

DEVELOPMENT PRINCIPLES POLICIES

DP/1 – Sustainable development

Development must be consistent with the principles of sustainable development in terms of form, design, materials and sustainable transport, as well as policy on mixed land-use developments.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(+++)	(+++)	(+++)	Supportive, if the absolute impact of the development is ignored.
1.2 Reduce the use of non-renewable resources including energy	(+++)	(+++)	(+++)	As above.
1.3 Limit water consumption to sustainable levels	(+++)	(+++)	(+++)	As above.
2.1 Avoid damage to designated sites and protected species	+	+	+	Implicit (see below).
2.2 Maintain / enhance range and viability of characteristic habitats and species	++	++	++	Protection is mentioned specifically.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 2.2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	~	~	~	Not mentioned but addressed by other policies.
3.3. Create places and spaces that look good and work well	~	~	~	As for 3.2.

4.1 Reduce emission of greenhouse gases and other pollutants	++	++	++	Clearly supportive through sustainable transport improvements and requirement to avoid / mitigate impacts.
4.2 Minimise waste production and support recycling	?	?	?	Household waste is not mentioned specifically, although certain forms of recycling (eg. building materials) are covered.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Mentioned as a requirement..
5.1 Maintain and enhance human health	(+)	(+)	(+)	Implicitly in several measures, and substantiated by need for an HIA.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~	
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Clearly supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicit in point 12.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~	Not mentioned specifically but is adequately covered by other areas of policy.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	As for 6.1.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Key word is 'appropriate'.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Assumed to be beneficial although relationship is indirect.

Summary of assessment: Clearly a very sustainable policy as would be expected. Some socio-economic aspects are not mentioned explicitly but are adequately covered by other policies.

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: None identified.

DP/2 – Design of new development

Establishes basic principles of what the Council will determine to be good design and links this to other, supportive policies.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources including energy	~	~	~	
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implied by point 2.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	(+)	(+)	(+)	Implied by point 2.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Clearly a principal objective.
3.3. Create places and spaces that look good and work	+++	+++	+++	The primary objective of this policy.

well				
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	Addressed by policies DP/4 and DP/1.
4.2 Minimise waste production and support recycling	~	~	~	Incorporation of facilities is addressed by other policies.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	As above.
5.1 Maintain and enhance human health	(+)	(+)	(+)	Implicitly supportive.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Clearly supportive.
6.1 Improve the quality, range and accessibility of services and facilities	++	++	++	Quality and range are addressed in other areas of policy, but access and accessibility are clearly prioritised.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Inclusivity also clearly signposted as a priority.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(+)	(+)	(+)	Supports higher densities which implicitly helps to support housing needs provision.
6.4 Encourage and enable active involvement of local people in the community	++	++	++	As for 6.2.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	(+)	(+)	(+)	Implicitly supportive, though access to work is covered by DP/4 and DP/1.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Implicit benefits.
Summary of assessment: Clearly sustainable.				

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: Although it is not necessarily clear in the assessment comments above, there are potentially strong synergies between providing well designed new developments and human health, residents' satisfaction with their surroundings, the attraction of an area as a good place to live, and the impact these factors have on attracting new employers and growing the sub-regional economy. In fact the effect is cyclical because this clearly adds to development pressure.

DP/3 – Development criteria

Defines a broad range of criteria which will be used to assess desirability of development and cross-references these to other plan policies that define more specific objectives and requirements.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Addressed in criteria on adverse impacts to be avoided.
1.2 Reduce the use of non-renewable resources including energy	~	~	~	Addressed by policy DP/1.
1.3 Limit water consumption to sustainable levels	+	+	+	As for 1.1.
2.1 Avoid damage to designated sites and protected species	+	+	+	As for 1.1.
2.2 Maintain / enhance range and viability of characteristic habitats and species	+	+	+	As for 1.1.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	As for 1.1.
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Covered by policy DP/2 and by the adverse impact criteria.

3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Also covered by DP/2 but implicitly supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Implicitly supportive in that it encourages sustainable forms of transport.
4.2 Minimise waste production and support recycling	+	+	+	Recycling facilities are mentioned.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	+	+	+	Covered by policy DP/1 and by the adverse impact criteria.
5.1 Maintain and enhance human health	~	~	~	Note really addressed by this policy but is dealt with elsewhere.
5.2 Reduce and prevent crime and the fear of crime	+	+	+	Mentioned specifically.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Mentioned specifically.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Safe access to buildings and safe road access are mentioned.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	Implicit in terms of use of Section 46 agreements.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Mentioned specifically.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	(+)	(+)	(+)	As for 6.2.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	

Summary of assessment: Clearly sustainable.

Summary of mitigation proposals: None.

Secondary, cumulative or synergistic effects: Taken together with specific policies cross-referenced in the text, these criteria present substantial limitations which may act as a disincentive to development, even if they are consistent with current policy guidance.

DP/4 – Infrastructure and new developments

Coordinates the provision of a wide range of infrastructure in parallel with new development to ensure it is supported appropriately, and establishing the intention to seek developer contributions.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	(–)	(—)	(—)	There is an absolute impact of the development and supporting infrastructure on land requirements, though this must be ignored if development is mandated by national interests.
1.2 Reduce the use of non-renewable resources including energy	(–)	(—)	(—)	As above.
1.3 Limit water consumption to sustainable levels	(–)	(—)	(—)	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	?	?	?	Nature of environmental improvements is not defined, and it is not clear if contributions would be sought for habitat mitigation or compensation.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape	~	~	~	

and townscape				
3.3. Create places and spaces that look good and work well	+	+	+	Provision of infrastructure ahead of, or in parallel with development.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	+	+	+	Positive, compared to building houses without supporting health services and other facilities.
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Mentioned specifically as reason for seeking contributions.
6.1 Improve the quality, range and accessibility of services and facilities	+	+	+	Intrinsically supportive.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	(+)	(+)	(+)	In principle it supports since costs of infrastructure required by growth in development is borne by developer and not wholly by the residents.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++	++	Potentially vital policy for delivering this benefit.
6.4 Encourage and enable active involvement of local people in the community	+	+	+	Some of the facilities that could be funded by contributions support this objective.
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	+	+	+	Educational facilities provided in parallel with occupation of the development.
7.2 Support appropriate investment in people, places,	+++	+++	+++	The principal objective of this policy.

communications and infrastructure				
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	+	+	+	Implicitly supportive.
Summary of assessment: An essential policy given the nature and scope of development that ensuring equitable distribution of the costs of new infrastructure to support the new development, and ensuring a basic level of infrastructure is provided as the site is occupied. Contribution arrangements are crucial to meeting some objectives, notably affordable housing.				
Summary of mitigation proposals: Define environmental improvements that might be funded more clearly (we understand the Council will address this in a Supplementary Planning Document).				
Secondary, cumulative or synergistic effects: None; the policy aims to prevent cumulative effects of development on the broader existing community infrastructure. Overall, the absolute impact of the scale of the development should not be overlooked.				

DP/5 – Cumulative development

Prohibits development on a piecemeal basis where larger-scale development would provide more coherent settlement patterns, and also ensures that a ‘salami-slicing’ approach cannot be adopted to circumvent certain planning criteria that depend on the size of the development.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	+	+	+	Implicitly supportive though the main benefit is the efficient use of the available stock of land. See also 3.2. below.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Possibly beneficial as development in larger numbers of units could lower the unit cost per dwelling of new technology.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	

2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+(+)	++	Aims to prevent inappropriate, piecemeal development and will help to prevent creep onto countryside around settlements.
3.3. Create places and spaces that look good and work well	+	+(+)	++	Supports 3.2.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Implicitly supportive as it favours well-planned designs that incorporate open space from the outset rather than leaving it as unused blocks of land between development that may not be open to the public.
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~	
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	+	+	+	Likely to be supportive because affordable housing provision (and funding) is more sustainable for larger developments.

6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	+	+	+	Appears supportive because it encourages larger scale development for which is it more likely to be appropriate to levy developer contributions to support infrastructure provision.
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~	
Summary of assessment: An important policy given the limited supply of suitable, sustainable land as it supports the efficient supply of land (on a rolling basis). Clearly larger developments are intrinsically less sustainable than smaller ones in terms of their absolute impacts, but the former offer economies of scale in terms of infrastructure provision (especially through Section 46 agreements). Moreover, favouring larger scale development enables the various competing land uses (housing, amenity, play space, open space) to be reconciled with good design providing a more coherent settlement pattern, creating spaces that work well, and which would be more difficult to achieve if development occurs on a piecemeal basis.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: The policy aims to avoid secondary impacts on coherence and aims to exploit the economies of scale offered by larger scale developments (though it is not clear whether this is strictly a synergistic effect).				

DP/6 – Construction methods

Established broad requirements for the planning and operation of construction activities to minimise the impact of traffic, noise and other facets of site development on the surrounding environment.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	~	~	~	
1.2 Reduce the use of non-renewable resources	+	+(+)	++	Clearly advocates recycling of construction waste and materials.

including energy				We assume specific controls on the impacts of these activities will be established through an EIA and also specified in AAPs where appropriate.
1.3 Limit water consumption to sustainable levels	(–)	(–)	(–)	Water requirement of construction activities, and the need for conservation, are not addressed.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	~	~	~	
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	~	~	~	
3.2 Maintain diversity and distinctiveness of landscape and townscape	+	+	+	Covers the temporary impacts of construction.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Aims to limit odours, waste, noise, etc. Dust contamination is not mentioned specifically.
4.2 Minimise waste production and support recycling	++	++	++(+)	Clearly supportive. See also 1.2.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	Not mentioned specifically. We would expect any problems to be identified in Master Plans and/or EIA and addressed through appropriate mitigation depending on the local problems.
5.1 Maintain and enhance human health	+	+	+	Intrinsic objective of good site management practices required by the policy.

5.2 Reduce and prevent crime and the fear of crime	~	~	~
5.3 Improve the quantity and quality of publicly accessible open space	~	~	~
6.1 Improve the quality, range and accessibility of services and facilities	~	~	~
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~
6.3 Ensure all groups have access to decent, appropriate and affordable housing	~	~	~
6.4 Encourage and enable active involvement of local people in the community	~	~	~
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	~	~	~
Summary of assessment: An essential policy given the scale of development that will occur in the district.			
Summary of mitigation proposals: Explicit mention could be made of the need for construction activity to conserve water, and possibly also problems of dust contamination given the amount of topsoil-stripping that will occur, and the recent reduction in NAQS thresholds.			
Secondary, cumulative or synergistic effects: The cumulative impact of extensive development at several locations in the district will need careful consideration and integration at the Master Planning stage to ensure traffic impacts in particular are minimised, and to ensure noise, odour, and other impacts are contained by the phasing of development.			

DP/7 – Urban frameworks				
Provides a general permit for the development of unallocated land within urban areas provided it is in keeping with local character.				
Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Supports settlement and development hierarchy by seeking to maximise use of land within existing settlements.
1.2 Reduce the use of non-renewable resources including energy	+	+	+	Implicitly supportive as it focuses development more centrally, though the incremental benefit is difficult to estimate at this stage.
1.3 Limit water consumption to sustainable levels	~	~	~	
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Indirectly supportive provided it does not infill green space or green corridors.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	?	?	?	Depends on surrounding land uses.
3.2 Maintain diversity and distinctiveness of landscape and townscape	(+)	(+)	(+)	Difficult to judge without understanding of the likely nature of development, but supportive in principle.
3.3. Create places and spaces that look good and work well	~	~	~	
4.1 Reduce emission of greenhouse gases and other pollutants	(+)	(+)	(+)	Appears to focus development on more central sites in larger settlements so implicitly supportive.
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(-)	(-)	(-)	Must not lead to loss of open space.
6.1 Improve the quality, range and accessibility of services and facilities	(+)	(+)	(+)	Supportive in principle though this depends on the nature of the development.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	(+)	(+)	(+)	As for 6.1.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	As for 6.1., although the use of unallocated land suggests the effective will be negligible.
Summary of assessment: Implicitly supportive policy encouraging extra land in settlements to be brought forward for development as appropriate. However the fact that such land lies outside allocations on the proposals map suggests the benefit may be negligible.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

DP/8 – Village frameworks

Restricts development in the countryside to rural land uses and aims to ensure development of unallocated land within village frameworks is in keeping with local character, will have no adverse impacts including the loss of amenity.

Sustainability Appraisal Objectives [abridged in some cases]	Assessment			Comments / Proposed Mitigation
	Short	Med.	Long	
1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings	++	++	++	Strictly controls the nature of development in rural areas.
1.2 Reduce the use of non-renewable resources including energy	?	?	?	Does not preclude development but limits its scale and impact.
1.3 Limit water consumption to sustainable levels	?	?	?	As above.
2.1 Avoid damage to designated sites and protected species	~	~	~	
2.2 Maintain / enhance range and viability of characteristic habitats and species	(+)	(+)	(+)	Implicitly supportive.
2.3 Improve opportunities for people to access the countryside and wild places	~	~	~	
3.1 Avoid damage to designated historic sites and their settings	+	+	+	Supportive.
3.2 Maintain diversity and distinctiveness of landscape and townscape	++	++	++	Designed to prevent inappropriate rural development.
3.3. Create places and spaces that look good and work well	(+)	(+)	(+)	Likely to be supportive.
4.1 Reduce emission of greenhouse gases and other pollutants	~	~	~	
4.2 Minimise waste production and support recycling	~	~	~	

4.3 Limit or reduce vulnerability to flooding and other climate change impacts	~	~	~	
5.1 Maintain and enhance human health	~	~	~	
5.2 Reduce and prevent crime and the fear of crime	~	~	~	
5.3 Improve the quantity and quality of publicly accessible open space	(+)	(+)	(+)	Could be supportive if it prevents infill.
6.1 Improve the quality, range and accessibility of services and facilities	?	?	?	Potentially supportive if it ensures no loss of key amenities.
6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	~	~	~	
6.3 Ensure all groups have access to decent, appropriate and affordable housing	?	?	?	Depends on nature of development.
6.4 Encourage and enable active involvement of local people in the community	~	~	~	
7.1 Help people gain access to satisfying work appropriate to skills, potential and location	~	~	~	
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	?	?	?	Aims to support the rural economy indirectly by ensuring any land suitable for development is prioritised for appropriate uses.
Summary of assessment: Sustainable – aims to support appropriate development in the countryside.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				