

## Appendix K: Appraisal of Development Management Policies

<b>Significant Positive Effect</b>	<b>++</b>	Likely to have a significant positive effects
<b>Minor Positive Effect</b>	<b>+</b>	Likely to have a positive effects
<b>Neutral</b>	<b>0</b>	Neutral
<b>Minor Negative Effect</b>	<b>-</b>	Likely to have negative effects
<b>Significant Negative Effect</b>	<b>--</b>	Likely to have significant negative effects
<b>Uncertain</b>	<b>?</b>	Uncertain
<b>No Relationship</b>	<b>NA</b>	Not applicable/No relationship

NB: where more than one symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects (please note that where a mix of scores is identified no colour has been added to the matrix). Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
1. To reduce air pollution and encourage improvements in air quality	0	0	0	NA	+/0	0	NA	NA	NA	0	+	+	+/-	NA	NA	NA	NA	NA	NA	+/-	<p><b>Likely significant effects</b> No significant effects are identified for these policies and a neutral or N/A score is awarded to most of them, as their potential effects are either very minor and easily mitigatable or bare no relation to this SA Objective.</p> <p>A mixed score of minor positive to minor negative is identified for policy DM13 as it could result in the creation of large-scale development (biomass facilities) but the policy does require the consideration, reduction and mitigation of any air quality effects, and ensures biomass used is a recognisable fuel, ensuring waste-based biomass is not used unless in a non-polluting form.</p> <p>Overall, a minor positive and minor negative effect is anticipated cumulatively for these policies.</p> <p><b>Mitigation</b> None. <b>Assumptions</b> None. <b>Uncertainties</b> None.</p>



SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	0	0	0	NA	0	0	NA	NA	NA	0	+	+	+ +/-	+	NA	NA	NA	NA	NA	+ +/-	<p><b>Likely significant effects</b> A mixed score of significant positive to minor negative is identified for policy DM13 as it could result in the creation of large scale development (biomass facilities) but the policy does require such development to only produce a low amount of emissions. It also ensures biomass used is in a recognisable form, ensuring waste-based biomass is not used unless in a non-polluting form. Biomass development could also lead to reducing the overall amount of greenhouse gas emissions produced within the District through the better and more sustainable management of food waste.</p> <p>Overall, a mix of significant positive and minor negative effects are anticipated cumulatively for these policies.</p> <p><b>Mitigation</b> None. <b>Assumptions</b> None. <b>Uncertainties</b> None.</p>



<p>3. To conserve, connect and enhance biodiversity across the District</p>	0	0	0	NA	0/+	0	NA	NA	NA	0	+	+	-/+	++	++	NA	+	+	+	++	<p><b>Likely significant effects</b></p> <p>A minor positive effect is identified for policies DM11 and DM12, as these policies would ensure the design of residential and non-residential developments would look to improve local biodiversity and not harm it.</p> <p>Policies DM14 and DM15 govern flood risk management and sustainable drainage in new developments, respectively. Both policies identify that such schemes should, where possible, provide biodiversity enhancement, which could lead to the creation/enhancement of a large number of biodiversity assets within the District over the lifetime of the plan.</p> <p>Policy DM18 would manage the amount of lighting developments could produce at night and specifically mentions that developments should ensure they do disturbance to wildlife and biodiversity from lighting is minimised.</p> <p>Policy DM19 would see the repurposing/improvement of contaminated land where possible,</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
4. To conserve geological sites and safeguard mineral resources within the District	NA	NA	NA	+	NA	NA	NA	NA	NA	NA	+	+	NA	NA	NA	NA	NA	NA	NA	+	<p><b>Likely significant effects</b> Policy DM4 would not directly protect geological sites but could protect mineral resources through not requiring them to be extracted in the first place. This would be achieved through policy DM4 encouraging the minimising of waste and the transition towards a circular economy, prioritising the use of recycled goods.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>



<p>5. To conserve and enhance the landscapes of the District for people and wildlife</p>	+	0	0	NA	0/+	0	NA	+	+	0	++	++	-/?	++	+	NA	NA	++	+	++	<p><b>Likely significant effects</b>                      Policy DM13 has the potential to create large biomass developments that could affect local landscapes, especially due to such developments often being located on the edge of settlements or in rural areas. It has been assumed that the other policies of the Local Plan would help to mitigate any negative landscape effects.</p> <p>A significant positive effect was identified for policies DM11 and DM12, as these policies would ensure the design of residential and non-residential developments would be in accordance with their surroundings. It also seeks to ensure such developments are appropriate size and layout, which would ensure such developments reduce their potential effects on local landscapes/townscapes and could even improve them.</p> <p>Policies DM14 governs flood risk management and seeks to encourage that developments, when designing their flood risk management elements, enhance local landscapes.</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
																					<p>Policy DM18 would manage the amount of lighting developments could produce at night. Developments are required to ensure their lighting does not compromise landscapes, especially those that are intrinsically dark landscapes, which are particularly sensitive to light.</p> <p>Overall, a significant positive cumulative effect is considered for these policies.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> It has been assumed that the other policies of the Local Plan would mitigate any negative landscape effects associated with DM13.</p> <p><b>Uncertainties</b> The presence and extent of negative effects associated with biomass developments.</p>





<p>6. To protect water resources and ensure a high quality of inland and coastal waters</p>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	++	++	++	NA	NA	NA	+	<p><b>Likely significant effects</b>                  Policies DM14 and DM15 would protect the water resources and environment of the District through requiring the proper management of flood risk and the use of sustainable drainage systems. Policy DM16 is focused upon the protection of the water environment, ensuring only development that enhance existing aquatic environments and ecosystems would be approved. Policy DM16 also requires development to be in accordance with the objectives of the Water Framework Directive.</p> <p>A significant positive effect is identified for these polices and also cumulatively due to the other policies baring no relationship to the SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
<p>7. To reduce the risk of flooding and where appropriate</p>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	++	++	++	NA	NA	NA	+	<p><b>Likely significant effects</b>                  Policies DM14 and DM15 would protect the water resources and environment of the CCC area</p>



SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
prevent coastal erosion																					<p>through requiring the proper management of flood risk and the use of sustainable drainage systems. Policy DM14 also ensures development does not compromise the flood resilience of its surroundings and even enhances it.</p> <p>Policy DM16 would ensure developments consider and address any effects they could have on existing surface and groundwater systems, ensuring flood resilience is not compromised by development.</p> <p>A significant positive effect is identified for these polices and also cumulatively due to the other policies baring no relationship to the SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>



8. To promote sustainable waste management	0	0	0	++	0	0	NA	NA	NA	NA	+	+	++	NA	NA	NA	NA	NA	NA	NA	++	<p><b>Likely significant effects</b></p> <p>Policy DM4 is focused upon requiring developments to reduce the amount of waste they produce and ensure developments accord with the principles of a circular economy.</p> <p>Policies DM11 and DM12 would ensure residential and non-residential development would be well designed, including being an appropriate size and scale. Well designed and properly sized developments often use less resources and produce less waste, alongside having better inherent waste management policies during construction.</p> <p>Policy DM13 allows for the creation of biomass developments. Whilst the creation of these developments would generate waste during their construction, the core function of these developments is to use waste produced elsewhere and turn it into renewable energy, so long as that waste is suitable/been suitably prepared to be used as a sustainable biofuel.</p> <p>Overall, it is considered that cumulatively, these policies would</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
																					have a significant positive effect against this SA Objective.  <b>Mitigation</b> None. <b>Assumptions</b> None. <b>Uncertainties</b> None.



<p>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment</p>	+	NA	NA	NA	NA	NA	NA	+	+	NA	+	+	0	NA	NA	NA	+	+	NA	+	+	NA	<p><b>Likely significant effects</b>                  Policy DM8 would protect historic building frontages that are used for commerce and seeks to see such buildings brought back into use, protecting important historic assets.</p> <p>Policy DM9 ensures advertisements within the district do not affect historic asset's character and setting.</p> <p>Policies DM11 and DM12 seek to improve the standard of residential and non-residential developments, and include a long list of criteria for such developments to ensure they are well designed and appropriately sized and sensibly located. This would ensure heritage assets located near to these developments have their character and setting conserved.</p> <p>Overall, it is considered that cumulatively, these policies would have a positive effect against this SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
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<p>10. To ensure the supply of high quality homes, which cater for identified needs</p>	<p>+/+</p>	<p>+/+</p>	<p>+/+</p>	<p>NA</p>	<p>+/+</p>	<p>+</p>	<p>+</p>	<p>NA</p>	<p>NA</p>	<p>+/+</p>	<p>+</p>	<p>NA</p>	<p>NA</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>NA</p>	<p>+</p>	<p><b>Likely significant effects</b>                  Policies DM1, DM2, DM3, DM5 and DM10 would all result in the creation of some housing, though the total number of housing units produced by these policies would be low. However, these policies, through creating flexibility in the location and ways that housing can be created within the District, would potentially allow for the creation of specialised housing that caters to the community's needs (i.e., small new house for a dependent relative or those with a disability). A mixed score has been identified for these policies representing that the positive effects generated by these policies against this SA Objective would range from a minor positive to significant positive.</p> <p>Policy DM11 provides detailed criteria for residential development to follow, ensuring such development is to a high standard of design. This would result in future houses being of higher quality.</p> <p>Policies DM14 and DM15 govern the requirements for developments to manage their flood risk and utilise sustainable drainage systems. The</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
																					<p>implementation of these policies would ensure residential developments are not at risk of flooding and properly manage their drainage. This would lead to an overall improvement in the quality of any residential development permitted within the CCC area, especially against the ongoing and future effects of climate change (flooding and extreme weather).</p> <p>Overall, it is considered that cumulatively, these policies would have a significant positive effect against this SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>



<p>11. To promote the sustainable use of land and conserve soil quality</p>	+	+	+	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	++	+	<p><b>Likely significant effects</b>                      Policy DM19 is focused upon the identification and proper management of contaminated land and unstable conditions. The policy requires developers to investigate and assess if any land contamination is present on their sites and remediate any contaminated land found. Developments that would result in the use/storage of hazardous substances need to ensure they are appropriately handled so that there is no unacceptable risk to human health and of land/environmental contamination.</p> <p>Overall, it is considered that cumulatively, these policies would have a significant positive effect against this SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> None.</p>
<p>12. To achieve a strong and sustainable economy, and</p>	NA	NA	NA	NA	+	NA	NA	+	NA	NA	NA	+/?	+	NA	NA	NA	NA	NA	NA	+	<p><b>Likely significant effects</b>                      Policy DM12 provides minimum criteria for non-residential developments. This criteria ensures</p>





SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
revitalise town, local and rural centres																					<p>such developments are attractive and accommodating to potential customers and staff, increasing the overall effectiveness of any businesses created. However, there is potential for uncertainty related to the impact of such requirements on employment deliverability.</p> <p>Overall, it is considered that cumulatively, these policies would have a positive effect.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p> <p><b>Uncertainties</b> The impact of design requirements on employment development.</p>



<p>13. To promote and encourage sustainable transport</p>	NA	NA	NA	NA	++	NA	NA	NA	NA	NA	+	++	NA	NA	NA	NA	NA	NA	NA	NA	++	<p><b>Likely significant effects</b>                      Policy DM5 encourages parking to be provided in convenient locations and in locations that ensure pedestrian areas (footways etc) are not compromised by parked cars. It also seeks to ensure electric vehicle charging spaces/points are sensibly sited. These measures would ensure traffic congestion is better managed and potentially improve the ability for people to park and then walk to their destination.</p> <p>Policy DM12 requires non-residential development to ensure they provide facilities that would support their staff in pursuing active travel methods (walking and cycling). This policy also seeks to ensure such developments are designed in a manner that is accessible and promotes physical activity.</p> <p>Overall, it is considered that cumulatively, these policies would have a significant positive effect against this SA Objective.</p> <p><b>Mitigation</b> None.</p> <p><b>Assumptions</b> None.</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
																					<p><b>Uncertainties</b> None.</p>



<p>14. To promote safe, healthy, inclusive and sustainable communities</p>	+	+	+	+	++	+	++	NA	NA	+	+	+	NA	NA	NA	NA	++	++	+	++	<p><b>Likely significant effects</b></p> <p>Policy DM5 would ensure community and health facilities have accessible parking, ensuring these facilities are accessible to all in a safe manner.</p> <p>Policy DM7 requires residential and non-residential development over a certain size to provide a Health Impact Assessment and Crime Impact Assessment, respectively. Such documents can be required for other developments as the Council deems fit if potential crime/safety concerns are identified. These requirements would ensure development across the District creates safer spaces that do not encourage crime.</p> <p>Policy DM17 ensures new developments would not cause or be subject to unacceptable levels of noise. Similarly, policy DM18 would ensure new developments would not cause unacceptable levels of light pollution to its surrounding environment.</p> <p>Overall, it is considered that cumulatively, these policies would have a significant positive effect against this SA Objective.</p> <p><b>Mitigation</b> None.</p>
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SA Objective	DM1	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	Cumulative effects	Commentary
																					<b>Assumptions</b> None. <b>Uncertainties</b> None.

Policies DM1 to DM19 cover the Development Management policies for the Local Plan. These policies therefore cover a large variety of built and natural environment topics, ranging from conversions and extensions to parking requirements, flood risk, waste management, noise and light pollution, and contaminated land to name but a few. The potential effect from these policies is therefore wide ranging, with many of them having no relationship to many of the SA Objectives or have minor to neutral effects. However, significant positive cumulative effects were identified for a range of SA Objectives.

The policies were assessed as having a significant positive effect on biodiversity (SA Objective 3). Policies DM11 and DM12 would ensure residential and non-residential development would seek to improve local biodiversity assets and not harm them. Similarly, although being related to flood risk and sustainable drainage, policies DM14 and DM15 identified that the addressing of these issues should also provide biodiversity enhancement/benefits.

Policies DM11 and DM12 would ensure residential and non-residential development is well designed and in accordance with their surroundings, ensuring such developments do not compromise local landscapes and their character. Though policy DM14 relates to managing flood risk, it also contains a requirement for any flood risk management elements to contribute positively to the landscape. Lighting can compromise local landscapes and especially at night. The criteria for lighting contained within policy DM18 would ensure local landscapes are not compromised from the inappropriate lighting and light pollution. Policy DM13 was assessed as having a minor negative effect on landscape (SA Objective 5) due to its potential effects on local landscapes, though the other policies of the Local Plan should ensure biomass developments mitigate their potential effects on the landscape as much as possible. These policies were therefore scored as having a significant positive effect on landscape (SA Objective 5).

The policies were assessed as having a significant positive effect on water resource/quality and flood risk (SA Objective 6 and 7). Policies DM14, DM15 and DM16 all relate to the water environment and water management. Policies DM14 and DM15 would protect water resources and environment through the proper management of flood risk and the use of sustainable drainage systems. Policy DM16 is focused upon the protection of the water environment, ensuring only development that enhance existing aquatic environments and ecosystems would be approved. Policy DM16 also requires development to be in accordance with the objectives of the Water Framework Directive.

Policy DM4 would ensure all development that occurs within the district reduces the amount of waste produced and be in accordance with the principles of a circular economy. This will support a reduction in waste arising through construction. Policies DM11 and DM12 would ensure residential and non-residential

development is of an appropriate size and scale, ensuring resources are not needlessly wasted. Policy DM13 would take a waste product (biomass) and convert it into renewable energy. These policies were therefore, cumulatively, identified as having a significant positive effect on waste (SA Objective 8).

Policy DM8 seeks to stop historic shop frontages from being lost/damaged, ensuring these important historic assets are retained. Policies DM9, DM11 and DM12 would all ensure that development, including advertising, does not harm nearby historic assets or compromise their character and setting. These policies were therefore cumulatively identified as having a significant positive effect on the historic environment (SA Objective 9).

Significant positive effects were assessed for housing (SA Objective 10). Policies DM1, DM2, DM3, DM5 and DM10 would result in the creation of housing, though the scale of housing produced by these policies would be low. However, these policies, through creating flexibility in the location and ways that housing can be developed, would potentially allow for the creation of specialised housing that caters to the community's housing needs. The housing created by these policies would be supported by policy DM11, which would ensure any housing created would be of high quality. Similarly, policies DM14 and DM15 would ensure housing is not at risk of flooding and sustainably manages any drainage requirements. These policies were therefore scored as having a significant positive effect on housing (SA Objective 10), though it should be noted that policies DM1, DM2, DM3, DM5 and DM10 were also scored as having a minor positive effect due to them potentially only providing a small amount of housing over the lifetime of the Local Plan.

Policy DM19 would aid in the rectification of contaminated land and therefore scored a significant positive against sustainable land use (SA Objective 11). Overall, significant positive effects were assessed.

Policies DM5 and DM12 would aid in allowing people to pursue active travel whilst maintain the accessibility of places. Policy DM5 would ensure that the parking needs of residents is satisfied without compromising the pedestrian experience. These policies are therefore cumulatively assessed as having a significant positive effect against transport (SA Objective 13).

The policies are assessed as having a significant positive effect on healthy communities (SA Objective 14). Policy DM5 would ensure new development, including community and health development, would have sufficient parking facilities to make such development accessible for all. Policy DM7 would ensure new development within the area is safer and leads to the creation of safe, crime reducing spaces. Policies DM17 and DM18 would ensure new development would only have acceptable noise and lighting effects on their surroundings, leading to the creation of better spaces for residents and communities.