

Policy DEV 1: SUSTAINABLE DEVELOPMENT AND REGENERATION

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	+	Principles for Sustainable Development (PSD) seek to encourage economic growth in the plan area
	Ensure that local facilities and services are available to everyone	+	PSD seek to concentrate new development in main urban areas and provide for a mix of uses
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	++	PSD seek to provide decent home for everyone and promote housing choice
	Increase community participation in decisions regarding the future of development in the planning area	--	Neither the Policy nor PSD refers to community participation as a requirement to achieving sustainability.
Effective protection of the environment	Protect and enhance landscapes and townscapes	+	PSD provide for protection of landscapes and townscapes, but not the enhancement
	Protect and enhance biodiversity	+	PSD provide for protection of biodiversity, but not the enhancement
	Protect and enhance features of historical and archaeological importance	+	PSD provide for the protection of features of historical and archaeological importance but not for their enhancement
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	+	PSD ensure that new development does not take place in areas of flood risk or does not create flood risk
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	++	PSD promotes sequential approach to plan use and promote restoration of derelict / neglected/ contaminated land
	Protect and improve ground, surface and marine water quality	+	PSD seek to encourage development which minimises waste and pollution
	Ensure that air quality is not adversely affected by development	+	PSD encourages development which considers energy efficiency
	Promote recycling, waste minimisation and renewable energy	+	PSD promotes waste minimisation, but not recycling (other than land recycling) or renewable energy.
	Reduce number of journeys made by private car	++	PSD promotes concentration of development in main urban areas and seek to ensure that all new development is accessible by public transport, walking and cycling routes

Policy DEV 1: SUSTAINABLE DEVELOPMENT AND REGENERATION

Promote and facilitate economic regeneration to achieve stable, diverse and self sustaining employment	Encourage economic growth and development	++	PSD encourage economic growth and development
	Encourage diversification of urban and rural economies	++	PSD encourages economic growth and diversification of rural economy
	Improve opportunities and access to jobs	++	PSD encourage economic development and diversification of the rural economy
	Promote leisure and tourism and increase visitor numbers	+	PSD promotes economic growth

Comments / Amendments:

Policy DEV1 is concerned with Sustainable Development and Regeneration of the Borough. All aspects of this policy should therefore be totally supportive of all sustainability aims and objectives as identified by the Sustainability Appraisal. It is demonstrated above that this is not the case. Whilst DEV1 (and the associated Principles of Sustainable Development) is generally viewed to be supportive of sustainability, there are several notable areas where this support could be strengthened, for example, through consideration of community participation, the enhancement of our natural and built environments and promotion of recycling and renewable energy.

It is suggested that the Aims and Sustainable Development Principles as included in the 1st Deposit Version of the Local Plan should be replaced by the Sustainability Aims and Objectives derived from the Sustainability Appraisal. Policy DEV1 should therefore also be amended to read:

DEV 1: Proposals for development will only be permitted if they accord with Council's Principles for Sustainable Development the Local Plan Aims and Objectives. All development is expected to contribute to achieving a sustainable regeneration of the Borough where social progress and economic growth combine with prudent use of natural resources and protection of the quality of the environment.

POLICY DEV2: KEY SERVICE CENTRES

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	+	Focus on Key Service Centre, potentially to detriment of rural communities
	Ensure that local facilities and services are available to everyone	+	Focus on Key Service Centre, potentially to detriment of rural communities
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	++	Provision of most new homes in existing communities
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	++	Development focussed on existing urban areas allowing for protection of undeveloped landscapes and potential improvements to townscapes
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	++	Development close to existing facilities and public transport routes
Promote an	Encourage economic growth and development	+	Allows for development in Key Centres to promote economy

POLICY DEV2: KEY SERVICE CENTRES

	Encourage diversification of urban and rural economies	+	Allows for development in Key Centres to promote economy
	Improve opportunities and access to jobs	+	Allows for development in Key Centres to promote economy
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

Policy DEV2 is considered sustainable in its aims. No changes required.

POLICY DEV 3: LOCAL CENTRES

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	++	Support of local services, needs and rural businesses assist in sustaining rural parts of plan area and thus the population in these communities
	Ensure that local facilities and services are available to everyone	++	Policy supports local services and facilities for those in rural communities
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	++	Policy supports local needs in rural areas
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	< >	
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	-	Development in areas not well served by public transport
Promote an	Encourage economic growth and development	+	Supporting local services and rural businesses

POLICY DEV 3: LOCAL CENTRES

	Encourage diversification of urban and rural economies	+	Supporting local services and rural businesses
	Improve opportunities and access to jobs	+	Policy allows for improvement of opportunities in the rural communities
	Promote leisure and tourism and increase visitor numbers	+	

Comments / Amendments:

It is recognised that this policy does not support a reduction in the number of journeys made by private car. However it is felt that due to the rural nature of large parts of the plan area this cannot be avoided if other sustainability objectives are to be achieved.

No changes to this policy as a result of the sustainability appraisal.

Policy DEV4: Development Boundaries

1.

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	< >	
	Ensure that local facilities and services are available to everyone	< >	
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	< >	
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	+	Development boundaries will direct development to appropriate locations and protect landscapes from unsympathetic development. Potential enhancement to improve derelict and underused sites.
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	++	The policy ensures that the sequential approach is followed
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	+	Restricting development to locations within existing settlements will reduce need for journeys by private car
Promote an	Encourage economic growth and development	< >	

Policy DEV4: Development Boundaries

1.

	Encourage diversification of urban and rural economies	< >	
	Improve opportunities and access to jobs	< >	
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

No changes required

POLICY DEV 5 : Development in the Countryside

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	++	Policy allows for development in the countryside which would help sustain the rural parts of the plan area
	Ensure that local facilities and services are available to everyone	++	Policy allows for development in relation to education, health or community
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	++	Policy allows for local needs housing.
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	++	Policy restricts development in countryside, protecting the landscape
	Protect and enhance biodiversity	++	Policy restricts development in countryside, protecting biodiversity
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	++	Policy allows for renewable energy schemes within the countryside
	Reduce number of journeys made by private car	++	Restricting development in the countryside reduces the number of journeys required by private car.

POLICY DEV 5 : Development in the Countryside

Promote and facilitate economic regeneration to achieve stable, diverse and self-sustaining employment	Encourage economic growth and development	++	Policy allows for essential agricultural, forestry or other rural business development, leisure and tourism related development and development within existing employment sites
	Encourage diversification of urban and rural economies	++	Policy allows for diversification of rural economy by permitting economic growth and development in the countryside
	Improve opportunities and access to jobs	++	Policy allows for diversification of rural economy by permitting economic growth and development in the countryside
	Promote leisure and tourism and increase visitor numbers	++	Policy allows for leisure or tourism related development

Comments / Amendments:

No changes required.

Policy DEV 6: SUSTAINABILITY IN DESIGN

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	< >	
	Ensure that local facilities and services are available to everyone	< >	
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	++	Requires a high standard of design in new development
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	++	Protects landscapes and conservation interests
	Protect and enhance biodiversity	++	Protects nature conservation interests
	Protect and enhance features of historical and archaeological importance	++	Protects nature conservation interests
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	++	Prioritises sites for development in order of flood risk
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	++	Ensures no adverse impact on water quality
	Ensure that air quality is not adversely affected by development	++	Ensures no adverse impact on air quality
	Promote recycling, waste minimisation and renewable energy	+	Promotes use of recycled materials and renewable energy
	Reduce number of journeys made by private car	+	Ensures design of development pays attention to public transport, walking, cycling and impaired mobility.

Promote and facilitate economic regeneration to achieve stable, diverse and self	Encourage economic growth and development	< >	
	Encourage diversification of urban and rural economies	< >	
	Improve opportunities and access to jobs	< >	
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

Suggest policy could be improved by adding reference to “waste minimisation” in bullet point 5 and “water saving devices” in bullet point 6.

Policy DEV 7: Planning Conditions and Obligations

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	< >	
	Ensure that local facilities and services are available to everyone	< >	
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	< >	
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	< >	
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	< >	

Promote and facilitate economic regeneration to achieve stable, diverse and self	Encourage economic growth and development	< >	
	Encourage diversification of urban and rural economies	< >	
	Improve opportunities and access to jobs	< >	
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

The policy allows for mitigation to be sought to deal with potential adverse impacts of development.

Policy DEV 8: Major Development

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	< >	
	Ensure that local facilities and services are available to everyone	< >	
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	< >	
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	< >	
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	< >	

Promote and facilitate economic regeneration to achieve stable, diverse and self	Encourage economic growth and development	< >	
	Encourage diversification of urban and rural economies	< >	
	Improve opportunities and access to jobs	< >	
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

Policy requires that any applications for major development will be assessed against Joint Structure Plan (JSP) Policy ST4 which specifies criteria which proposals must satisfy. If major development were permitted by JSP Policy then the Council would expect any costs to be addressed by means of a Planning Obligation. If costs cannot be addressed satisfactorily planning permission should be refused.

Policy DEV 9: Supplementary Planning Guidance

	OBJECTIVES	Score	COMMENTS
Secure a stable and balanced population whilst improving public health, safety and quality of life	Stabilise and maintain population levels within communities in the plan area	< >	
	Ensure that local facilities and services are available to everyone	< >	
	Ensure that housing needs of the community are met locally and that decent, good quality affordable homes are available to all.	< >	
	Increase community participation in decisions regarding the future of development in the planning area	< >	
Effective protection of the environment	Protect and enhance landscapes and townscapes	< >	
	Protect and enhance biodiversity	< >	
	Protect and enhance features of historical and archaeological importance	< >	
	Ensure that development is not at risk from flooding and does not cause flooding elsewhere.	< >	
Make effective use of existing buildings and infrastructure, previously developed land and natural resources	Reuse existing buildings and previously developed land before greenfield sites	< >	
	Protect and improve ground, surface and marine water quality	< >	
	Ensure that air quality is not adversely affected by development	< >	
	Promote recycling, waste minimisation and renewable energy	< >	
	Reduce number of journeys made by private car	< >	

Promote and facilitate economic regeneration to achieve stable, diverse and self	Encourage economic growth and development	< >	
	Encourage diversification of urban and rural economies	< >	
	Improve opportunities and access to jobs	< >	
	Promote leisure and tourism and increase visitor numbers	< >	

Comments / Amendments:

Existing Supplementary Planning Guidance which has already been adopted by the Council is not subject to this Sustainability Appraisal. Future Supplementary Planning Documents will be subject to their own Sustainability Appraisal.