

**Sustainability Appraisal of the Development Management
Submission Document – Schedule of Modifications
July 2014**

Introduction

This report forms an addendum to the Sustainability Appraisal (SA) of the Development Management Submission Document. The Development Management Document SA was consulted on along side the Development Management Submission Document between 3 June and 18 July 2013. Following the consultation stage the Development Management Submission Document and several supporting documents were submitted to the Government for independent examination on 13 December 2013.

Following the examination a consolidated Schedule of Modifications was produced and agreed with the Inspector. This report does not seek to repeat the assessment of the Development Management Submission Document, rather it assesses the changes made to the document following the Examination. This report should therefore be read in conjunction with the SA of the Development Management Submission Document.

Sustainability Appraisal Process

The Sustainability Appraisal (SA) is required to accompany a Development Plan Document under the Planning and Compulsory Purchase Act 2004 regulations.

The production of the Development Management Document has been an iterative process, and SA was undertaken at the various stages to assist the decision-making process. The findings of the SA at each stage were used to inform the production of the following stages until production of the version for submission.

SA of the Development Management Document was undertaken at Issues and Options and Submission stages.

The SA of the proposed modifications arising from the Examination forms an addendum to the SA of the Development Management Submission Document and therefore should be read in conjunction with that SA.

The SA of the Development Management Document used a SA Framework, including sustainability objectives, to assess policies. This addendum follows the same approach making use of the same SA Framework to ensure consistency.

Assessment of the effects of proposed modifications

An assessment of the effects of the Development Management Submission Document Schedule of Modifications is set out below.

Habitat Regulation Assessment

The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Articles 6(3) and 6 (4) of the Habitats Directive require Appropriate Assessment (AA) to be undertaken on proposed plans or projects which are not necessary for the management of the site but which are likely to have a significant effect on one or more Natura 2000 sites either individually, or in-combination with other plans and projects. This requirement is set out in the Conservation of Habitats and Species Regulations (as amended) 2010, which require the application of HRA to all land use plans. Government guidance also requires that Ramsar sites (which support internally important wetland habitats) and are listed under the Convention on Wetlands of International Importance (Ramsar Convention 1971) are included within HRA/AA.

None of the changes proposed following the examination of the Development Management Document have any impact on sites protected under the Habitats Directive.

Development Management Document: Schedule of Modifications SA

The impact of each proposed change has been assessed using the same criteria as the SA of the Development Management Submission Document. Correspondingly the scoring method for each impact is also the same.

Table 1 – Categories of Sustainability Effects

Colour	Impact
++	Major Positive
+	Positive
+/-	Positive/Negative
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

Table 2 – Assessment of modifications

Modification	Impact	Commentary	Score
MM1	No impact	This change will not have an effect on the Sa score.	N/A
MM2	Potential impact	This modification is likely to have a slightly greater positive benefit to accessibility compared to the previous version of the Policy. The modifications to	Accessibility ++

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Modification	Impact	Commentary	Score
		<p>Policy DM1 will have some impact on the SA score.</p> <p>The requirement that the integration of existing and proposed public rights of way should be considered ensures that the Policy performs slightly better in its amended form.</p> <p>As DM1 now requires greater consideration to be given to integrating existing transit routes to those within the site this will have a positive impact on sustainability.</p>	
MM3	No impact	Does not entail change to policy.	N/A
MM4	Potential impact	<p>Positive impact on housing, landscape and townscape</p> <p>The Policy already performs well when measured against the SA criteria.</p> <p>Originally the Policy was noted as performing strongly because of its flexible approach to housing density which would allow for a range of densities and therefore a range of housing types within the District. Key to this is the need to provide an</p>	Housing ++

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Modification	Impact	Commentary	Score
		<p>appropriate mix of dwellings to meet the community's needs.</p> <p>The supporting text for the Policy already mentions that 30 dwellings per hectare should be the minimum density for a site. Making this requirement explicit within the Policy serves to further emphasise the requirement, increasing its positive impact on housing and ensuring the efficient use of land.</p>	Landscape and Townscape ++
MM5	No impact	Does not entail change to policy.	N/A
MM6	No impact	This modification will not have a significant effect on the SA score.	N/A
MM7	No impact	Does not entail change to policy.	N/A
MM8	No impact	Does not entail change to policy.	N/A
MM9	No impact	This modification will not have a significant effect on the SA score.	N/A
MM10	No impact	Does not entail change to policy.	N/A
MM11	No impact	Does not entail change to policy.	N/A
MM12	No impact	Does not entail change to policy.	N/A

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Modification	Impact	Commentary	Score
MM13	No impact	This modification will not have a significant effect on the SA score.	N/A
MM14	Potential impact	<p>The modification to the Policy is likely to have a slight negative impact on Landscape and Townscape when compared to the previous version of the Policy.</p> <p>The proposed modification to Policy DM6 proposes several changes that have no effect on the score previously stated. However the removal of some of the text will have an impact on the score of the Policy.</p> <p>The removal of part (c) of criterion (iii) removes the explicit expectation that the relationship between the proposal and existing masts, structures or buildings should be considered. This reduces the emphasis on the efficient use of land and visual amenity.</p> <p>Criterion (iv) was removed as it is effectively repeated elsewhere. This will have no impact on the Policy's score.</p>	Landscape and Townscape -
MM15	No impact	Does not entail change to policy.	N/A
MM16	No impact	This modification will not have a significant effect on the SA score.	N/A

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Modification	Impact	Commentary	Score
MM17	No impact	Does not entail change to policy.	N/A
MM18	No impact	Does not entail change to policy.	N/A
MM19	No impact	This modification will not have a significant effect on the SA score.	N/A
MM20	No impact	This modification will not have a significant effect on the SA score.	N/A
MM21	No impact	Does not entail change to policy.	N/A
MM22	No impact	Does not entail change to policy.	N/A
MM23	No impact	This modification will not have a significant effect on the SA score.	N/A
MM24	No impact	Does not entail change to policy.	N/A
MM25	Potential impact	<p>The proposed change to Policy DM11 will affect several of the SA objectives.</p> <p>The addition of text requiring that ‘where a replacement is proposed it would not be materially larger than the one it replaces’ will ensure that any replacement building does not adversely affect or detract from the Green Belt. This will have a positive effect on Landscape and Townscape.</p> <p>The removal of criterion (v) may have a small</p>	<p>Landscape and Townscape +</p> <p>Cultural Heritage +</p> <p>Landscape and Townscape -</p>

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Modification	Impact	Commentary	Score
		<p>impact on the SA score for landscape and townscape when compared to the previous version of the Policy due to the fact that the Policy no longer requires that it be demonstrated that a proposal would not be better situated in a deliverable and available location elsewhere In the District.</p> <p>The addition of criterion (ix) will ensure that any conversion of a nationally or locally listed agricultural or rural building does not negatively affect the quality or integrity of the listed structure. This will ensure areas and buildings of historical interest are preserved.</p>	
MM26	No impact	Does not entail change to policy.	N/A
MM27	No impact	Does not entail change to policy.	N/A
MM28	No impact	This modification will not have a significant effect on the SA score.	N/A
MM29	No impact	Does not entail change to policy.	N/A
MM30	Potential impact	The proposed changes to Policy DM13 will have a greater positive impact on Cultural Heritage because it states more explicitly than the previous version of the Policy that there should be no detrimental impact on the historic environment.	<p>Cultural Heritage ++</p> <p>Balanced Communities ++</p> <p>Accessibility ++</p>

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Modification	Impact	Commentary	Score
		The modification performs strongly in comparison to the previous version of the Policy in terms of Balanced Communities and in terms of Accessibility. It sets specific requirements ensuring that conversions are well related to a defined residential settlement, local services and facilities and is located in the SECT landscape character area, which improves the Policy's performance against Balanced Communities. It also sets requirements that conversions are well related to the strategic road network, will promote sustainable transport modes and that they would not have a negative impact on areas of international, European and local nature conservation importance, or the historic environment.	
MM31	No impact	This modification will not have a significant effect on the SA score.	N/A
MM32	No impact	Does not entail change to policy.	N/A
MM33	No impact	Does not entail change to policy.	N/A
MM34	No impact	Does not entail change to policy.	N/A
MM35	No impact	Does not entail change to policy.	N/A
MM36	No impact	This modification will not have a significant effect on the SA score.	N/A

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Modification	Impact	Commentary	Score
MM37	No impact	This modification will not have a significant effect on the SA score.	N/A
MM38	Potential impact	<p>The modification of criterion (i) of Policy DM16 make it clear that the replacement of lost playing fields is considered acceptable by the Council.</p> <p>This is likely to have an even greater positive effect on Balanced Communities than the previous version of the Policy as it will ensure that the needs of the wider community are met and that lost playing fields are reinstated.</p> <p>The modified Policy will also have a greater effect on Healthy and Safe Communities as it will improve the provision of playing pitches in the district by encouraging the reuse of sites that had previously been lost. This will promote informal recreation and encourage healthy, active lifestyles.</p>	<p>Balanced Communities ++</p> <p>Healthy and Safe Communities ++</p>
MM39	Potential impact	The addition to Policy DM19 which states that 'applications for stationing of mobile homes for agricultural workers in the Green Belt and wider countryside will be permitted provided it can be demonstrated that any mobile home will be located outside Flood Zone 3, and will only be located in Flood Zone 2 where it is shown to pass the Sequential and Exception Tests and is supported by a site-specific Flood Risk Assessment', will have a positive effect in terms of Healthy and Safe	<p>Healthy and Safe Communities ++</p> <p>Climate Change and Energy ++</p>

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Modification	Impact	Commentary	Score
		<p>Communities by ensuring that mobile homes are not located in areas at unreasonably high risk of flooding.</p> <p>The modification will also have a minor positive impact in terms of climate change and energy. It will help to mitigate the impact of climate change by ensuring that development does not occur in high risk areas but will also ensure that where applications are made for development in lower risk areas there is an appropriate assessment of the risk involved.</p>	
MM40	No impact	This modification will not have a significant effect on the SA score.	N/A
MM41	No impact	This modification will not have a significant effect on the SA score.	N/A
MM42	No impact	Does not entail change to policy.	N/A
MM43	No impact	This modification will not have a significant effect on the SA score.	N/A
MM44	No impact	Does not entail change to policy.	N/A
MM45	Potential impact	This modification, removing the criterion that the use of the building to be replaced be retained or be changed to one which is more appropriate in the Green Belt, will have a potentially nominal negative	<p>Land and Soil 0/?</p> <p>Housing ++</p>

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Modification	Impact	Commentary	Score
		<p>impact on land and soil as it may lead to applications that would be better placed on brownfield and other non-Green Belt locations.</p> <p>The change to the Policy may have a slightly stronger impact on housing than the previous Policy as it now has greater potential to provide more housing.</p> <p>The modified Policy will provide less certainty regarding the impact on landscape and townscape because it may allow the replacement of a building with one which is less appropriate in the Green Belt.</p>	Landscape and Townscape +/-
MM46	No impact	Does not entail change to policy.	N/A
MM47	No impact	Does not entail change to policy.	N/A
MM48	No impact	Does not entail change to policy.	N/A
MM49	No impact	Does not entail change to policy.	N/A
MM50	No impact	This modification will not have a significant effect on the SA score.	N/A
MM51	No impact	Does not entail change to policy.	N/A

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Modification	Impact	Commentary	Score
MM52	No impact	Does not entail change to policy.	N/A
MM53	No impact	Does not entail change to policy.	N/A
MM54	No impact	This modification will not have a significant effect on the SA score.	N/A
MM55	Potential impact	The modification to Policy DM33 will have a stronger positive impact with regards to Balanced Communities as it will ensure that employment uses will not detract from the primary residential function of the area. The modification also ensures that dwellings are not at risk of falling below the minimum floor space requirement set out in Policy DM4. This will ensure that dwellings continue to be fit for their primarily residential use.	Balanced communities ++
MM56	No impact	Does not entail change to policy.	N/A
MM57	No impact	This modification will not have a significant effect on the SA score.	N/A
MM58	No impact	This modification will not have a significant effect on the SA score.	N/A
MM59	Potential impact	This modification to Policy DM36 may have a potentially greater positive impact on housing when compared to the previous iteration of the policy. The modification sets several additional criteria	Housing ++

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Modification	Impact	Commentary	Score
		which will ensure that, where appropriate and justifiable, the Policy encourages the change of non-retail units to residential use will be sustainable and well related to key services.	
AM1	No impact	Does not entail change to policy.	N/A
AM2	No impact	Does not entail change to policy.	N/A
AM3	No impact	Does not entail change to policy.	N/A
AM4	No impact	Does not entail change to policy.	N/A
AM5	No impact	Does not entail change to policy.	N/A
AM6	No impact	Does not entail change to policy.	N/A
AM7	No impact	Does not entail change to policy.	N/A
AM8	No impact	Does not entail change to policy.	N/A
AM9	No impact	Does not entail change to policy.	N/A
AM10	No impact	Does not entail change to policy.	N/A
AM11	No impact	Does not entail change to policy.	N/A
AM12	No impact	Does not entail change to policy.	N/A
AM13	No impact	Does not entail change to policy.	N/A

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Modification	Impact	Commentary	Score
AM14	No impact	Does not entail change to policy.	N/A
AM15	No impact	Does not entail change to policy.	N/A
AM16	No impact	Does not entail change to policy.	N/A
AM17	No impact	Does not entail change to policy.	N/A
AM18	No impact	Does not entail change to policy.	N/A
AM19	No impact	Does not entail change to policy.	N/A
AM20	No impact	Does not entail change to policy.	N/A
AM21	No impact	Does not entail change to policy.	N/A
AM22	No impact	Does not entail change to policy.	N/A
AM23	No impact	Does not entail change to policy.	N/A
AM24	No impact	Does not entail change to policy.	N/A
AM25	No impact	Does not entail change to policy.	N/A
AM26	No impact	Does not entail change to policy.	N/A
AM27	No impact	Does not entail change to policy.	N/A
AM28	No impact	Does not entail change to policy.	N/A

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Modification	Impact	Commentary	Score
AM29	No impact	Does not entail change to policy.	N/A
AM30	No impact	Does not entail change to policy.	N/A
AM31	No impact	Does not entail change to policy.	N/A
AM32	No impact	Does not entail change to policy.	N/A
AM33	No impact	Does not entail change to policy.	N/A
AM34	No impact	Does not entail change to policy.	N/A
AM35	No impact	Does not entail change to policy.	N/A
AM36	No impact	Does not entail change to policy.	N/A
AM37	No impact	Does not entail change to policy.	N/A
AM38	No impact	Does not entail change to policy.	N/A
AM39	No impact	Does not entail change to policy.	N/A
AM40	No impact	Does not entail change to policy.	N/A
AM41	No impact	Does not entail change to policy.	N/A
AM42	No impact	Does not entail change to policy.	N/A

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Modification	Impact	Commentary	Score
AM43	No impact	Does not entail change to policy.	N/A
AM44	No impact	Does not entail change to policy.	N/A