

The policy does state that the character of routes should be protected and maintained, which could be positive for landscape quality (EN2) and built environment (EN3), which could be affected by new development.

Overall, the policy is predicted to have a **positive (significant) effect** on the character of landscape and built environment in the long term by ensuring that new development does not negatively affect the experience of public rights of way (which are integral parts of public space). The inclusion of locally important informal routes is a notable improvement from the existing policy position.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M - L

**Geographic Scale:** District wide, though benefits most likely to be generated where new development is located.

**Impact Score:** Positive implications (not significant) +1

### Comments

The supporting text to the policy makes reference to the value that routes could perform if incorporating Sustainable Drainage systems (SUDs). Whilst the application of SUDs along such routes could help with local water management (NR2), there is no reference to SUDs in the policy (given its' focus on public rights of way), and thus no firm requirement or encouragement for SUDs to be adopted as part of enhancements to public rights of way / informal routes. Therefore no significant effects are predicted.

The application of the policy should help to retain/ increase green infrastructure provision within the district into the future, as well as encouraging active and sustainable forms of travel. This ought to be positive with regards to air quality and the reduction of greenhouse gas emissions. However, the effects would be relatively small scale in the context of emissions for the district as a whole, and so the effects are not predicted to be significant.

The policy is predicted to have a positive implications (i.e. not significant) with regards to natural resource use and management.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M - L

**Geographic Scale:** D, L

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy could improve accessibility to new employment sites (EC2) by sustainable / active modes of travel, which could have benefits in the longer term for residents at new developments (and surrounding communities). Protection of locally important informal routes should also help to maintain current connections which could otherwise be lost.

Improvements to rights of way and recreation routes 'other routes' could help to support the outdoor leisure / tourism sector (EC1) and encourage diversification in rural areas (EC3). Active travel may contribute to a more productive and healthier workforce (EC3), though this would likely be a long term effect and would also be only one of many factors that influence health. Therefore, effects of this policy on the economy are not predicted to be significant.

Overall, the policy is predicted to have **positive implications** (not significant) on the economy.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.



## DM6: Flood Risk Management and Sustainable Drainage Systems

### Social progress that recognises the needs of everyone

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:** M - L

**Geographic Scale:** L/D – Certain communities would be affected (local), but the policy would apply district wide.

**Impact Score:** Positive effect (significant) +2

### Comments

The policy is predicted to have no effect upon SP1, SP4 or SP6, as flood management is not likely to directly influence community engagement / development or skills.

The policy should have a positive effect upon health and wellbeing (SP5) by helping to manage surface water flood risk and foul water drainage and treatment. The policy could also improve access to open space (SP2) if Sustainable Drainage Systems (SuDS) are an integral part of developments (i.e. as green infrastructure). Certain communities (i.e. those at most risk of flooding) would be most likely to benefit, so effects would be fairly localised, but would occur across the district as the impacts of flooding extend beyond those directly affected. The benefits in terms of access to open space would be generated in the medium to long term as more and varied green infrastructure improvements are secured (e.g. water habitats).

In terms of wider flood risk management, the policy should help to contribute to positive measures with regards to the safeguarding, restoration and maintenance of watercourses, drains, flood defences and prevent unnecessary culverting (that could otherwise occur through new development).

Additional wording now ensures the policy refers to designing development so it is safe for its lifetime without increasing flood risk elsewhere, alongside limiting surface water discharge to an attenuated greenfield run off rate.

Overall, a **significant positive effect** (+2) is predicted for social progress, reflecting the very positive effects that the policy could have for some communities by better managing flood risk and enhancing open space.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** Minor positive effects in short term rising to major in the long term.

**Geographic Scale:** District wide, though effects will vary depending upon location.

**Impact Score:** Major positive effect (Significant) +4

### Comments

The policy should help to achieve appropriate management of surface and foul water disposal and treatment, contributing to the effective management of flood risk and water quality. This should have positive effects upon water dependent biodiversity (EN1), given that a reduction in potential flood risk will reduce the threat to local habitats and biodiversity, particularly those which lay within flood zones.

The policy is predicted to have protective effects upon the landscape and built environment (EN2/EN3) by managing surface water flood risk and encouraging enhancements to green infrastructure.

There could be positive effects on biodiversity (EN1), through the management of existing habitats and the creation of new green infrastructure such as wetland areas. Improvements to the environment could also enhance wider visual amenity, and the overall quality of the built environment and landscape quality (EN2, EN3).

Although the management of flooding and drainage through the use of SUDs is established in national policy, the proposed approach provides locally specific requirements and a clear preference for SUDs, the need for a drainage strategy and maintenance arrangements throughout the life of the development. Consequently, the policy is predicted to have a **major significant positive effect**.

The proposed main modifications to the policy include a new requirement for master drainage strategies for large phased sites to ensure a comprehensive approach to drainage for the whole site. The main modifications will further strengthen the major significant positive effects

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M - L

**Geographic Scale:** District wide, though effects will vary depending upon location.

**Impact Score:** Positive effect (Significant) +2

### Comments

The policy is unlikely to have an effect upon greenhouse gas emissions, energy (NR1) or minerals and waste (NR4).

The adoption of SUD's may catalyse the creation or enhancement of Green Infrastructure. Such networks could help to further protect and enhance the quality of water resources. Prioritising on site management of surface water 'above ground' and natural filtration should also help reduce the level of pollutants in surface water that is run-off into drains, which would be positive for water quality. There is a specific clause requiring groundwater conditions to be taken into account.

The policy is also likely to have a positive effect on NR3 by helping to reduce the chance of foul water pollution (which could potentially contaminate land and soil resources).

Overall, the policy is predicted to have **positive (significant) effects** on natural resources.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 - To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M - L

**Geographic Scale:** D – Though policy standards may vary depending on location.

**Impact Score:** Positive effect (significant) +2

### Comments

The strengthening of flood defences and management of surface water run off could reduce the vulnerability of sites which are threatened by flood events. This will help to ensure that potential employment sites are resilient to the risks of flooding and improve their attractiveness to investors / occupiers. Over time, improved management of water could also help to reduce disruption to the wider economy as a result of flooding and/or pollution events (EC3) (*for example by reducing localised flooding of roads*).

The policy may also have a positive effect by helping to generate jobs in the development, application and maintenance of SUD's (which have been identified as a priority) as well as in the undertaking of onsite drainage studies and preparing appropriate land use strategies (EC1).

Control and improved management of flood risk through the policy may increase consumer confidence that new developments would be safeguarded from flooding events, and could result in the better sales of certain housing and employment sites. The enhancement of green infrastructure networks could enable increased access to jobs (EC2) by improving or opening up routes to employment sites.

Overall, the policy is predicted to have positive (significant) effects on economic objectives.

The proposed main modifications will further support the positive effects on this SA theme through strengthening the policy.

### Recommendations

None identified.

## DM7: Addressing pollution contamination impact and water quality

### Social progress that recognises the needs of everyone

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:** M - L

**Geographic Scale:** D

**Impact Score:** Positive implications (not significant) +1

#### Comments

Due to the specific focus on contamination and pollution, the policy is predicted to have no effects on democratic participation (SP1) or skills and education (SP4).

The policy provides several mechanisms for protecting residential amenity with regards to a range of potential pollution sources such as air, noise, soil/land. This ought to provide protection for health and wellbeing SP5, ensure people have homes that they consider to be decent (SP3).

The requirements relating to air quality are positive for health as the policy seeks to ensure that development must be at least air quality neutral in terms of effects at receptors (SP5).

Though light is listed as an example of pollution, there are no specific details relating to the management of light in sensitive locations. Given the rural nature of many areas, light pollution could have a negative effect on 'dark skies' and tranquillity. However, Policy DM2 'Achieving Sustainable High Quality Design' does include requirements relating to lighting, emphasising a need to avoid harm to local amenity, avoid glare and effects upon tranquillity and dark skies.

Overall, the policy is predicted to have **positive implications** for social progress.

The proposed main modifications will have no additional effects in relation to this SA theme.

#### Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** M - L

**Geographic Scale:** D

**Impact Score:** Positive implications (not significant) +1

### Comments

Dependent upon the measures implemented to control pollution, the policy could help to generate benefits for biodiversity (through air quality protection, noise control) (EN1), landscape character (through natural barriers to noise such as tree planting) (EN2), and prevention of pollution to water, soil and air.

However, if measures employed are 'hard' solutions (noise walls for example), such benefits would not be realised. Therefore, overall, the policy is predicted to have positive implications.

The proposed main modifications will continue to support the positive implications of policy DM7 on this SA theme.

### Recommendations

Consideration should be given to referencing the potential effects / benefits of pollution control upon biodiversity or the wider environment. It would also be beneficial to encourage the use of green infrastructure as part of pollution control solutions.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M - L

**Geographic Scale:** D

**Impact Score:** Positive effect (significant) +2

### Comments

The policy refers to water quality and avoiding adversely affecting the water environment and groundwater systems (NR2).

With regards to air quality, the policy seeks to be proactive and ensure that development is 'air quality neutral' in terms of effects at receptors. This is positive, and ought to improve the baseline position (NR1). There is also a need to manage diffuse pollution, which is mainly attributable to vehicle emissions. It would be difficult to ensure neutral air quality effects from such sources, though the use of travel plans could help.

The policy will help to improve soil and land resources (NR3) by requiring exploration of potential contamination and subsequent remediation before development occurs.

Overall a **significant positive effect** is predicted, reflecting the minor positive effects upon different aspects of natural resources.

The proposed modifications to the policy introduce new wording relating to groundwater source protection zones, the water framework directive and river basin management plans and will further support the significant positive effects, particularly in terms of water quality (NR2).

### Recommendations

None identified.



## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M - L

**Geographic Scale:** D

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy should contribute towards making the district a more pleasant, attractive place, and may therefore help to retain and attract business and visitors (especially given the unique rural qualities and landscapes which are an important asset). These effects are not predicted to be significant, as there are a variety of other factors that influence job creation and economic activity.

The policy requirements for 'air quality neutral' developments may be restrictive for some developments, though the effects are not predicted to be significant.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

There remains a need to clarify requirements for air quality neutral developments although the plan now includes reference to existing local guidance.

## DM8: High speed Broadband for new developments

### Social progress that recognises the needs of everyone

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:** M-L

**Geographic Scale:** District wide. More beneficial to areas that currently have poor connectivity.

**Impact Score:** Positive effect (significant) +2

#### Comments

The policy should bring social benefits in terms of increasing digital connectivity across the district. This could increase access to services and facilities that may be difficult to access in rural areas (SP2). For example, online books, delivery services, communications (e.g. skype) and learning platforms (SP4).

Current expectations demand that connectivity is easily accessible, and it is likely to be seen as a key feature of what is considered a 'decent' home (SP3).

Connectivity could allow the individual more freedom to choose where they conduct work from, and could therefore open up environments which they are more comfortable and productive in. It is likely to create more adaptable and up-to-date developments, which are able to respond to the demands of their users.

The policy is predicted to have a significant positive effect as it will ensure that development is either connected to superfast broadband or is 'ready' for future connections. It is important to implement such infrastructure into developments to ensure that future schemes are more viable.

Increased broadband connectivity is a national priority, with schemes for rural areas being delivered; the policy provides locally specific requirements to ensure that broadband potential is explored for all areas. This ought to lead to an increase in the level of broadband provision across the district in the long term.

In addition the supporting text includes a stronger reference to community led broadband and states that the Council will expect developers to engage with alternative providers, particularly in areas not covered by the main fibre network.

Consequently, a **significant positive effect** is predicted (mainly related to an improvement in access to facilities and services without the need to travel).

The proposed main modifications introduce a requirement for Broadband Statements to include an assessment of the feasibility of providing Fibre to the Premises infrastructure which should help further strengthen the significant positive effects as it will require all schemes to include this assessment and not just sites over 30 dwellings. The requirement for FTTP on sites over 30 dwellings has been modified to encourage FTTP on all developments, and to include a general expectation that FTTP infrastructure should be provided on major development sites unless it is demonstrated to be unfeasible.

## Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** n/a

**Geographic Scale:** n/a

**Impact Score:** No effects (0)

### Comments

The policy is unlikely to have an effect upon biodiversity, green infrastructure or the quality of the built environment. Broadband infrastructure in new developments is unlikely to generate significant effects upon the character or function of the built or natural environment, nor would making developments 'broadband ready'.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M-L

**Geographic Scale:** District wide, mainly in rural locations.

**Impact Score:** Positive implications (not significant) +1

### Comments

Increased connectivity has the potential to reduce the need to travel for various services/ needs/ work, and could reduce the amount of travel related greenhouse gas emissions released within the district over the long term (NR1). This could be countered, however, by impacts such as a rise in deliveries needed as a result of increased internet shopping and increased emissions from heating and electricity that might otherwise not be necessary should employees travel to a central place of work. On balance, the effects are predicted to be positive, though the decrease in emissions would not be predicted to be significant.

There are not likely to be any effects upon water resources (NR2), land (NR3), minerals or waste (NR4).

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M - L

**Geographic Scale:** District wide – though some locations may be affected more than others.

**Impact Score:** Positive effects (significant) +2 & Negative implications (not significant) -1?

### Comments

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). It could allow for online training which overcomes rurality issues (EC3), and also help to strengthen marketing campaigns and trade links for local businesses. These positive effects are predicted to be significant in the long term.

However, increased broadband coverage could affect the viability of smaller town centres through increased competition with online shopping, which is potentially negative for some small retailers. These patterns of shopping are likely to occur in the absence of the policy (given a national drive to improve broadband connectivity and changes in shopping habits), but increased coverage and speeds could potentially contribute to this. The effects are not predicted to be significant, and are uncertain.

The proposed main modifications will further reinforce the impacts of Policy DM8 by supporting more widespread FTTP infrastructure.

### Recommendations

None identified.

## DM11: Accessible and adaptable homes

### Social progress that recognises the needs of everyone

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:** The effects would be experienced more prominently in the medium and long term.

**Geographic Scale:** District wide

**Impact Score:** Positive effects (significant) +2

#### Comments

Due to its specific focus on the built fabric of developments, the policy is unlikely to have an effect on SP1, SP2, and SP4.

The policy is predicted to lead to an increase in the amount of homes that are suitable for less able individuals, which is positive in terms of physical and mental health and wellbeing (SP5). In the longer term, the policy will ensure that a greater number of people have access to a decent home which meets their needs (SP3). It could also reduce the likelihood of individuals having to move house/ relocate based on their emerging health needs, the process of which could cause distress. The approach may also help to create mixed and inclusive communities by providing housing that is suitable for a wider range of people with different needs, and should potentially allow people to stay in their existing homes and communities if their needs change over time (SP6).

Overall, the policy is predicted to have a **positive (significant) effect** on this SA Topic; with most benefits likely to occur in the medium to longer term.

The proposed modifications provide clarity on when exemptions will be considered in relation to step free access and multi storey development. They will not therefore result in additional effects on this SA theme and it will continue to have positive significant effects.

#### Recommendations

None identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** The effects would be experienced in the medium and long term.

**Geographic Scale:** District wide, but small-scale effects.

**Impact Score:** Positive implications (not significant) +1 & Negative implications (not significant) -1

### Comments

The policy is unlikely to have an effect in EN1, EN2 or EN4, as the policy is explicitly concerned with the suitability of homes for occupants. This has no link with biodiversity or landscape character.

The quality of the built environment ought to be improved as the suitability of housing will be improved (EN3). However, external modifications such as ramps and rails for less abled residents could have an effect on the character of the built environment if not sympathetically designed (EN3). For new developments, such features should be designed into the development from the outset though.

Overall, the effects on this SA Topic are not significant, though there are some positive (improved housing standard) and negative (design measures for accessibility) implications with regards to the quality of the built environment.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

Adaptations to homes should be sympathetically designed to ensure that settlement character is maintained.



## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** The effects would be experienced in the medium and long term.

**Geographic Scale:** District

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy should allow local residents to remain in their home for a longer period of time. This could reduce the demand for house building or adaptations to the existing stock in the longer term. This ought to reduce the use of minerals and waste generation in the longer term. Designing developments to allow for residents and waste collection operatives to easily access recycling bins could also have positive implications for waste management. For example, the Local Authority provides an assisted waste collection scheme whereby waste operatives collect waste from properties to support disabled residents. Ensuring easy access in design ought to be beneficial, though the effects are not significant.

The policy will have no effect on the quality or use of water resources (NR2), soil (NR3), energy use (NR3) or air quality (NR1).

Overall, the policy is predicted to have **positive (but not significant) implications (+1)** against this SA topic, attributable potential benefits for waste management and the use of mineral resources.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** The effects would be experienced in the medium and long term.

**Geographic Scale:** District

**Impact Score:** No effect (0)

### Comments

There is a limited relationship between the policy and this SA topic; consequently a neutral effect is predicted.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## DM13: Housing development in small villages and hamlets

### Social progress that recognises the needs of everyone

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:** Throughout the plan period (S, M, L)

**Geographic Scale:** Effect experienced on a local and rural scale across the district excluding the Arnside and Silverdale AONB.

**Impact Score:** Positive effects (significant) +2 & Negative implications (not significant) -1?

#### Comments

The policy is predicted to have a positive effect on housing (SP3) as it allows small scale development within/on the edge of small villages and hamlets which would contribute to the overall choice of housing within South Lakeland.

Ensuring that there are services within the village where housing is being proposed or good access to one or more villages with services will also ensure that residents have access to such facilities (SP2), and the rural nature of many small villages/ hamlets means that development is also likely to enable access to the countryside and open space (SP2) for new residents. Allowing a more permissive approach to development in these locations help to enable more individuals to reside in these smaller settlements, and may therefore cater to the needs of a wider market of residents (including self and custom build). Allowing appropriate scales of growth could help to maintain the vitality of local services in small settlements helping to foster a greater sense of community (SP6). On the other hand, development could be perceived negatively by existing residents, which could affect a sense of local history.

The overall effects are predicted to be mixed. The provision of housing ought to be positive for social progress and the vitality of smaller villages and hamlets. However, the effects would be localised and small scale. Nevertheless, the effects would be very positive for some people who wish to live in a rural setting. Consequently a **positive (significant) effect** is predicted overall.

For some areas there may also be negative implications if existing communities are resistant to new development and feel that it would damage the local historic character of their area.

The proposed modification clarifies that the policy will not apply in the AONB, as this type of development proposal will be assessed against policies within the Arnside and Silverdale AONB DPD. The geographic scale of the effects has therefore been amended to exclude the AONB.

## Recommendations

Changes were made to the draft policy in response to recommendations made in the SA. This led to a less negative appraisal of the policy. No further recommendations are identified.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** Medium and Long term

**Geographic Scale:** Effect experienced on a local and rural scale (excluding the AONB)

**Impact Score:** Neutral effects (0)

### Comments

It is not likely that the scale of development permitted in-line with the proposed policy would lead to significant effects upon biodiversity (EN1). Should any ecological features be present on or adjacent to sites, there would be a need to protect these through the application of other plan policies related to biodiversity.

There is a potential for development of sites within small villages and hamlets could negatively affect the characteristics of what makes these places distinctive, notably by the addition of units in an otherwise lightly developed area. This could have negative effects upon the character of landscapes (EN2), and the distinct local character of the built environment (EN3), particularly for the smaller sized settlements. To counter these effects, the policy requires that developments do not intrude in to the countryside and are of appropriate scale and layout. Whilst this should help to protect character in the short term, there is potential for a cumulative effect upon settlements should further developments come forward. The 'edge' and character of the settlement could be perceived differently in the future following an increase in the settlements size. Therefore, the potential for negative effects could increase in the longer term.

However, the policy seeks to mitigate these effects by requiring that development takes account of the cumulative impact of incremental development. Therefore, the policy is predicted to have largely neutral effects (by ensuring that the potential negative effects of permissive development are mitigate). In addition, the criteria of a 'small hamlet or village' now excludes groups of houses arising solely or mainly from the conversion of farms in isolation.

Overall the policy is predicted to have **neutral effects**, though some uncertainty remains about the potential for effects on character in the long term.

The proposed modification clarifies that the policy will not apply in the AONB, as this type of development proposal will be assessed against policies within the Arnside and Silverdale AONB DPD. The geographic scale of the effects has therefore been amended to exclude the AONB.

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## Recommendations

Changes were made to the draft policy in response to recommendations made in the SA. This led to a less negative appraisal of the policy. No further recommendations are identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** More prominent in the long term

**Geographic Scale:** Effect experienced on a local and rural scale (excluding the AONB)

**Impact Score:** Negative implications (not significant) -1

### Comments

It is likely that, with increased infill development, there would be an increase in car trips from small settlements to access services, jobs and facilities. This would lead to a minor increase in greenhouse gas emissions, as this growth would be expected to occur in higher order settlements (with better accessibility) should development be more restrictive in small villages and hamlets. This effect is offset somewhat by the requirement for development to be located within settlements that have services present, or be in proximity to other settlements that do. Overall, the increase in emissions would be very small scale, and in the context of overall levels across the District would not be significant.

Whilst increased development could affect areas of agricultural land on the edge of settlements (NR3), it is unlikely that effects would be significant at a district level given the small scale of development. In addition the exclusion of development of land associated with the conversion of farms in isolation will help in reducing the effects on agricultural land.

An increase in local residents which goes beyond the 11% as currently stated in the Core Strategy may put an additional demand (for wastewater treatment and drainage for example) on local water resources. (NR2). The ability of existing infrastructure to absorb this increased demand, would have to be considered in light of planning applications.

Increased growth in smaller settlements would increase the need for waste collection services in these areas, which may affect the efficiency of existing collection patterns (it is typically more efficient to collect waste close to waste transfer / management centres, and in a concentrated area). The effects are uncertain at this stage.

The potential for noise and light pollution is higher in smaller settlements, as they are more likely to be sensitive to changes. These effects ought to be possible to mitigate with routine measures and good design.

Though there is potential for a number of negative effects on natural resources, most of these are not predicted to be significant given the small scale of development that would be

involved. Consequently, no significant effects have been identified, though there are generally **negative implications (-1)** for resource use as a result of this policy.

The proposed modification clarifies that the policy will not apply in the AONB, as this type of development proposal will be assessed against policies within the Arnside and Silverdale AONB DPD. The geographic scale of the effects has therefore been amended to exclude the AONB.

### Recommendations

None identified.



## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 - To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** Medium and Long term

**Geographic Scale:** Rural and localised scale (excluding the AONB).

**Impact Score:** Positive implications (not significant) +1

### Comments

Allowing development to occur within the smaller settlement areas could help to retain workforce within the district by increasing the housing market on offer (EC1). This could also help to increase spending in these areas where they contain local shops and services (EC3). Some Hamlets and small villages also have some small scale employment opportunities and agriculture. Support for affordable and custom housing in these areas could help to provide homes for a local workforce (EC1, EC3). Conversely, the majority of jobs taken by residents in these areas are likely to be at larger centres and strategic employment. Transport is typically by private car, so a more relaxed approach to growth in smaller settlements would not support good access to jobs in the main EC2).

The policy ought to encourage local housebuilding in smaller settlements, which could help to secure community infrastructure improvements depending upon the scale of development (i.e. open space, green infrastructure). This would help to improve the attractiveness and vitality of smaller settlements, which ought to be beneficial to housing and the economy (EC3).

Overall, the policy is predicted to have **positive (not significant) implications** for the economy. Whilst a more flexible approach to development in smaller settlements could have some minor positive effects on rural economies, these would likely be very small scale in the short term. The effects could rise to a significant level if a number of developments were permitted in the same settlement. However the effects are uncertain at this stage (and could also have negative effects on the character of settlements, which could adversely affect their attractiveness for housing and visitors).

The proposed modification clarifies that the policy will not apply in the AONB, as this type of development proposal will be assessed against policies within the Arnside and Silverdale AONB DPD. The geographic scale of the effects has therefore been amended to exclude the AONB.

### Recommendations

There are no recommendations considered relevant to strengthen this policy.

## DM18: Tourist accommodation – caravans, chalets, log cabins, and tented camping (outside the AONB)

### Social progress that recognises the needs of everyone

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:** M, L

**Geographic Scale:** Localised, likely to be rural. District wide except the AONB.

**Impact Score:** Positive implications (not significant) +1

### Comments

Due to its specific focus, the policy is unlikely to have an effect on participation in democratic processes (SP1) or skills and education (SP4).

Access to the countryside and open spaces (SP2) for tourists is likely to be improved under the policy, which should help to improve health and wellbeing (SP5). Improvements to the environmental value of sites could also have knock-on benefits for existing communities.

The presence of the accommodation units may also help to increase the vibrancy of local communities by generating interest and activity in the area (SP6).

It is considered unlikely that the availability of sites for permanent housing development would be affected by this policy.

Overall, the policy is likely to have **positive implications** for social progress and development.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

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).

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** Long term

**Geographic Scale:** Localised, likely to be rural. District wide except the AONB.

**Impact Score:** Positive effects (significant) +2

### Comments

The policy will replace saved Local Plan policies T6, T7 and T8 and build upon Core Strategy Policy CS7.6; seeking to ensure that landscape and infrastructure can accommodate the impact of development. The policy makes clear that camping and caravan proposals located outside of areas of designated landscape importance, Criterion C of the modified policy requires that 'all proposals for both new sites and extensions to, and intensifications within existing sites, shall: be capable of being effectively screened by existing landform, trees or planting. Additional effective landscaping may be needed to supplement existing landscaping.

This should protect the character of the surrounding landscape (EN2). Sensitive scale and design should be secured through the policy, thereby encouraging a style which is consistent with the local area (EN3). Criterion f of the amended policy requires that all proposals for both new sites and extensions to, and intensifications within existing sites, shall: protect and enhance biodiversity assets (EN1); which could have minor benefits for local wildlife and green infrastructure. However, increased accommodation within rural parts of the district could increase the volume of visitors who use the countryside, which will require careful land management.

The policy highlights the importance of protecting landscape quality and character, which is positive, and the proposed modification ensures that proposals should be capable of being screened by existing landform or landscaping and strengthens the policy in this regard. In the long term, a significant positive effect on the environment could occur once the cumulative effects of landscape enhancement measures have been established at a number of sites. However, there is uncertainty about these effects.

The policy could widen the scope of environmental improvements to include other aspects of green infrastructure such as for the management of water, and for green corridors that encourage walking and cycling. However, these factors are considered through other plan policies (Green Infrastructure and Open Space in particular) and the Core Strategy (for example CS1.1).

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## Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** Long term

**Geographic Scale:** Localised, likely to be rural. Excluding the AONB.

**Impact Score:** Negative implications (not significant) -1

### Comments

It is probable that the development of tourist accommodation could be located in rural areas of the district, and may have a long travelling distance to access amenities and visitor attractions. This would contribute to a minor increase in the release of greenhouse gas emissions (NR1).

The effect on water resources is not expected to be significant, as adequate drainage would need to be secured to service new units.

The management of waste could be more problematic if existing council collection services do not have capacity to deal with increased waste generation in an efficient way (i.e. there may be a cost associated with additional collection) (NR4). However, it will be in the interest of tourist accommodation site owners to encourage recycling as the cost of collection and landfill tax will apply to any 'household waste' generated on site. Extensions or new sites should therefore be required to provide adequate access for collection vehicles and the storage of multiple waste streams. This is referred to in Core Strategy Policy CS8.9, and so these particular effects ought to be neutral.

Overall, the policy could have some minor **negative implications**, as permission for new and extended tourist accommodation could lead to increased use of natural resources. However, such development would be likely to come forward in the absence of this new policy, and so the effects are not predicted to be significant.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

In order to have a more positive influence on the volume of greenhouse gas emissions associated with tourist accommodation sites, the policy has been amended. Criterion 1 of the amended policy states that new sites 'will be supported where: 1. the site is sustainably located within or adjoining Principal, Key, or Local Service Centres...'. Criterion 2 also

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supports sites in other locations where the proposal is to support the diversification of agricultural or other land-based rural business...'.

Developments that make use of the mains electricity and gas networks ought to be encouraged, whilst the use of oil and coal to generate heat and power should be discouraged. In areas with a lack of access to national power networks, the use of renewable and low carbon decentralised energy sources should be strongly encouraged.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M - L

**Geographic Scale:** Economic effects are likely to be spread across the whole district and wider travel to work and functional economic area.

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy will support new and extended accommodation for tourist accommodation which should have a direct positive effect on those working in this sector (EC1), as well as indirect positive effects on local spending on retail, leisure, dining and entertainment (EC3).

The policy supports new sites where '..the site is sustainably located within or adjoining Principal, Key, or Local Service Centres (EC1, EC2) or in other locations where the proposal is to support the diversification of agricultural or other land-based rural business.....' (EC3) . Proposals for intensifications within or extensions to existing sites... will be supported subject to meeting policy criteria a) to h)...'.

Though the policy will restrict development in some areas with protected landscape features, it ought to have a protective effect on businesses that rely upon the area's natural beauty. Therefore, on balance, the economic effects are predicted to be positive.

Overall, the policy is not predicted to have significant effects, as economic growth will be influenced by more important factors. However, the policy guides such growth so that it is appropriate and protects long term interests; having **positive implications** for the economy in the long term.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## DM19: Equestrian Related Development

### Social progress that recognises the needs of everyone

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:** M-L

**Geographic Scale:** District wide, (rural emphasis).

**Impact Score:** Positive implications (not significant) +1

#### Comments

Due to its specific nature, the policy is unlikely to have any effect upon democratic involvement (SP1).

The policy allows for appropriately designed and constructed equestrian development, which should help to support communities where equine activities are a part of their identity (SP6). Given that equestrian related development is also likely to be predominantly in the countryside, there ought to be a positive effect upon access to the countryside and open spaces (SP2). The expansion of facilities may also help to support skills and training in equestrian related development (SP4). Although there are positive implications, the effects are not predicted to be significant given that the magnitude of effects would be relatively small scale in the context of the district.

The proposed main modifications will have no additional effects in relation to this SA theme as they comprise of generally minor factual amendments and also a change to ensure the policy's compatibility with Policy DM15 (essential dwellings for workers in the countryside). The modified policy could therefore have some minor positive implications in relation to providing people with homes (SP3) but this is not considered to be a significant effect.

#### Recommendations

None identified.



## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** M-L

**Geographic Scale:** D, R (rural emphasis)

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy is not likely to have a significant effect upon biodiversity (EN1), or green infrastructure (EN4). However, there is clear protection for landscape features and the quality of the built environment, which ought to have benefits (EN2/EN3). Positive effects are predicted, but they are not predicted to be significant given that the number and scale of developments would not be expected to be substantial and the existing policy position does give some protection to landscape already.

Overall, the policy is predicted to have positive implications, mainly related to the protection of landscape features.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** M-L

**Geographic Scale:** D, R (rural emphasis)

**Impact Score:** Neutral (0)

### Comments

The focused nature of the policy is unlikely to have significant effects upon natural resources. However, there are various management practices associated with equestrian development that need to be carefully controlled. For example, the potential for pollution to watercourses (NR2), and an increase in car travel to rural areas (NR1). However, it is probable that such effects could be mitigated; and so the effects are predicted to be neutral.

The proposed main modifications will have no additional effects in relation to this SA theme.

### Recommendations

None identified.

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** M-L

**Geographic Scale:** District wide, with a rural emphasis

**Impact Score:** Positive implications (not significant) +1

### Comments

The policy has positive implications for job creation and rural diversification where facilities are developed which provide leisure activities and training (EC1 / EC3). Smaller scale development such as single horse shelters would be more beneficial for non-business use. Overall, the effects are predicted to be positive, but insignificant.

The proposed main modifications will have no additional effects in relation to this SA theme. The modification ensures compatibility with Policy DM15 in relation to essential dwellings for countryside workers. The modification could therefore result in further positive economic implications for commercial equestrian facilities by allowing workers' housing on sites where it is essential for the operation of the business.

### Recommendations

None identified.

## DM21: Renewable and low carbon energy development

### Social progress that recognises the needs of everyone

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:** Short, medium and long term

**Geographic Scale:** District

**Impact Score:** Positive implications (not significant) +1

#### Comments

The policy adds additional detail with regards to the criteria that energy schemes must satisfy. This includes protection of residential amenity and green infrastructure from the adverse effects of developments, which ought to protect wellbeing (SP5) and maintain the attractiveness of homes (for example, homes in close proximity to turbines or Energy from waste plants might be perceived as less attractive to some people. (SP3).

The principles set out in the policy are reflective of national guidance and do not add any significant local requirements. Therefore, the effects (whilst positive) are not predicted to be significant.

The proposed modifications include widening the scope of criterion 4 to include safeguarding 'local' amenity in addition to residential amenity. This modification could result in further positive implications for people's health and wellbeing by safeguarding the amenity of a wider group of people than just residential occupants (e.g. tourists, those working nearby etc.).

#### Recommendations

A clause could be added to require that development proposals involve local communities and have local support for renewable and low carbon energy schemes.

## Effective protection of the Environment

EN1 - To protect, enhance and maintain habitats, biodiversity and geodiversity

EN2 - To conserve and enhance landscape quality and character for future generations

EN3 - To improve the quality of the built environment

EN4 - To protect, enhance and maintain green infrastructure

**Timeframe:** L

**Geographic Scale:** District and wider given greenhouse gas emissions and climate change issues.

**Impact Score:** Positive effect (Significant) +2

### Comments

There are specific requirements within the policy to protect landscape features and nature conservation interests, maintain visual amenity, and respect local character within the district (EN1, EN2, EN3 and EN4). These should help to maintain the remoteness and tranquillity of the rural landscapes which are common to the district (EN2), and will ensure full consideration is given regarding the consequences of such developments, especially ones of a vertical or particularly prominent nature.

Whilst the policy is positive, these principles are all set out in national policy and guidance, so the effects in the short term would be minimal. In the longer term, the effects are more prominent as it is uncertain whether the national policy context would remain the same. Therefore, the policy ensures long term protection of environmental assets.

The policy is predicted to have a **positive (significant) effect** on the environmental objectives.

The proposed modifications clarify that proposals should not have 'unacceptable' cumulative adverse impacts (the insertion of the word unacceptable). This could arguably permit developments that have a greater degree of adverse cumulative impact, as long as it can be justified and is compatible with the other aspects of this policy and other policies in the development plan. There is the potential for the significant positive effects of this policy, particularly with regards EN2 and landscape quality to be weakened. The effect is not considered to be of a degree that requires the overall score for this SA theme to be adjusted.

### Recommendations

None identified.

## 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

NR2 - To improve and manage water quality and water resources and services

NR3 - To restore and protect land and soil

NR4 -To manage mineral resources sustainably, minimise waste and encourage recycling

**Timeframe:** S, M, L

**Geographic Scale:** District wide

**Impact Score:** No effects (0)

### Comments

The requirement that renewable/ low carbon energy development should not threaten landscape character /heritage assets / nature conservation interest may actually inhibit such development from taking place. This may prevent their adoption until further in the future when more appropriate sites or technology become available which allow development to occur with fewer impacts. Having said this, these principles are set out in national policy and guidance; so would be likely to be required in any case.

Measures to ensure restoration of the site could help to protect the long term value of land (for example, if development occurs on agricultural land, it ought to be restored to its former value).

Overall, the policy is predicted to have no effects upon the baseline position. The policy does not facilitate or encourage renewable and low carbon energy schemes and is unlikely to lead to an increase in low carbon energy schemes across the district.

### Recommendations

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).

## Building a sustainable economy in which all can prosper

EC1 - To retain existing jobs and create new employment opportunities

EC2 -To improve access to jobs

EC3 - To diversify and strengthen the local economy

**Timeframe:** L

**Geographic Scale:** District and wider given the cross boundary nature of the economy.

**Impact Score:** Neutral effect (0)

### Comments

The policy sets requirements which may reduce the likelihood of renewable/ low carbon developments having negative impacts on the environment and human health. This could help to maintain the attractiveness of these areas to prospective home buyers and businesses. Conversely, the policy is not proactive in terms of supporting the low carbon and environmental sector, so positive effects on this industry would not be generated.

Overall, a neutral effect is predicted.

### Recommendations

None identified. However, it should be acknowledged that the national policy context restricts the influence that a local development management policy in South Lakeland could have in terms of promoting certain low carbon energy schemes.