

Appendix D



# DM DPD Alternative Options Assessment



Policy Area Option	Options Performance and Recommendations						
<b>Balanced Development Strategy</b>							
DM1 Balanced Development Strategy	<p>As this policy is essentially a reiteration of the Balanced Development Strategy presented within the Hyndburn BC Adopted Core Strategy (January 2012), and therefore does not add any new information, it is considered there is no requirement for it to be duplicated within the DM DPD.</p> <p>It is therefore suggested that reference to the Balanced Development Strategy could be made within the Introduction to the DM DPD, where the Core Strategy is discussed. The link could then be used to include links to other documents such as the Site Allocations and Core Strategy DPDs. Details on, for example Green Belt, are better placed in the rural chapter of the DM DPD.</p>						
<b>Economy</b>							
DM2 Employment Development	Option: Policy for Employment Development		Option: No Employment Development Policy (aside from provisions in Core Strategy and other DM DPD policies)			Recommendations	
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>As employment sites have the potential to generate adverse effects upon the environment and amenity, it is recommended provisions to ensure their protection are included, or at least a cross-reference to relevant policies included. Cross-reference to policies relating to, access and design should also be included.</p> <p>It is important to maintain employment sites, especially near to homes, as long as they would not cause adverse environmental/amenity effects. However, it would also not be sustainable if sites remained vacant for long periods or they received inappropriate employment development. A case-by-case approach therefore would be more flexible within an overall target for employment land retention, perhaps on an area-by-area basis rather than site-by-site.</p> <p>Town centres are the most sustainable locations for offices. However, beyond the sequential test and under certain circumstances, small amounts of offices as part of mixed-use schemes or industrial development would be beneficial.</p> <p>A policy that encourages developers to seek local employment at application stage would be most likely to benefit economic inclusion.</p>
	+ M R D	++ M R D	+ M R D	- M R D	+ H R D	- M R D	
<p>Without the policy, the provisions in the Core Strategy and other DM DPD Policies would ensure employment development but would not ensure such development is appropriate to, and meets, local needs. It is assumed that environmental and amenity protection is addressed within the policy, and would therefore perform strongly against the environmental objectives.</p>							
DM3 Retail and Leisure Development	Option: Policy for Retail and Leisure Development		Option: No Retail and Leisure Development Policy (aside from provisions in the Site Allocations DPD and other Neighbourhood Plans)			Recommendations	

Policy Area Option	Options Performance and Recommendations						
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>A commitment to the protection of the built environment could be included within them policy, as some local centres may have high quality townscape characters and / or heritage features.</p> <p>Area specific details would be better covered in Site Allocations / Neighbourhood Plans, although an indication of these requirements would also be useful in the DM DPD. As small groups of shops can be essential for local residents they should be afforded protection. Defining them as a subset of Neighbourhood Centres may therefore have some benefits.</p> <p>Although the three options for retail frontages (i.e. consideration of the balance of retail and non-retail, over concentration and ensuring active frontages) have not been assessed as clear options for this policy, it is recommended that a combination of all three would be beneficial.</p> <p>In order to avoid vacant retail units or low value businesses developing there would be some benefits to allowing a diversified approach if it can help encourage investment and maintain vibrancy. Some consistency with the Accrington AAP would make sense but it is suggested that this is monitored to determine whether such a figure and approach is working or otherwise. Some degree of flexibility should be maintained to accommodate this.</p> <p>It is considered that affording significant protection to essential local services would be beneficial for a number of sectors of the community (see comments above about the role of Neighbourhood Plans and potentially defining local parades as sub-sets of Neighbourhood centres).</p>
	+ M R D	++ M R D	? M R D	- M R D	- M R D	? M R D	
	<p>Promoting local centres for retail and leisure development, and protecting them from inappropriate development, would positively contribute to sustainable economic growth and could potentially generate social benefits such as improved access to services etc. Environmental considerations within the policy are currently unknown, and so impacts upon the built environment are uncertain.</p>						
DM4 Taxi Booking Offices	Option: Policy for Taxi Booking Offices (with consideration of the protection of residential amenity)			Option: No siting of Taxi Booking Offices within City Centre unless sufficient parking is available			<p>Recommendations</p> <p>Taxi booking offices should primarily be located in city / town centres although a small number could be located elsewhere if there is a defined local need, e.g. in areas / communities which suffer from accessibility issues. It is likely that in these cases taxi companies would be smaller and would require less space for parking etc than larger town centre firms. Limits could be proposed on this.</p>
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ M R D	+ M R D	+ M R D	+ M R D	- M R D	- M R D	
	<p>The location of taxi booking offices within city centres, together with commitments to ensure residential amenity is protected, would ensure that many social, economic and environmental objectives are supported. The siting of offices outside of city centres could generate adverse impacts upon environmentally</p>						

Policy Area Option	Options Performance and Recommendations						
	sensitive areas and may not perform as well economically.			<p>A minimum distance from residential areas would be beneficial although could prove to be too limiting. A combination of distance and / or specific controls could be beneficial. Controls would need to be tighter if closer than a minimum distance from residential areas.</p> <p>A taxi parking permit system near to offices could help control where and when taxis are parked in areas where specific car parks are not available.</p>			
DM5 Hot Food Takeaways	Option: Policy for Hot Food Takeaways			Option: No Hot Food Takeaway Policy (considered through Policies DM3 and DM31)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>It is recommended that this issue forms a sub-set of policy DM3.</p> <p>It is considered to be a significant enough issue to warrant a combination of requirements with regard to physical standards, extraction equipment, waste and location. A cross reference would also be required to other policy regarding highway standards and parking.</p> <p>The siting of such development should be with security in mind to avoid significant clustering with bars, taxi offices and other takeaways etc.</p>
	+ M R D	+ M R D	+ M R D	+ M R D	+ M R D	+ M R D	
	<p>Although a specific policy for hot food takeaways would ensure that their potential social and environmental disturbances are addressed, these issues would too be addressed through other economic policies within the DM DPD.</p>						
DM6 Telecommunications	Option: Policy for Telecommunications			Option: No Telecommunications Policy			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>Further guidance on the location and design of masts would be beneficial in order to avoid local amenity intrusion and public concerns. A criteria-based approach would be beneficial.</p>
	++ M R D	+ M R D	++ M R D	- M R D	+ M R D	- M R D	
	<p>A policy for telecommunications would ensure that the location and appearance of masts are acceptable and blend into the surrounding landscape, thereby positively contributing to the social and environmental objectives.</p>						
<b>Education</b>							
DM7 New School Places	Option: Policy for New School Places			Option: No New School Places Policy			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>This is a useful policy and it is recommended that it remains in order to ensure the DM DPD remains relevant in the future.</p>
	+ M R D	+ M R D	0	- M R D	- M R D	0	
	<p>A policy that ensures that new housing development does not increase pressure</p>						

Policy Area Option	Options Performance and Recommendations						
	upon local education resources, would generate social and economic benefits by ensuring local school needs are available.						
DM8 Nursery Places	Option: Policy for Nursery Places			Option: No Nursery Places Policy (considered through other policies within the DM DPD)			Recommendations  If it is considered that this issue is a significant problem at present, an additional policy such as this would be beneficial. However, a separate policy is not considered necessary, as the issues it would address are considered through other policies within the DM DPD. If this was the case, the accessibility policies should be more wide-reaching with reference to certain land-uses which need extra attention with regard to traffic.
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ M R D	+ M R D	+ M R D	+ M R D	+ M R D	+ M R D	
	With a specific policy addressing nursery places, social, economic and environmental benefits would be realised through ensuring amenity and access is protected. However, without a specific policy, these issues would be addressed through other relevant policies within the DM DPD.						
DM9 Protection of Playing Fields, Sports Grounds	Option: Policy for Protection of Playing Fields, Sports Grounds			Option: No Protection of Playing Fields, Sports Grounds Policy (considered through Site Allocations DPD and other relevant policies within the DM DPD)			Recommendations  If the playing fields and sports grounds are identified within the Site Allocations DPD, a reference to their protection may be sufficient in the DM DPD environmental and health policies.
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ L R D	+ M R D	+ L R D	+ L R D	+ M R D	+ L R D	
	A policy ensuring the protection of such areas would generate a range of environmental, social and economic benefits. Such issues will also be addressed through the Site Allocations DPD and through other relevant policies within the DM DPD.						
<b>Housing</b>							
DM10 New Housing Development	Option: Policy for New Housing Development			Option: No New Housing Development Policy			Recommendations  It would be useful to use this as a policy on design of new housing developments, which could address sustainable design principles (e.g. Code
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ M R D	0	+ M R D	- M R D	0	- M R D	

Policy Area Option	Options Performance and Recommendations						
	Without a specific policy within the DM DPD that provides guidance on the design and standards of new residential development, potential adverse impacts could be generated upon many social and environmental objectives, e.g. if developments were not sympathetic to the surrounding townscape or housing densities were too high.						for Sustainable Homes Standards etc), open space provision, amenity, parking, gardens, space standards and privacy. Density standards for different areas may be useful in conjunction with the Neighbourhood Plans.
DM11 Open Space Provision in Residential Development	Option: Policy for Open Space Provision in Residential Development			Option: No Open Space Provision in Residential Development Policy			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	Private (and/or public) gardens (emphasis on green space) should be encouraged in new development although there is a balance to be achieved with housing affordability.  Requirements for open space should be included, drawing from the study already undertaken.  Guidance on minimum size requirements would be beneficial. It would always be preferable to include open space rather than financial contributions in lieu.
	+ L R D	0	+ L R D	- L R D	0	- L R D	
	Open space provision is an essential component of health and wellbeing and green infrastructure connections (with respect to biodiversity, landscape and drainage), and therefore such a policy would benefit social and environmental objectives.						
DM12 Affordable Housing	Option: Policy for Affordable Housing (based upon the findings of the SHMA)			Option: Policy for Affordable Housing (based upon the approach of the Core Strategy)			
<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>		
+ L R D	0	0	+ M R D	0	0		
This policy would seek to deliver affordable housing within the borough to meet local needs, and therefore would directly benefit the SA Objective relating to housing provision. Indirect benefits could be realised in relation to other social issues such as health and wellbeing, community spirit and crime.  The potential benefits as a result of the option based upon the approach within the Core Strategy would be less certain, as comprehensive details of the requirements for affordable housing are not provided. A policy based upon the findings of the SHMA, and potentially other evidence bases, would provide much greater certainty of the likely benefits that would be achieved.							
DM12 Affordable	Option: Policy for Affordable Housing			Option: Policy for Affordable Housing			

Policy Area Option	Options Performance and Recommendations						
Housing (continued)	(with on-site affordable housing contributions)			(with off-site affordable housing contributions)			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ M R D	0	+ M R D	+ L R D	0	? L R D	
	A policy that considers on-site affordable housing contributions may not be located in the areas at most need of such provision, and hence the potential social benefits are more uncertain. Potential impacts upon the natural and built environment would be uncertain with off-site contributions.						
DM13 Development of Housing within Residential Gardens	Option: Policy for Development of Housing within Residential Gardens (including additional detail further to the Core Strategy)			Option: No Development of Housing within Residential Gardens Policy (considered within the Core Strategy)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	Housing development within gardens should be restricted for a number of environmental reasons. Further guidance on exceptional circumstances with accompanying criteria to avoid environmental and neighbour amenity issues could be provided.
	+ L R D	0	+ L R D	+ H R D	0	+ H R D	
	The restriction of development within gardens would generate both environmental and social benefits. A specific, more detailed policy within the DM DPD would strengthen such commitments.						
DM14 Housing with Care and Extra Care	Option: Policy for Housing with Care and Extra Care			Option: Policy for Housing with Care and Extra Care (including provisions to ensure new development should be within proximity to local services and public transport etc)			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	Promoting new development alongside local services, public transport and community hubs is a sustainable approach, not least because such residents are likely to be less mobile.  Similarly, vulnerable groups also have special housing needs and the same principles of sustainable location apply, although not necessarily on the same developments.  It is recommended that both these issues are covered within the same policy.
	+ L R D	+ M R I	+ M R D	++ L R D	+ M R D	+ M R D	
	The aim of a policy for housing with care and extra care would be to ensure that it is developed to an appropriate standard and would not generate adverse impacts upon neighbouring developments, and would therefore generate a range of direct social and environmental benefits, and potentially indirect economic benefits. A						

Policy Area Option	Options Performance and Recommendations									
	more detailed policy to include the consideration of the location of such establishments and other vulnerable groups would strengthen the social and economic benefits.									
DM15 Gypsy and Traveller Sites	Option: Policy for Gypsy and Traveller Sites (allocation of specific sites)			Option: Policy for Gypsy and Traveller Sites (use of a criteria based policy to assess planning applications)			Option: Policy for Gypsy and Traveller Sites (conduct further research to allocate sites within the Site Allocations DPD)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	It is considered that conducting further research to allocate sites would work best for longer-term needs that have not currently been identified.
	? M R D	+ M R D	? M R D	? M R D	+ M R D	? M R D	+ M R D	+ M R D	+ M R D	
<p>A policy to ensure that adequate provision for gypsy and traveller sites is made over the life of the Local Plan is essential in order to ensure that such sites are optimum in terms of social, environmental and economic considerations.</p> <p>Using a robust evidence base to allocate specific sites for the gypsy and traveller community would provide greater certainty for them and should help to identify the most sustainable sites in terms of access and amenity. However, this approach may cause a degree of blight for surrounding land. A criteria-based policy should be able to achieve sustainable locations in the same way but less certainty would be provided up-front.</p>										
DM16 Privacy and Impact in New Housing Development	Option: Policy for Privacy and Impact in New Housing Development			Option: No Policy for Privacy and Impact in New Housing Development (considered within Residential Extensions SPD)			Recommendations			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	This policy may be better incorporated into an overall policy on design considerations within the DM DPD. Reference to the Residential extensions SPD could provide much of the detail required.			
	+ L R D	0	+ M R D	+ L R D	0	+ M R D				
Commitments to ensure consideration of neighbours in relation to residential developments would generate social and environmental benefits in relation to amenity. Such commitments are already addressed within the Residential Extensions SPD.										
DM17 Minimum Space Standards for Residential Development	Option: Policy for Minimum Space Standards for Residential (with consideration of RIBA recommendations)			Option: Policy for Minimum Space Standards for Residential (with consideration of local circumstances)			Recommendations			

Policy Area Option	Options Performance and Recommendations						
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	A policy developed on the basis of both the RIBA recommendations and local circumstances would be most robust.
	+ L R D	0	? M R D	+ L R D	0	? M R D	
	Such a policy is important in order to ensure that new homes have adequate space for family lifestyles, and would positively contribute to many of the social objectives.						
<b>Health</b>							
DM18 Healthy Eating Near Schools	Option: Policy for Healthy Eating Near Schools (with consideration of distance between schools and takeaways)			Option: Policy for Healthy Eating Near Schools (with consideration of opening hours of takeaways)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	A criteria-based policy that addresses both distance and opening hours would be beneficial.  A sensible distance may be more than would be walkable within a typical lunch hour (e.g. a mile and a half). If hot food takeaways are located within this distance, it is recommended that they are not allowed to open at lunchtimes.
	+ L R D	? L R D	+ L R D	+ L R D	? L R D	+ L R D	
	Both these options would seek to limit the opportunity for school goes to have access to hot food takeaways, and would therefore generate benefits in terms of health and wellbeing, and also amenity (e.g. in relation to litter). Limiting the locations and opening hours of such establishments could potentially generate negative impacts upon the businesses themselves.						
DM19 Allotments and Other Food Growing Areas	Option: Policy for Allotments and Other Food Growing Areas			Option: No Policy for Allotments and Other Food Growing Areas (aside from provisions in the Site Allocations DPD)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	If allotments were listed in the Site Allocations DPD, a separate policy within the DM DPD may not be required.  It would be beneficial for new developments to provide contributions to allotments. However this should be weighed up against the risk of deterring developers given the increasing requirement for contributions to a number of other initiatives that may be considered more important, e.g. affordable housing, green space, education etc.
	+ L R D	+ M R D	+ L R D	+ L R D	+ M R D	+ L R D	
	Commitments that seek to protect and improve allotments within the borough would generate a range of environmental, social and economic benefits relating to biodiversity, health and wellbeing, community spirit and the local economy.						

Policy Area Option	Options Performance and Recommendations						
<p><b>Environment</b></p> <p>It is recommended that this section is split into two sections. One section should be related purely to natural / built environmental issues (including e.g. trees, natural environment, protected species, flood risk, heritage, amenity and contaminated land), and the other section should be related to sustainable design and energy (including e.g. high quality design, materials, art, cultural and community, shop fronts and energy policies).</p>							
DM20 Trees and Woodland	Option: Policy for Trees and Woodland			Option: Policy for Trees and Woodland (with detailed guidance)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>Overall, a guidance document to provide further detail on these issues (including in Conservation Areas) could be prepared and referenced in the DPD.</p> <p>A minimum of 3:1 replacement ratio should be encouraged. Where this cannot be achieved on site, it could be encouraged offsite (although this should be within a nearby area in order to achieve the same localised benefits).</p> <p>Native trees would usually be preferable, but guidance should be sought on scale, type and location with respect to soil type, growth rates, local character and impacts on neighbouring land/building and its setting. Guidance on who should be responsible for maintenance would be useful, and in some circumstances it may benefit communities to offer some form of community ownership.</p> <p>Liaison with the Woodland Trust would help to identify appropriate sites for new trees and their types.</p>
	+ L R I	0	+ L R D	+ L R I	0	++ L R D	
	<p>A policy to ensure the protection and enhancement of trees and woodland within the borough would contribute positively to environmental and social objectives (as such features are valuable in relation to health and wellbeing). A policy that contains comprehensive guidance would generate stronger environmental benefits.</p>						
<p>Option: Policy for Protection and Enhancement of the Natural Environment</p>			<p>Recommendations</p>				
DM21 Protection and Enhancement of the Natural Environment	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>There are opportunities to strengthen this policy to cover other issues such as the protection of designated wildlife (and geological) sites or also possibly green infrastructure links and wildlife connectivity / corridors.</p> <p>A policy on landscape / townscape character protection/enhancement would also be useful.</p>			
	+ L R I	0	++ L R D				
	<p>This policy would strongly contribute to the objectives relating the environment through its direct provisions to ensure protection and enhancement of the</p>						

Policy Area Option	Options Performance and Recommendations						
	natural environment. Indirect benefits upon health and wellbeing could also be realised.						
DM22 Protected Species	Option: Policy for Protected Species			Option: No Policy for Protected Species			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	A reference to European Protected species and rare and endangered species would make the policy stronger. Protected habitats should also be referenced together with those habitats which support protected species.
	+ L R I	0	++ L R D	0	0	- L R D	
	This policy would positively contribute to the protection and enhancement of biodiversity, and could generate indirect impacts upon health and wellbeing.			Reference to existing legislation would be beneficial with a summary of the key principles to ensure the policy is in line with them.  A criteria-based policy should give consideration to, for example, habitats loss, fragmentation, severance, direct mortality of species, disturbance, pollution, groundwater, opportunities for enhancement.			
DM23 Flood Risk Management	Option: Policy for Flood Risk Management			Option: No Policy for Flood Risk Management (considered within the NPPF)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	A policy that reflects the sequential approach and key principles of the NPPF Technical Guidance Note is recommended.
	+ L I D	+ L I D	+ L I D	+ L I D	+ L I D	+ L I D	
	Although the NPPF contains strong principles to ensure the management of flood risk and to direct inappropriate development away from areas at risk of flood, a more detailed policy within the DM DPD would strengthen these principles thereby more clearly contributing to the achievement of a range of social, economic and environmental objectives.						
DM24 High Quality Design	Option: Policy for High Quality Design			Option: No Policy for High Quality Design (considered within the Core Strategy)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	The policy could include additional guidance relating to high quality or sustainable design, including: security by design, water efficiency measures,
	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	

Policy Area Option	Options Performance and Recommendations									
	The policy within the Core Strategy seeks to ensure that high quality design is encouraged in order to conserve and enhance the borough's environment, and therefore directly contributes to the achievement of social, environmental and economic objectives. However, additional guidance reflecting best practice within the DM DPD policy would further strengthen such benefits.						BREEAM/Code for Sustainable Homes requirements, residential amenity, scale, massing, materials, mix of building types, transport, parking and access requirements, planting, environmental enhancement, sustainable drainage, habitat creation, air, noise and light pollution, local distinctiveness and waste recycling etc.			
DM25 Materials	Option: Policy for Materials (including provisions for a limited palette)			Option: Policy for Materials (including provisions for local sourcing)			Option: Policy for Materials (including provisions for energy efficiency)			Recommendations
<p>These options would all generate positive social and environmental impacts through their aims to ensure that development is sympathetic to its surroundings, thereby maintaining community pride and the townscape character. The option that seeks to ensure the local sourcing of materials also has the potential to encourage economic inclusion through the use of local suppliers.</p>										<p>All three options for materials are positive with respect to the use of sustainable materials, and therefore an option that combines all three should be progressed.</p> <p>Recycled or secondary materials could also be mentioned.</p>
DM26 Public Art	Option: Policy for Public Art (contribution negotiated on an individual basis)			Option: Policy for Public Art (contribution asked on major commercial, retail, leisure and institutional developments)			Option: Policy for Public Art (application only to large or moderate scale residential schemes)			Recommendations
<p>All the options would generate positive impacts upon the quality environment by enhancing the appearance of buildings and their setting. Social benefits can also be realised, particularly by contributing to increased community spirit and pride. However, public art can divide opinion and so impacts are uncertain.</p>										<p>It is recommended that higher quality art is promoted on a case-by-case basis rather than promoting lower quality in more areas.</p>
										<p>Contributions from schemes above a certain size would help this and the input of a lead artist from the outset would be beneficial in terms of integration overall.</p>
										<p>Consideration to safety, maintenance and longevity should also be considered e.g. will the materials deteriorate over time.</p>

Policy Area Option	Options Performance and Recommendations					
						Ideas on how public art changes through the day are considered too detailed to be included within the policy.
DM27 Heritage Assets	Option: Policy for Heritage Assets		Option: Policy for Heritage Assets (including additional information relating to climate change, energy efficiency etc)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>
	+ M R I	+ M R I	+ L R D	+ M R I	+ M R I	++ L R D
	In addition to direct environmental benefits, the protection of heritage assets has the potential to generate indirect benefits upon the visitor economy and educational opportunities. A policy containing additional guidance relating to climate change and energy efficiency would strengthen the policy's achievement of environmental objectives.					<p>It is recommended that historic landscapes, historic character and the setting of heritage assets are referenced within the policy, and scheduled monuments, Registered Historic Parks and Gardens, conservation areas and archaeology are covered in the list of heritage assets. It would be helpful for heritage topics to be covered in a single policy but also cross-referenced to other policies on townscape character etc.</p> <p>Key principles such as preservation in situ should be referenced together with the requirements of NPPF.</p> <p>Reference to how and under what circumstances listed buildings can be made more energy efficient would be beneficial.</p> <p>Measures to promote education and appropriate public access and information would be beneficial.</p>
DM28 Cultural (and Community) Development	Option: Policy for Cultural (and Community) Development		Option: No Policy for Cultural (and Community) Development			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>
	++ L R D	+ M R I	? L R D	- L R D	- M R I	? L R D
	A policy that seeks to support cultural and community development would generate a range of social benefits such as improved accessibility, community cohesion and spirit and also improved health. Enhanced visitor attractions and community facilities could also positively contribute to the local economy, through their increased use. In addition, the policy would seek to ensure that existing amenity is protected and that development is sympathetic to the character of the					The sequential approach seems sensible. Key sites could also be included in the Site Allocations document to add strength to this.

Policy Area Option	Options Performance and Recommendations						
	area.						
DM29 Advertisements	Option: Policy for Advertisements			Option: Policy for Advertisements (extended to include all advertisement types)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	The proposed approach to advertisements seems sensible. It is recommended that other aspects could be considered, including quality, clustering, location with respect to heritage and local character, residential amenity, safety and rural character.
	+ M R I	+ M R I	+ L R D	+ M R I	+ M R I	+ L R D	
	This policy would seek to ensure that advertisements do not generate an adverse visual impact and are appropriate to the existing character and quality of the area, and would also include a specific commitment to ensure that advertisements do not impact upon any heritage features or their setting. The policy would therefore positively contribute to many environmental objectives. The extended policy to include all advertisement types would strengthen these benefits.						
DM30 Shop Fronts and Security Shutters	Option: Policy for Shop Fronts and Security Shutters			Option: Policy for Shop Fronts and Security Shutters (with additional guidance)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	It is recommended that consideration is afforded to whether there is benefit in referencing the types of business uses for shop frontages, i.e. continuity of use classes together etc. Further guidance on frontages would be helpful. More stringent guidance for Conservation Areas and Listed buildings would also ensure these assets are protected and enhanced. The advice on shutters would also be beneficial with respect to character, heritage and security.
	+ L R D	+ M R I	+ L R D	+ L R D	+ M R I	+ L R D	
	High quality designed shop fronts that enhance the character of the area would directly contribute to the achievement of environmental objectives that seek to ensure protection and enhancement of the built environment. In addition, social benefits would be realised through the policy's aim to ensure that security measures, whilst being sympathetic to the building, are installed effectively. Indirect positive impacts could be generated in relation to the economy, by the policy's contribution to ensuring that town and local centres are attractive to visit, live and work.						
DM31 Environmental Amenity	Option: Policy for Environmental Amenity			Option: Policy for Environmental Amenity (with additional detail)			Option: No Policy for Environmental Amenity (considered within Core Strategy) Recommendations

Policy Area Option	Options Performance and Recommendations									
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>Residential amenity is an important issue, whether it is a standalone policy or as part of another, e.g. High Quality Design.</p> <p>Other considerations could include separation distances and noise survey requirements but these may be better addressed separately.</p> <p>Other forms of pollution, e.g. air pollution may also be relevant.</p> <p>Parking is also an issue.</p>
	+ L R D	0	+ L R D	+ L R D	0	+ L R D	+ L R D	0	+ L R D	
	<p>A policy that seeks to protect existing amenity would positively contribute to a range of social and environmental objectives relating to health and wellbeing, community spirit, air quality, biodiversity, landscape / townscape and heritage features. Potential impacts would not be significantly different between each of the three options for the policy, as long as environmental amenity is addressed somewhere in the Local Plan.</p>									
DM32 Contaminated and Unstable Land	Option: Policy for Contaminated and Unstable Land			Option: Policy for Contaminated and Unstable Land (with additional detail e.g. relating to pollution control)			Recommendations			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>Referencing the statutory requirements for assessing and remediating contaminated land would be beneficial.</p> <p>Reference should also be made to avoiding future contamination through development control. It may be that if land is contaminated it would restrict the type of development allowable, depending upon the viability of and the degree to which it can be remediated. The use of previously developed land is also encouraged.</p>			
	+ M R I	0	+ L R D	+ M R I	0	+ L R D				
	<p>Such a policy would directly support the environmental objective relating to ensuring sustainable use of natural resources and an efficient use of land, through its provisions to ensure that development proposals are accompanied by contaminated land assessments and remediation strategies if relevant. Indirect health benefits could also be realised. Such impacts would be further strengthened if the policy contained additional guidance e.g. relating to pollution control etc.</p>									
DM33 Wind Energy	Option: Policy for Wind Energy			Option: Policy for Wind Energy (with additional detail)			Recommendations			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<p>A criteria-based policy that looks at the range of considerations required for wind energy, including environmental and amenity issues, would be beneficial.</p> <p>If a significant number of applications are expected, it may also be useful to produce an SPD to address these issues in greater detail. It is important that cumulative and transboundary impacts are considered. A sensitivity map,</p>			
	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D				
	<p>A policy that promotes the development of wind energy, whilst seeking to ensure potential impacts upon the landscape / townscape, nature consideration,</p>									

Policy Area Option	Options Performance and Recommendations						
	accessibility, amenity and existing infrastructure, would positively contribute to a range of social and environmental objectives. In addition, economic benefits would be realised through the promotion of such renewable energy technology. Such impacts would be further strengthened if the policy contained additional guidance e.g. relating to cumulative and transboundary impacts.			perhaps drawing from the Lancaster-wide landscape sensitivity work, would be beneficial although a map of acceptability may be difficult to produce, could cause blighting and could be limiting to developers who would be able to undertake more detailed studies.			
DM34 Energy Efficiency	Option: Policy for Energy Efficiency			Option: No Policy for Energy Efficiency (considered within other parts of the Local Plan)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	It is recommended that the content of this policy forms part of an overall sustainable building design policy. It would be useful to use policy to 'encourage' energy efficiency in conversions and extensions in addition to the existing requirements of Building Control and the Core Strategy.
	+ L R I	0	+ L R D	+ L R I	0	+ L R D	
	Commitments to energy efficiency and carbon offsetting within developments would directly contribute to the achievement of the environmental objectives relating to energy efficiency and climate change. In addition, indirect benefits could be realised upon health and wellbeing, as issues such as fuel poverty and a lack of insulation in houses can exacerbate health issues. There would still remain benefits without a policy on energy efficiency in the DM DPD as the Local Plan documents should be read as a whole. Having said that, energy efficiency should be addressed within the DM DPD in some way.						
DM35 Energy Generation in Major Development	Option: Policy for Energy Generation in Major Development			Option: No Policy for Energy Generation in Major Development (considered within the Core Strategy)			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	Energy efficiency could be encouraged through reference to BREEAM and Code for Sustainable Homes Standards, and could form part of a wider sustainable building design policy with reference to major developments.  Such a policy could focus on energy efficiency measures, i.e. to reduce consumption through insulation, low energy design (solar gain etc) and also look at the potential for renewable energy generation. The latter may include a range of possibilities including ground source heat pumps, district heating schemes, combined heat and power etc.  Energy efficient design should be encouraged in all cases whereas renewable
	0	0	+ L R D	0	0	+ L R D	
	This option would directly support the environmental objectives relating to energy efficiency and climate change. There would still remain benefits without such a policy in the DM DPD as the Local Plan documents should be read as a whole. Having said that, energy efficiency should be addressed within the DM DPD in some way.						

Policy Area Option	Options Performance and Recommendations						
	energy may be better focussed on specific, appropriate locations/developments. A balance should be achieved so as not to discourage developers or result in houses becoming too expensive.						
<b>Accessibility</b>							
DM36 Traffic and Highway Safety	Option: Policy for Traffic and Highway Safety			Option: Policy for Traffic and Highway Safety (with additional detail)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ L R I	+ L R I	+ L R D	+ L R I	+ L R I	+ L R D	
	Effective traffic management would improve accessibility and congestion, thereby potentially generating indirect benefits upon the local economy and in terms of greenhouse emissions. The policy would also seek to encourage sustainable travel, which could indirectly contribute to increased physical activity and improved health and wellbeing in the long-term. A policy with additional commitments to ensure protection and enhancement of footpaths etc would strengthen such benefits.						
DM37 Parking Provision	Option: Policy for Parking Provision (with reference to parking standards)			Option: Policy for Parking Provision (with inclusion of parking standards)			Recommendations
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	? M R I	+ M R I	? L R D	? M R I	+ M R I	? L R D	
	It is recognised that adequate parking provision is required within the borough, and such provision would generate indirect benefits in terms of the local economy and accessibility. However, parking provision could contribute to an increased use of private cars, which could indirectly contribute to reduced physical activity and health, and also increased greenhouse gas emissions. However, it is noted that the policy would encourage the development of Travel Plans.						
<b>Rural Areas</b>							
DM38 New Building and Conversion of	Option: Policy for New Building and Conversion of Existing Buildings in			Option: Policy for New Building and Conversion of Existing Buildings in			Recommendations

Policy Area Option	Options Performance and Recommendations						
Existing Buildings in Countryside	Countryside			Countryside (with additional detail)			It is recommended that the policy consists of additional guidance to ensure sustainable development. New dwellings and conversions should give consideration to a range of factors including amenity, character, landscape, traffic, access to amenities, effect on wildlife (e.g. bats and barn owls in conversions), water quality, utilities supply, effect on tranquillity, appropriate materials, scale, design and historic value and setting etc.
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	
	This policy would seek to ensure the protection of the landscape character, whilst promoting opportunity for appropriate residential or commercial development, and would therefore contribute to a range of social, economic and environmental objectives.						
DM39 New Building and Conversion of Existing Buildings in Green Belt	Option: Policy for New Building and Conversion of Existing Buildings in Green Belt			Option: Policy for New Building and Conversion of Existing Buildings in Green Belt (with additional detail)			Recommendations  It is recommended that this policy is merged with DM38.  A definition of terms is recommended.  Guidance on materials and design would be beneficial and should be more stringent than those suggested in relation to Policy DM38. Particular attention should be given to not exceeding existing footprints and visual appeal including the effect on local character. A criteria-based approach may be sensible and allows control with a degree of flexibility.
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	+ L R D	
	The potential impacts as a result of this policy would be very similar to those of Policy DM38. A range of social, economic and environmental objectives would be positively contributed to through the commitments to ensure the protection of the existing Green Belt character, whilst allowing appropriate development that benefits agricultural and forestry workers.						
DM40 Farm Diversification	Option: Policy for Farm Diversification (non-criteria based)			Option: Policy for Farm Diversification (criteria based)			Recommendations  A criteria-based approach would be beneficial. This could include scale, traffic/access, local community focus and impacts upon wildlife, landscape and land quality.
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	
	+ M R D	++ L R D	? L R D	+ M R D	++ L R D	? L R D	
	The promotion of farm diversification has the potential to positively contribute to a more sustainable local economy by encouraging a shift from traditional farming activities. This could also generate knock-on benefits upon community spirit and aspirations, and thereby potentially health and wellbeing. However, it is essential that diversification options benefit the local community to ensure community cohesion is not adversely affected. Environmental impacts are uncertain at this stage, until the details of the policy emerge.						

Policy Area Option	Options Performance and Recommendations						
DM41 Agricultural Workers Dwellings	Option: Policy for Agricultural Workers Dwellings			Recommendations			
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	The tests proposed seem logical. Reference to other environmental protection policies should also be applied.			
	+ M R D	+ L R D	? L R D				
	This policy would seek to prevent isolation of agricultural workers, which would benefit their health and wellbeing. Economic benefits would be ensured through the financial test to ensure profitability. All development has the potential to adversely impact upon the environment, and therefore environmental impacts are uncertain.						
DM42 Equestrian Development	Option: Equestrian Development			Option: Policy for Equestrian Development (criteria based policy with additional detail)		Recommendations	
	<i>Social</i>	<i>Economic</i>	<i>Env</i>	<i>Social</i>	<i>Economic</i>	<i>Env</i>	All of the options for guidance could be taken forward in parallel within the policy.
	+ M R D	? L R D	+ L R D	+ M R D	? L R D	+ L R D	
	By ensuring that equestrian development is designed and located carefully, environmental objectives that seek to protect the natural environment would be positively contributed to. Such development can be important as recreational / leisure activities, and so their optimum and sustainable development would benefit social objectives such as health and wellbeing. Although it is noted that equestrian developments can be leisure facilities, impacts upon the economic objectives are uncertain at this time.						