



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL/
STRATEGIC ENVIRONMENTAL ASSESSMENT
of SOUTH HAMS DISTRICT COUNCIL**

RURAL AREAS SITE ALLOCATIONS

**DEVELOPMENT PLAN DOCUMENT:
(Pre Submission Publication)**

SUSTAINABILITY APPRAISAL REPORT

April 2010

prepared by

enfusion



SUSTAINABILITY APPRAISAL /
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of
SOUTH HAMS DISTRICT COUNCIL – RURAL
AREAS
DEVELOPMENT PLAN DOCUMENT:
SITE ALLOCATIONS

SUSTAINABILITY APPRAISAL REPORT

for & on behalf of Enfusion Ltd

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SOUTH HAMS DISTRICT COUNCIL

RURAL AREAS DEVELOPMENT PLAN DOCUMENT (DPD): SITE ALLOCATIONS

SUSTAINABILITY APPRAISAL (SA) REPORT

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1.0 SUMMARY AND OUTCOMES

Non Technical Summary

This Sustainability Appraisal (SA) Report

- 1.1 This Report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the South Hams District Council Rural Areas Development Plan Document (DPD): Site Allocations as required by planning legislation and Government guidance. SA assists in promoting more sustainable development through an ongoing dialogue and assessment during the preparation of development planning documents. SEA considers the potential impacts of planning proposals on the environment and is a requirement of European legislation. In England, SEA is incorporated into the SA process and consideration of socio-economic issues is dealt with to the same level of detail as environmental. The Council commissioned consultants Enfusion to progress the SA work in January 2005.

Sustainability Issues, Problems and Opportunities

- 1.2 During early 2005 a sustainability scoping process was carried out to help ensure that the SA covered the key sustainability issues that are relevant to the development planning system in South Hams. Relevant plans and programmes were reviewed to develop a wider understanding of the issues and priorities for South Hams, together with a description of the current and predicted social, environmental and economic characteristics of the District. From these studies and public consultation, the key sustainability problems and issues were identified as affordable housing, local employment, the Sherford New Community, high design standards for development, protection of environmental quality, second homes, car usage, and accessibility. The sustainability scoping was updated in January 2009 in consideration of changes to other plans and information since 2005 and to make it more relevant to appraising development site proposals.

Method for Appraising the Sustainability of DPDs & Consultation

- 1.3 A Sustainability Appraisal Framework was compiled and included objectives that aim to resolve the issues and problems identified. It was proposed to use these Sustainability objectives to test the draft development plan documents as they were being prepared. This approach and the proposals for testing the development planning process was written up into a SA Scoping Report that was sent to a wide range of organisations and also made available on the Council's website. Comments were invited and received from a number of these organisations; this consultation helped improve the Appraisal Framework.

- 1.4 The SA objectives and their decision-aiding questions were reorganised and amended to make them more relevant to a comparative assessment of the sustainability of potential sites. This proposed approach (Sustainability Threshold Assessment STA) to sites assessment was subject to consultation in January 2009 and the method then further refined with a Panel of South Hams representatives, including statutory consultees during an options consultation in May 2009, the STA was then revised after considering comments made by the panel for the Pre-Submission Publication stage. In this way, the sites assessment process was integrated with the sustainability appraisal process. The development proposals identified in the Rural Areas DPD were then subject to SA using the original SA Framework of objectives established for the Core Strategy to produce a commentary and SA recommendations where necessary.

Appraising the Rural Areas DPD – Site Allocations

- 1.5 The Rural Areas DPD – is one of five Site Allocations DPDs being prepared simultaneously and together these will be key Local Development Framework (LDF) documents for South Hams. The South Hams LDF Core Strategy and an Area Action Plan for the Sherford New Community have already been adopted by the Council. The Rural Areas DPD deals with the allocation of sites in the rural areas of South Hams. The DPD addresses the period up to 2016 and reflects both the strategic direction set by the Core Strategy, and the emergent planning scenario set out by the Regional Spatial Strategy to 2026 and beyond.
- 1.6 The Vision, Objectives and Development Proposals of the Site Allocations DPD were each appraised in 2009 using professional judgement and the baseline information against the SA Framework of Objectives. Progression towards or away from sustainable development was recorded; potential predicted effects were reported where applicable, highlighting short/long term effects, and cumulative effects if possible. Where appropriate, suggestions were made for improving the sustainability of the content of the DPD and these have been incorporated in the Pre-Submission Publication document.

SA Findings

- 1.7 Generally the DPD proposals were found to positively contribute towards the SA Objectives for Sustainable Development in South Hams. A small number of recommendations were made as a result of the SA which could improve the sustainability.

Next Steps

- 1.8 This SA/SEA Report is now presented for public consultation, together with the Rural Areas DPD – Site Allocations (pre-submission). Comments received will be reviewed and a Final SA Report that records the whole SA/SEA process will be published with the adopted DPD.

Statement on the Difference the SA/SEA process has made

- 1.9 The DPD for Rural Areas builds upon the adopted Core Strategy for South Hams. The Core Strategy has been subject to detailed SA/SEA and therefore significant findings would not be expected from this SA. The detailed SA illustrates that the DPD will contribute significantly to sustainable development in the District.
- 1.10 However, the key difference the SA has made to the process has been through the integration of the SA/SEA consideration of options/alternatives with the Council's site selection process, through the use of the SA/SEA Sustainability Threshold Assessment method. This has ensured a robust and sustainable selection process that will help to deliver sustainable outcomes in the provision of approximately 600 dwellings in Rural Areas to 2016, including local centres (200 dwellings) and villages (400 dwellings). A total of 3ha of employment land across all local centres is also proposed to 2016.

HOW TO COMMENT ON THIS SA REPORT

- 1.11 If you have any comments on the SA/SEA of the Rural Areas DPD – Site Allocations we would be grateful to receive them. Your views are important and the Council needs to receive them by **4pm on 11 June 2010**. Comments may be made online or sent to the Forward Planning Team by post, fax or email.

Online: <http://consult.southhams.gov.uk/portal>

Post: Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

Fax: Forward Planning 01803 861404.

Email: forward.planning@southhams.gov.uk

2.0 BACKGROUND

Purpose of the Sustainability Appraisal (SA) and the SA Report

- 2.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act, 2004 and Planning Policy Statement 12: Local Spatial Planning, 2008. Local Development Documents must also be subject to Strategic Environmental Assessment¹² (SEA) and Government advises³ that an integrated approach is adopted so that the SA process incorporates the SEA requirements.
- 2.2 This is the SA Report that documents the Sustainability Appraisal/Strategic Environmental Assessment processes for the Rural Areas DPD – Site Allocations. The Sustainability Appraisal Framework discussed in Section 3 of this SA Report indicates the relationship between the SA and the SEA; compliance with the SEA Regulations is signposted below in this section. This SA Report is being published for consultation with the Rural Areas DPD – Site Allocations document in accordance with SEA Regulations and SA Guidance.

Rural Areas DPD – Site Allocations: DPD Contents, Objectives and Development Proposals

- 2.3 The Core Strategy is the overarching strategic document of the South Hams Local Development Framework (LDF), and sets out the key elements of the planning framework for the District (apart from the area that lies within the Dartmoor National Park, which will be covered by the Dartmoor LDF). The Core Strategy was developed through 2004 – 2006 with the Submission document published in January 2006; an Examination in Public was held in July 2006 and the Council adopted the Core Strategy in December 2006.
- 2.4 The Rural Areas DPD –Site Allocations must accord with the planning vision and strategy set for the district by the Core Strategy. In the Core Strategy, Rural Areas are designated in Policy CS1: Location of Development as Local Centres and Villages. In addition, Policy CS2 of the Core Strategy allocates approximately 600 dwellings to the Rural Areas (200 dwellings in Local Centres and 400 in Villages) in the period up to 2016, and Policy CS3 allocates 3ha of employment land for the areas. It is the role of the Rural Areas DPD to specify the most appropriate location for the dwelling and employment land allocations.

¹ EU Directive 2001/42/EC

² Environmental Assessment of Plans and Programmes Regulations 2004

³ ODPM, 2005 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

- 2.5 The Rural Areas DPD contains a Vision and Objectives, and development proposals as follows:

The Vision for the Rural Areas DPD

Sustainable rural communities whose development:

- *Provides affordable homes for local people;*
- *Provides good local job opportunities;*
- *Enhances rural character and local distinctiveness; and*
- *Supports accessible rural services;*

Objectives for Rural Areas

- RA1:** Provide housing to meet the needs of the rural communities, including the provision of affordable homes;
- RA2:** Provide opportunities for good jobs in employment schemes which support economic diversification in the rural areas;
- RA3:** Provide development that supports the role of the local centres and improves the self sufficiency of the smaller towns and villages;
- RA4:** Locate development to help reduce the need to travel and on sites well located to the settlement pattern;
- RA5:** Conserve and enhance the special character and local distinctiveness of the natural and built environment in the rural area;
- RA6:** Achieve an appropriate scale and form of development that meets local challenges, responds positively to opportunities and is based on evidence of local needs and aspirations, including community facilities and green infrastructure;

Development Proposals:

- Proposal **RA1:** West of Palm Cross Green
 Proposal **RA2:** South of Poundwell Street
 Proposal **RA3:** Bonfire Hill
 Proposal **RA4:** Shadycombe
 Proposal **RA5:** Village Centre, Chillington
 Proposal **RA6:** South of Carehouse Cross, Stokenham
 Proposal **RA7:** North and east of Milizac Close
 Proposal **RA8:** Land to north of Riverford Farm Shop
 Proposal **RA9:** Land to north of village, Aveton Gifford
 Proposal **RA10:** Site to west of Avonwick
 Proposal **RA11:** Land south of Cheavestone Lea
 Proposal **RA12:** Town Farm, Blackawton
 Proposal **RA13:** Land north east of Venn Farm
 Proposal **RA14:** Webbers Yard and Sawmills Field

- Proposal **RA15**: Wheatpark
- Proposal **RA16**: Land west of Ermington Workshops
- Proposal **RA17**: Harbertonford Mills
- Proposal **RA18**: Land to the north of the village
- Proposal **RA19**: Land north of Church hill
- Proposal **RA20**: Land at Brixham Road
- Proposal **RA21**: Land to north of Loddiswell
- Proposal **RA22**: Land at Five Lanes, adjacent to Vicarage Road
- Proposal **RA23**: Land opposite Primary School
- Proposal **RA24**: Land South of Primary School
- Proposal **RA25**: Land opposite Rowes Farm
- Proposal **RA26**: Land at Paignton Road
- Proposal **RA27**: Land south of Coombe Shute
- Proposal **RA28**: Land east of Seaview Road
- Proposal **RA29**: Land east of Primary School
- Proposal **RA30**: Land south of Knighton Road, Wembury

Compliance with the SEA Directive & Regulations

- 2.6 The SEA Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken (ie: SEA is subsumed within the SA process, as for the SAs of the South Hams LDF, including the Rural Areas DPD), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. Consequently the requirements for reporting the SEA process are set out below, and the section of the report that progresses each requirement indicated.
- 2.7 *An outline of the contents, main objectives of the plan and relationship with other relevant plans:*
- Section 2 of this report sets out the contents and main objectives of the Rural Areas DPD. The relationship with other relevant plans is summarised in Section 4 and Appendices I and III of this report.
- 2.8 *The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan:*
- Section 4 of this report summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the South Hams. Appendix II sets out this information in more detail. The likely evolution of current conditions ('trends') is detailed in Appendix II and updated in Appendix III, where available.
- 2.9 *The environmental characteristics of areas likely to be significantly affected:*

- Where relevant and available, information regarding particular areas has been included in Appendix II and updated in Appendix III.
- 2.10 *Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance:*
- Section 4 of this report summarises existing sustainability problems (including environmental problems) for the South Hams area.
- 2.11 *The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation:*
- Appendix I of this report provides the summary of objectives for sustainability in the South Hams (including environmental objectives), and the implications of these objectives for the LDF.
- 2.12 *The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects:*
- The SA Framework of objectives presented in Section 4 of this report shows which of the issues listed by the SEA Regulations are progressed by which SA Objectives. This assures that all of the issues are considered during the assessment of each part of the Rural Areas DPD, since each policy is assessed against each SA Objective.
 - The likely sustainability effects of implementing the Rural Areas DPD (including environmental effects) is summarised in Section 5 of this report, and detailed in Appendices V-VI, and in the shared document *Sustainability Threshold Assessment of Development Site Options*. Where possible, an indication of whether effects are likely to be cumulative, short, medium and long-term etc has been included.
- 2.13 *The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan:*
- Where significant adverse effects, including environmental effects, have been predicted, the SA has sought where possible to identify means of offsetting these effects. These are provided

in the form of recommendations in the appraisal matrices at Appendix V-VI and summarised in Section 5 of this report.

2.14 *An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information:*

- Alternatives were considered through the DPD site selection process, using the Sustainability Threshold Assessment method. A range of site options were assessed against the STA framework and this assessment can be found in the document accompanying both the SA and the Site Allocations DPD: *Sustainability Threshold Assessment of Development Site Options*.
- Details of how the assessment was undertaken are provided in Section 3 of this report (appraisal methodology), and difficulties encountered in compiling information are summarised in Section 4 of this Report.

2.15 *A description of the measures envisaged concerning monitoring:*

- Measures envisaged concerning the monitoring of the sustainability effects (including environmental effects) of implementing the Rural Areas DPD are provided in Section 7 of this report.

2.16 *A non-technical summary of the information provided under the above headings:*

- The non-technical summary is set out at the beginning of this report in Section 1.

3.0 APPRAISAL METHODOLOGY

Scoping the Key Sustainability Issues

- 3.1 Enfusion Ltd was commissioned in January 2005 by South Hams Council to progress the SA work. A scoping process was undertaken during early 2005 to help ensure that the SA covers the key sustainability issues that are relevant to the spatial and development planning system in the South Hams district. This included the development of an SA Framework of objectives (presented at the end of section 4 of this report) to comprise the basis for appraisal. A Scoping Report was prepared to summarise the findings of the Scoping process. This was published in April 2005 for consultation with stakeholders and is also available on the Council's website. Responses to this consultation, and how they were taken into account, are reported in the SA Report accompanying the adopted Core Strategy (2006).

Updating the SA Scoping (2009)

- 3.2 The original SA Scoping Report in 2005 set out key sustainability issues and characteristics for South Hams and it was confirmed in early 2009 that these remain largely unchanged. An update of the baseline information was prepared for the district with specific reference to the four towns and this helped to identify the special characteristics of each settlement. This updating of the SA scope was published for consultation with key stakeholders in January 2009 and no responses were received.

Appraising the Rural Areas DPD Vision and Objectives

- 3.3 The Vision and Objectives were appraised against the SA Framework and compatibility with the SA objectives was assessed. Detailed matrices presenting the findings of the SA are set out in Appendix V. The compatibility analyses used professional judgement with the updated baseline information and categories of potential likely significant effects/compatibility as follows:

Key to Compatibility Analysis	
++	Strongly compatible
+	Compatible
-	Incompatible
--	Strongly incompatible
?	Uncertain
0	Not relevant to SA Objective

Appraising the Rural Areas DPD Development Proposals

- 3.4 The Development Proposals were appraised using the SA framework established in 2005. The appraisals were carried out using professional judgement and considering progression towards or away from the SA objectives for sustainability judged against the baseline, including the updated data more specific to the settlements. Matrices set out the summary findings of the STA site option assessment process. Against these STA findings an SA/SEA commentary is provided for those SA objectives that are relevant at the site allocation level. Any likely significant cumulative effects of the development proposals on Rural Areas were also considered and reported.
- 3.5 The SA Framework of objectives and decision-aiding questions is set out in Table 4.1 and the key to the likely significance effects set out in Table 4.2 in the following Section 4 of this SA Report.

Relationship between SA and the STA of Development Site Options

- 3.6 The SA objectives and their decision-aiding questions were reorganised and amended to make them more relevant to a comparative assessment of the sustainability of potential sites. This proposed approach (Sustainability Threshold Assessment STA) to sites assessment was subject to consultation in January 2009 and the method then further refined by establishing a Panel of South Hams representatives, during an options consultation in May 2009, the STA was then revised after considering comments made by the panel for the Pre-Submission Publication stage. The Panel involved the District and County Council, Environment Agency, Natural England, Development industry, business and community representatives. In this way, the sites assessment process was integrated with the sustainability appraisal process.
- 3.7 The document *Site Comparison Method: Sustainability Threshold Assessment (STA)* (available separately and provided as evidence to the DPD and the SA) sets out the details. The method acknowledges that a number of sustainability factors are common to all sites, for example, it is assumed that any site will be developed to a high quality design, be adequately served by infrastructure, and maximise energy efficiency. Therefore, these factors did not form part of the site assessment comparative assessment. Five categories of significance for the differentiating factors, such as flood risk and accessibility, were identified with thresholds and a colour system used to aid presentation of findings.
- 3.8 Once the STA exercise had been completed, a Quality Assurance exercise was undertaken to ensure that each of the criteria had been applied consistently across the district. This exercise led to some additional clarification around the methodology and subsequent changes to the scoring of some criteria, and the overall scoring of some sites. The main areas of change relate to the accessibility criteria which are now more explicit in their consideration of the range of

facilities considered, particularly employment uses. This has led to lower scores in some of the villages. The Quality Assurance exercise also removed the summary text around attributes and constraints, as this was difficult to apply consistently, and did not add enough added value to the process to warrant revisiting in great detail.

- 3.9 The development proposals identified in the DPD were then subject to SA using the original SA Framework of objectives established for the Core Strategy. Since the STA sites sustainability assessment method had developed from the SA process, a pragmatic approach was taken to this subsequent SA. Professional judgement was used to appraise the development proposals and commentary made with recommendations for proposed mitigation of any significant adverse effects identified; particular consideration was also given to cumulative effects.

Summary of SA Method

- 3.10 The method used for this Sustainability Appraisal of the Rural Areas DPD Sites Allocations comprises the following elements:

- Identifying relevant baseline information and other plans or programmes that influence this DPD
- Compatibility analyses of the Vision and Objectives against the SA Framework of objectives
- Taking into account the findings of the STA process, the sites were appraised against the objectives of the SA Framework, drawing out and detailing the areas where each development proposal has specific potential impacts; highlighting adverse/beneficial, short/long term effects, cumulative effects, with recommendations for proposed mitigation or enhancement where identified.

- 3.11 The SA has been carried out using professional judgment with the Sustainability Appraisal Framework and drawing upon selected information in the Review of Plans and Programmes, and the Baseline Information (SHDC, 2005) (also available separately as Appendices I and II).

Consultation

- 3.12 The key sustainability issues were identified through the SA scoping process that was subject for formal consultation by the Council with the public and other stakeholders during early 2005. The SA of the Core Strategy Objectives and Strategic Policies was carried out during May - June 2005 and the Preferred Options were subject to formal consultation. The Core Strategy was further refined as a result of this consultation and the Submission Document with the final SA report were published for consultation and examination in January 2006. Details of the SA consultation are presented in the final SA Report for the Core Strategy.

- 3.13 This SA Report is being published for public consultation along with the Rural Areas DPD – Sites Allocations, in accordance with SEA Regulations and SA Guidance. It will be published on the Council's website www.southhams.gov.uk and sent to statutory consultees and the wider stakeholder group that was consulted on the SA Scoping process.

4.0 SUSTAINABILITY CONTEXT

Introduction and Sustainability Baseline Characteristics

- 4.1 The details of the SA scoping process for South Hams are presented in the SA Scoping Report (SHDC, 2005). The key issues, problems, objectives and opportunities for sustainable development, spatial and development management planning were identified from:
- A review of plans and programmes
 - Analysis of baseline information
 - Consultation
- 4.2 The key strategic characteristics for sustainable development in South Hams were detailed in the SA of the Core Strategy and are summarised as follows:
- Affordable housing
 - Local employment and prosperous economy
 - Sherford new community
 - High design standards for development
 - Protecting environmental quality
 - Second homes
 - Car usage
 - Accessibility
- 4.3 The baseline information is not reproduced here but can be found on the South Hams District Council website, along with the full list of plans and programmes, at:
http://www.southhams.gov.uk/index/residents_index/ksp_development_and_planning/ksp-development_and_planning-forward/sp-forward_planning-sustainability_appraisal.htm. The Baseline and Plans and Programmes review can also be found as separate appendices I and II to this report.
- 4.4 This SA of the Rural Areas DPD has also been informed by recent and ongoing strategies and studies that provide more detailed information and contextual analysis for the rural areas. Relevant strategies, studies and plans are outlined below in Section 4.5. The key issues arising that are priorities for this area are summarised as follows:
- Remoteness and accessibility;
 - Local distinctiveness and strong sense of place; and
 - Social inclusion and affordable housing.

Local Plans and Programmes Relevant to the Rural Areas DPD

- 4.5 Devon Local Transport Plan (2006-2011)
South Hams LDF Adopted Core Strategy, December (2006)
South Hams Housing and Market Needs Assessment (2006)

South Hams Strategic Partnership's Sustainable Community Strategy 2007-2011

Employment Land Review (commissioned by South Hams, North Devon & Torridge District Councils, West Devon Borough Council, 2006)

South Hams Public Open Space Strategy (2008-2012)

South Hams Strategic Flood Risk Assessment (2006)

The SA Framework

- 4.6 The SA Framework presented in the following table comprises a set of Objectives for sustainability that was defined from the SA Scoping process. Each SA Objective has a number of decision-aiding questions (or sub-objectives) that are designed to help the appraisal by clarifying the details of the sustainability issues as well as helping to improve the objectivity of the appraisal. They help to ensure that the SA is relevant to spatial planning and the characteristics of the South Hams area.

Table 1: Sustainability Appraisal Framework

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
1	Balanced Communities <i>SEA topic: Population</i>	
	Promote community viability and balance	<ul style="list-style-type: none"> ▪ Promote mixed use, mixed housing type and mixed tenure developments ▪ Encourage regeneration and enhancement of viable communities ▪ Enable independent lifestyles for the elderly and those with disabilities ▪ Provide sites for community services and facilities (education, health, recreation, social care etc) ▪ Provide sites for business and employment within communities ▪ Enable people to live near to where they work. Promote social inclusion and community ownership
2	Access <i>SEA topic: Population and Human Health</i>	
	Enhance access to jobs, education, services, cultural and leisure facilities for all	<ul style="list-style-type: none"> ▪ Enhance access, particularly in rural areas ▪ Promote accessible jobs, services and facilities such as shops, schools, banks, health centres, community centres, libraries, sports and leisure facilities, especially in under-served localities and Sherford New Community ▪ Improve quality and capacity of public transport, particularly in new developments ▪ Encourage integrated public transport ▪ Provide for basic services within walking distance of residents <p>Reduce isolation of minorities and people with limited mobility</p>
3	Housing <i>SEA topic: Population and Human Health</i>	
	Ensure that all have access to a	<ul style="list-style-type: none"> ▪ Restrict second home ownership ▪ Provide dwellings to allow local residents, including

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
	range of good quality housing to meet their needs, particularly affordable housing for identified local needs	young people, to remain within their communities
4	Quality of the Built Environment <i>SEA topic: Population and Human Health</i>	
	Enhance the form and design of the built environment	<ul style="list-style-type: none"> ▪ Ensure new development is located in line with sustainable principles ▪ Promote high density in new development wherever appropriate ▪ Insist upon high design quality and respect for local character, distinctiveness and surrounding environment in new development Protect and enhance the quality of green and open spaces
5	Health <i>SEA topic: Population and Human Health</i>	
	Provide a healthy and safe environment	<ul style="list-style-type: none"> ▪ Provision of space for informal recreation ▪ Design out crime and fear of crime in local communities ▪ Contribute to a safe, secure built environment ▪ Encourage safe provision for walking and cycling Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle
6	Employment <i>SEA topic: Population and Material Assets</i>	
	Promote a range of quality employment opportunities	<ul style="list-style-type: none"> ▪ Promote reuse of redundant agricultural buildings for employment ▪ Encourage provision of jobs accessible to residents ▪ Promote a year-round working countryside ▪ Support provision of employment to allow young people to remain within their communities Support indigenous growth of small and micro businesses
7	Economic Growth <i>SEA topic: Population and Material Assets</i>	
	Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<ul style="list-style-type: none"> ▪ Taking advantage of Objective II and Regional assistance from SWRDA ▪ Encourage growth of indigenous companies ▪ Encourage diversification into key growth sectors, including the environmental sector ▪ Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce) ▪ Enhance the vitality of town, district and local centres and encourage their commercial renewal Provide for the purchase of goods and use of services locally
8	Landscape <i>SEA topic: Landscape</i>	

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
	Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	<ul style="list-style-type: none"> ▪ Preserve and where possible enhance diverse landscape character and value ▪ Maintain a high quality of undeveloped coastal landscapes ▪ Protect and enhance the Areas of Outstanding Natural Beauty (AONB) and Dartmoor National Park Maintain and enhance hedgerow cover and traditional field boundaries
9	Land and Soil Quality <i>SEA topic: Soil and Water</i>	
	Maintain and improve the quality of land and soil in the region	<ul style="list-style-type: none"> ▪ Promote high density development ▪ Actively promote the re-use of previously developed land ▪ Remediate contaminated land Protect the best and most versatile agricultural land
10	Biodiversity <i>SEA topic: Biodiversity, Fauna and Flora</i>	
	Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	<ul style="list-style-type: none"> ▪ Promote ecologically based land management ▪ Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value ▪ Avoid habitat fragmentation ▪ Protect and enhance those species and habitats identified in the Devon BAP and the National BAP ▪ Protect and enhance the biodiversity value of the Coastline, including estuaries
11	Historic Environment and Cultural Heritage <i>SEA topic: Cultural Heritage</i>	
	Protect and enhance cultural resources	<ul style="list-style-type: none"> ▪ Protect and enhance valued architecture, both buildings (including listed buildings) and their settings ▪ Support locally-based cultural resources and activities ▪ Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs) ▪ Protect the important geology of South Hams district Protect and enhance Conservation Areas
12	Minerals <i>SEA topic: Material Assets</i>	
	Encourage efficient exploitation of mineral resources	<ul style="list-style-type: none"> ▪ Contribute to the supply of minerals while protecting local communities and the environment ▪ Minimise demand for primary minerals and aggregates ▪ Recycle local stone, where possible, to reinforce local character
13	Energy <i>SEA topic: Material Assets and Climatic Factors</i>	
	Encourage energy efficiency, and promote the generation and use of energy from renewable sources	<ul style="list-style-type: none"> ▪ Avoid exacerbating climate change by reducing energy usage (including through design of new development, and sustainable location of development to encourage accessibility by means other than the car) ▪ Support the generation and use of renewable energy, while protecting local communities and the

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
		environment <ul style="list-style-type: none"> ▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car Promote energy efficiency in the design of new development
14	Air Quality <i>SEA topic: Air, Climatic Factors and Human Health</i>	
	Protect and improve local and global air quality	<ul style="list-style-type: none"> ▪ Maintain or improve local air quality ▪ Reduce the number of trips made by private car ▪ Reduce CO₂ emissions Consider the longer term effects
15	Waste <i>SEA topic: Water, Soil, Human Health and Population</i>	
	Encourage minimisation, reuse and recycling of waste	<ul style="list-style-type: none"> ▪ Encourage provision for local community recycling and waste management facilities, including on new developments Promote minimisation, reuse and recycling of construction materials and waste
16	Water <i>SEA topic: Water and Climatic Factors</i>	
	Protect and enhance the water environment	<ul style="list-style-type: none"> ▪ Take into account the predicted effects of climate change ▪ Protect and improve freshwater, estuarine and coastal water quality ▪ Consider the close relationship between water quality, quantity and flood risk management ▪ Increase efficient use and reuse of water resources ▪ Promote sustainable coastal and flood risk management that provides for climate change, where appropriate, in new developments Promote Sustainable Drainage Systems

Habitats Regulations Assessment

- 4.7 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), Special Protection Areas (SPAs) and Marine Conservation Zones (MCZ).
- 4.8 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.⁴ In August 2007, this requirement was transposed into UK law in Part IVA of the Habitats Regulations (The Conservation (Natural Habitats, & c.)(Amendment) (England and Wales) Regulations 2007). These regulations require the application of AA to all land use plans that form part of the Local Development Document suite.

- 4.9 The Site Allocation DPDs have been subject to an assessment relating to the Habitats Directive. This assesses the impact proposals in the DPDs may have on the integrity of habitats and species of European importance, known as Natura 2000 sites. The assessment is available as part of the LDF evidence base on the Council's website.

⁴ Determining whether an effect is 'significant' is undertaken in relation to the designated interest features and conservation objectives of the Natura 2000 sites. If an impact on any conservation objective is assessed as being adverse then it should be treated as significant. Where information is limited the precautionary principle applies and significant effects should be assumed until evidence exists to the contrary.

5.0 SUSTAINABILITY APPRAISAL OF RURAL AREAS DPD: Site Allocations

SA Findings: Vision and Objectives

- 5.1 A compatibility analysis of the emerging Rural Areas DPD Vision, and Objectives was carried out using the SA Framework. The detailed findings of these analyses are set out in Appendix V of this SA Report.

Vision

- 5.2 An initial compatibility analysis identified that the vision generally accords with the sustainability framework objectives by seeking to create rural settlements which are self sustaining as far as possible with access to local services and employment opportunities. The effect on energy, air quality and health objectives could have been made greater, if it was made clear that, wherever possible, local services and employment opportunities should be accessible by means other than the private vehicle i.e. by walking, cycling or public transport. However, this is covered in the DPD objectives. The Vision directly addresses the need for affordable housing in the rural areas, which is an identified sustainability issue for the South Hams, and would assist in meeting the housing and balanced community objectives. Furthermore, combined with the aspiration to provide local jobs, there would be a positive synergistic impact on health; the availability of good quality housing and employment has positive effects.
- 5.3 The Vision also seeks to protect the landscape, biodiversity and local distinctiveness, which includes the character of historic settlements, and whilst directly meeting the relevant objectives would have further beneficial effects for the tourism sector on which much employment is based.

Objectives

- 5.4 Collectively, the six Rural Area DPD objectives cover a range of issues identified in the Sustainability Appraisal (SA) Framework. Housing, employment, access and energy objectives, local distinctiveness of the natural and built environment and the need to avoid development which would increase flood risk are all directly addressed.
- 5.5 Individually, some negative or unknown effects were identified; for example; land and soils, landscape, biodiversity and heritage objectives could suffer adverse effects from objectives RA1 and RA2 which seek to provide employment and housing development in rural settlements, mostly provided on greenfield sites. However, RA5 seeks to protect natural and built local distinctiveness and should adequately provide protection of landscape, land quality and biodiversity issues which may arise, although this could be seen as a barrier to providing development. RA6 seeks to achieve an appropriate scale of development for each settlement based on local

needs. RA7 also refers to the potential impacts of infrastructure and seeks mitigation of any adverse effects which should further protect natural assets on which the tourism employment sector is based. The DPD is also part of the LDF which includes the Development Policies DPD and incorporates development management policies on sustainable construction as well as the need to protect biodiversity, landscape and heritage.

- 5.6 Whilst there is a rural objective directed at protecting the existing built environment, there is no objective covering the design of new development which would be an important factor in the effect of rural development in sensitive locations. A reference to design, including landscaping, in rural objective RA6, which does refer to scale and form of the development, would improve the performance of the objective further. However, it is recognised that development will be subject to the development management policy regarding design.
- 5.7 The reference to green infrastructure is welcomed as provision does have a positive effect on a range of SA objectives from health and quality of the built environment to biodiversity. Equally, the references to flooding and reduction in the need to travel assist in both adapting to, and helping reduce, the impacts of climate change, thereby addressing major environmental challenges.

SA Findings: Development Proposals

- 5.8 As discussed in the methodology in Section 3, an integrated site selection/ SEA process was used in order to assess the varying site specific options available to the Council in the preparation of the DPD. The SA Framework was amended to ensure its relevance for site selection for Rural Areas, and this process is documented in the accompanying document: *Sustainability Threshold Assessment of Development Site Options*. This approach addresses the requirement of the SEA Regulations and SA Guidance that options and alternatives are given consideration.

MODBURY

Proposal RA1: West of Palm Cross Green and Proposal RA2: South of Poundwell Street

- 5.9 Overall the two proposals for Modbury performed well against the SA objectives and no potential adverse effects were identified which could not be mitigated. The proposals comprise a balanced approach to development which would have positive long term effects for access, energy, employment and economic growth and balanced community objectives. Traffic and parking problems were an identified issue for site RA2 and the proposal makes efforts to address this which should result in benefits for public safety.

SALCOMBE

Proposal RA3: Bonfire Hill and Proposal RA4: Shadycombe

- 5.10 Overall the two proposals at Salcombe performed well against the SA objectives. RA3 performed well, particularly regarding balanced communities, access, housing, employment and health. The development would likely positively progress the objectives relating to balanced communities, housing and employment. The proposal of play provision and other public space would assist in progressing health and balanced communities objectives. The location of the site, cycle and footpath provision, as well as enhanced access to the town centre would likely progress the SA objectives relating to access and health.
- 5.11 Proposal RA4 also performed well against the SA objectives, particularly regarding employment, economic development and access. It was identified that the proposed development is on a small scale and as such it is unlikely that the effect, either positive or negative, would be strategically significant.

STOKENHAM/CHILLINGTON

Proposal RA5: Village Centre, Chillington

- 5.12 The proposal performed well against the SA Framework objectives with positive effects for housing, employment and health due to the mixed development nature of the proposal. However as the primary school is based in Stokenham a potential for adverse effects on energy use and access objectives was identified. It was noted that the development proposal for Stokenham includes cycle and footpath provision including enhanced access between Stokenham and Chillington which may resolve this issue in the longer term but does leave a short term adverse effect. The combined effect of development in Chillington and Stokenham would likely help to strengthen existing facilities in both villages.

Proposal RA6: South of Carehouse Cross, Stokenham

- 5.13 Overall, the proposal was found to have the potential for a negative effect on the SA objectives due to its isolated location. The existing shops in Chillington are outside the accepted walking distances and even though the development proposal includes enhanced access between Stokenham and Chillington, which may resolve this issue in the longer term, it would likely still lead to a short term adverse effect. Although the proposal is for a mixed use development comprising; housing, employment land, a shop and public space, there remains the potential for a negative effect on the accessibility and energy SA objectives due to the level of proposed development in a settlement which is reliant on private vehicles to access facilities.

YEALAMPTON

Proposal RA7: North and east of Milizac Close and Proposal RA8: Land to north of Riverford Farm Shop

- 5.14 Overall, It was identified that the proposals comprise a balanced approach to development, which would be likely to have positive long term effects for accessibility, energy, employment and economic growth and balanced community objectives. Proposal RA7 was found to have the potential for a negative effect on the land and soil quality objective due to its location on grade 2 agricultural land. No other adverse effects were identified and overall the sites performed well against the majority of SA objectives.

AVETON GIFFORD

Proposal RA9: Land to north of village, Aveton Gifford

- 5.15 Overall, the proposal also performed well against the SA objectives, particularly regarding balanced communities, housing and access. The development of 30 new dwellings to the north of Aveton Gifford, in close proximity to the village would likely positively progress the aforementioned SA objectives. The SA also identified the potential for adverse effects relating to the site's risk of flooding. Flooding could potentially have a negative effect on the SA objectives relating to water, health and economic growth. To avoid adverse effects on the relevant objectives it was recommended that these issues would need to be mitigated through site layout and design.

AVONWICK

Proposal RA10: Site to west of Avonwick

- 5.16 The proposal performed poorly against a number of the SA objectives, with the potential for negative effects on balanced communities, accessibility, energy, landscape and land and soil quality objectives. This was due to the dependence of the site on private transport as it is poorly served in terms of walking, cycling and public transport. The site is also located within an AONB and comprises high quality agricultural land. The provision of walking and cycling links between Avonwick and Diptford were proposed to mitigate the potential negative effects and would assist in meeting health objectives.

BLACKAWTON

Proposal RA11: Land south of Cheavestone Lea and Proposals RA12: Town Farm, Blackawton

- 5.17 Proposal RA11 was found to generally perform well against the SA framework objectives with no adverse effects being identified. Proposal RA12 is a mixed use development and was found to have the

potential to progress SA objectives for health, accessibility, balanced communities, energy and employment. The only potential for adverse effect identified by the STA is visual impact and the site does currently lack a defined boundary, but this has been addressed through the requirement for strategic landscaping.

BRIXTON

Proposal RA13: Land north east of Venn Farm

- 5.18 The proposal performed well against the majority of the SA framework objectives, particularly balanced communities, health, accessibility and energy. The proposed site was found to have an undefined boundary along the north-western edge which does not follow any natural features; however careful design and landscaping could assist in integrating the development into its surrounds. The SA therefore recommended that strategic structural landscaping was required to mitigate against the effect on landscape character and the loss of biodiversity.

DARTINGTON

Proposal RA14: Webbers Yard and Sawmills Field

- 5.19 Overall, it was identified that the proposal would likely progress SA objectives for housing, health, balanced communities, energy and access. There was found to be a potential for an adverse effect due to the visibility of the site from the east and it was recommended that the statement: "development of the sites should be carried out in a comprehensive manner" should incorporate the words "including structural landscaping" in order to mitigate this effect.

DIPTFORD

Proposal RA15: Wheatpark

- 5.20 Overall the proposal was found to be too dependent on private vehicles and would likely not progress SA objectives for accessibility and energy. However, the village does however have a primary school which would likely reduce some of the need for private transport and it also is close to additional shops and services at Avonwick. Although not on a scale to be significant, it was recommended that the cumulative impact of such sites should be given consideration.

ERMINGTON

Proposal RA16: Land west of Ermington Workshops

- 5.21 Overall the proposal was found to perform well against SA objectives for housing, employment and balanced communities but the lack of a shop to provide for day to day needs would likely lead to dependence on the private car especially in the light of poor walking, cycling and

public transport links. Therefore it was identified that the proposal would not progress SA objectives for accessibility and energy. Further negative effects were expressed over the fact that land to the south of RA16 is in flood zone 3. The SA, therefore, recommended that further consideration should be given to flooding at the site before development can take place, and this has now been noted in the DPD text.

HARBERTONFORD

Proposal RA17: Harbertonford Mills and Proposal RA18: Land to the north of the village

- 5.22 Overall, the proposal was found to perform well against the majority of the SA framework objectives, particularly land and soils, balanced communities, accessibility and energy. The potential for an adverse effect on the objectives of health and wellbeing were identified due to the potential for future flooding at the site. It was recommended that this key issue should be addressed in the proposal.

HOLBETON

Proposal RA19: Land north of Church hill

- 5.23 The SA found that the proposal was not of a scale to have significant adverse effect. The village was found to have a good range of facilities within walking distance which could assist in minimising the adverse effects on accessibility and energy SA objectives caused by the poor public transport services. It was recommended that consideration should be given to the cumulative effects of the development of such small sites.

KINGSWEAR

Proposal RA20: Land at Brixham Road

- 5.24 Overall the proposal was found to positively progress the SA objectives for balanced communities, accessibility, energy, housing and health. It was recommended that the potential for the adverse effects identified could be minimised with mitigation through site design and layout.

LODDISWELL

Proposal RA21: Land to north of Loddiswell

- 5.25 The proposal was found to perform well against the SA objectives, in particular regarding access, health and energy and would likely progress objectives for housing, employment and balanced communities. It was recommended that the introduction of a requirement for structural landscaping would assist in mitigating the identified potential for an adverse impact on the landscape objective.

MARLDON

Proposal RA22: Land at Five Lanes

- 5.26 Overall the site performed well against SA objectives such as health, access and balanced communities due to the inclusion of the footpath, employment land and provision of land for a football pitch. The SA identified two areas for concern, namely the site being grade 2 agricultural land and the impact of development on the existing built environment. However, it was found that these issues were not significant enough to prevent development.

STOKE FLEMING

Proposal RA23: Land opposite Primary School and Proposal RA24: Land South of Primary School

- 5.27 Overall, both proposals were found to perform well against the SA framework objectives, in particular regarding energy, accessibility and balanced communities. This was due to the existence of a wide range of community facilities and good walking and public transport provision. No significant adverse effects were identified.

STOKE GABRIEL

Proposal RA25: Land opposite Rowes Farm, Proposal RA26: Land at Paignton Road and Proposal RA27: Land south of Coombe Shute

- 5.28 Proposal RA25 was found to perform well against the SA objectives and would likely progress the overall aim of sustainable development. Proposal RA26 was found to progress SA objectives for health, employment, accessibility and energy and no adverse effects, which would prohibit development, were identified. Proposal RA27 was identified as a small site without strategic significance.

THURLESTONE

Proposal RA28: Land east of Seaview Road,

- 5.29 Overall the proposal did not perform particularly well against SA objectives relating to energy, access and landscape. The site was found to have the potential for an adverse effect on the landscape SA objective due to the location of the proposed site in an Area of Outstanding Natural Beauty (AONB) and on grade 3 agricultural land. The SA recognised that any new site in this village would perform similarly.

UGBOROUGH

Proposal RA29: Land east of Primary School

- 5.30 Overall, the proposal was found to perform well against the SA objectives in particular regarding health, accessibility and energy objectives. This is due to the good access to facilities by walking and cycling. The proposed site is also located opposite a school. The SA recommended the inclusion of a requirement for structural landscaping in order to improve the proposals performance against the landscape SA objective.

WEMBURY

Proposal RA30: Land south of Knighton Road, Wembury

- 5.31 Overall, the proposal performed well against the SA framework objectives. The potential for an adverse effect on the landscape objective could be mitigated. It was recommended that a requirement for structural landscaping and sympathetic layout be included in the proposal.

Cumulative Effects

- 5.32 Overall the DPD proposes that Rural Areas will accommodate housing and employment development as follows:
- 550 dwellings to 2016
 - 3.3 hectares employment land to 2016
 - 700 dwellings beyond 2016
 - 3.4 hectares of employment land beyond 2016
- 5.33 Approximately 82,000 people live in the District, with about two-thirds living in the rural areas outside the larger towns of Dartmouth, Ivybridge, Kingsbridge and Totnes. The increase in dwellings in rural areas is dispersed across a range of settlements, so significant cumulative effects on service provision are unlikely (but where relevant this is mentioned for each settlement in the appraisals).
- 5.34 Likely adverse cumulative effects from the development in rural areas include: increased traffic (causing air and noise pollution, loss of tranquillity and greenhouse gas emissions, with effects for human health); cumulative effects on landscape and soils; increased pressure on water resources and increased energy use. Positive cumulative effects are likely for affordable housing in rural areas (significant), economy and employment.

Progression of SA Recommendations

- 5.35 SA was an integral and iterative part of the formulation of the site allocations DPD and the table below records changes which have been made in response to recommendations from interim SA work on an earlier version of the DPD.

Table 2: Sustainability Appraisal of the Rural Areas Site Allocations DPD – SA findings.

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>Proposal RA1: West of Palm Cross Green, Modbury</p> <p>Cumulatively, the proposals comprise a balanced approach to development which will have positive long term benefits.</p> <p>The STA identifies the potential for adverse effect on the landscape and the proposal recognises this by requiring strategic landscaping; however this is only mentioned for the first phase of the development and it is important that the landscaping is strategic rather than incremental.</p>	<p>Comments noted.</p> <p>Landscaping is required by 2016 as it is considered to be of such significance that it should be dealt with in the early phase of development to address the prominence of the site.</p>
<p>Proposal RA2: South of Poundwell Street, Modbury</p> <p>Cumulatively, the proposals comprise a balanced approach to development which will have positive long term benefits.</p> <p>Overall the proposals for Modbury perform well against the SA objectives and no potential adverse effects are identified which cannot be mitigated.</p>	<p>Comments noted.</p>
<p>Proposal RA3: Bonfire Hill, Salcombe</p> <p>Overall, the proposal performed well against SA objectives and would likely positively progress the objectives relating to balanced communities, housing and employment. The proposal of play</p>	<p>Comments noted.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
provision and other public space would assist in progressing health and balanced communities objectives.	
<p>Proposal RA4: Shadycombe, Salcombe</p> <p>Proposal RA4 did however perform relatively well against the SA objectives, particularly regarding employment, economic development and access.</p>	Comments noted.
<p>Proposal RA5: Village Centre, Chillington</p> <p>The proposal should be positive for the defined SA Framework objectives with positive effects for housing, employment and health due to the mixed development nature of the proposal. However as the primary school is based in Stokenham there is potential for adverse effects on energy use and access objectives due to the need for daily travel for those with children.</p>	<p>Comments noted.</p> <p>Stokenham and Chillington have a joint function as a local centre, which is a unique case in the South Hams. This reflects that the services are split between the two settlements.</p> <p>This site is the subject of a planning permission that has been approved subject to the S106 being completed.</p>
<p>Proposal RA6: South of Carehouse Cross, Stokenham</p> <p>The proposal does not address the identified sustainability issue of adverse impact on landscape character and would be improved by specifying the need for appropriate structural landscaping.</p>	<p>Comments noted.</p> <p>Reference to appropriate landscaping has been made in paragraph 6.46.</p>
<p>Proposal RA7: North and east of Milizac Close, Yealmpton</p> <p>Cumulatively the proposals comprise a balanced approach to development, which will have positive long-term effects for access, energy, employment and economic growth and balanced community objectives.</p>	Comments noted.
<p>Proposal RA8: Land to north of Riverford Farm Shop, Yealmpton</p> <p>Proposal RA8 is not of a scale to have significant impact and will increase</p>	Comments noted.

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
the diversity of employment opportunities available in the settlement.	
<p>Proposal RA9: Land to the north of the village, Aveton Gifford</p> <p>Overall, the site performed well against the SA objectives. The SA identified the potential for adverse effects relating to the site's risk of flooding</p>	<p>Comments noted. Reference to flood risk and sustainable flood management measures has been added to para 6.62.</p>
<p>Proposal RA10: Site to west of Avonwick</p> <p>Overall, the proposal performed poorly against a number of the SA objectives, with the potential for negative effects on balanced communities, accessibility, energy, landscape and land and soil quality objectives. The provision of walking and cycling links between Avonwick and Dipford were proposed to mitigate the potential negative effects and would assist in meeting health objectives.</p>	<p>Comments noted.</p>
<p>Proposal RA11: Land south of Cheavestone Lea, Blackawton</p> <p>Generally the site performs well against the SA framework objectives and no adverse effects are identified.</p>	<p>Comments noted.</p>
<p>Proposal RA12: Town Farm, Blackawton</p> <p>The site should progress the SA objectives. The only potential for adverse effect identified by the STA is visual impact and the site does currently lack a defined boundary, but this has been addressed through the requirement for strategic landscaping.</p>	<p>Comments noted.</p>
<p>Proposal RA13: Land east of Venn Farm, Brixton</p> <p>The site performs well against social and economic objectives. The proposal does not acknowledge the</p>	<p>Comments noted. Reference to appropriate landscaping to help establish a clear northern edge of the</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>landscape character of the woodlands around the settlement referred to in the supporting text.</p> <p>The proposed site has an undefined boundary along the north western edge which does not follow any natural features which could help incorporate this level of development in the open countryside. It is recommended that strategic structural landscaping is required to mitigate against the effect on landscape character and the loss of biodiversity.</p>	<p>site has been added at paragraph 6.84</p>
<p>Proposal RA14: Webbers Yard and Sawmills Field, Dartington</p> <p>Generally, both sites perform well against the STA process and in progressing the STA objectives. No other adverse effect is identified apart from the visibility of the site from the east. It is recommended that the words "including structural landscaping" should be added to the reference for development to be carried out in a comprehensive manner.</p>	<p>Comments noted. Reference to appropriate landscaping in addition to that already provided has been made in paragraph 6.89.</p>
<p>Proposal RA15: Wheatpark, Diptford</p> <p>The STA findings clearly illustrate that the site will be dependant on the private vehicle and will not progress SA objectives for access and energy. The village does have a primary school which will reduce some of the need for private transport. Although not of a scale to be significant, the cumulative impact of such sites should be given consideration.</p>	<p>Comments noted, particularly with regard to the issue of cumulative impact.</p>
<p>Proposal RA16: Land west of Ermington Workshops</p> <p>Negative effects over the proximity of the site to flood zone 3. The impact on flood zone should be managed through the use of SUDS so the existing situation is not exacerbated</p>	<p>Comments noted. Reference to flood risk and sustainable flood management measures has been added to paragraph 6.103.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
by the new development which will increase run off to lower land.	
<p>Proposal RA17: Harbertonford Mills Proposal RA18: Land to the north of the village</p> <p>However the sites are all, or part, PDL which is in relatively scarce supply in the District and performs well against the land and soils SA objectives.</p> <p>The sites also have relatively good access to a range of community facilities including a school and shop and good walking and public transport links; thereby progressing SA objectives for balanced communities, access and energy. The key issue to be addressed in the proposals is to ensure that actions are taken to reduce the potential for flooding to potential adverse effect on health and water objectives.</p>	<p>Comments noted. Reference to flood risk and associated management measures has been added at paragraph 6.112.</p>
<p>Proposals RA19: Land north of Church Hill, Holbeton</p> <p>The village has a good range of facilities within walking distance which addresses some concerns over the effects on access and energy SA objectives. The cumulative effect of such small sites should be considered.</p>	<p>Comments noted, especially in relation to the cumulative effect.</p>
<p>Proposal RA20: Land at Brixham Road, Kingswear</p> <p>Kingswear has a range of community facilities and the proposal should progress the SA objectives for balanced communities, access, energy, housing and health. Adequate mitigation should be able to address the potential effect identified through site design and layout.</p>	<p>Comments noted.</p>
<p>Proposal RA21: Land to north of Loddiswell</p> <p>The site comprises two areas which were considered separately in the</p>	<p>Comments noted. Reference to appropriate landscaping has been</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>STA process.</p> <p>The village has a good range of community facilities, including a post office, school shop and pub. The provision of a footpath to the village centre will encourage walking rather than the use of a private vehicle. The proposal will therefore go some way to progressing SA objectives for access, health and energy and will progress objectives for housing, employment and balanced communities.</p> <p>The introduction of a requirement for structural landscaping will help mitigate the identified potential for adverse impact on the landscape.</p>	<p>made in paragraph 6.127.</p>
<p>Proposal RA22: Land at Five Lanes, adjacent to Vicarage Road</p> <p>The STA identifies two areas for concern – the quality of the agricultural land and the impact on the existing environment.</p> <p>Overall the site does not raise any issues to prevent development and performs well against SA objectives such as health, access and balanced communities, due to the inclusion of the footpath, employment land and provision of land for a football pitch.</p>	<p>Comments noted.</p>
<p>Proposal RA23: Land opposite Primary School, Stoke Fleming</p> <p>Proposal RA24: Land south of the Primary School, Stoke Fleming</p> <p>The site performs well against SA objectives with the only adverse effect relating to agricultural quality.</p> <p>Overall the site does not raise any sustainability issues and perform well against SA objectives such as energy, access and balanced communities.</p>	<p>Comments noted.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>Proposal RA25: Land opposite Rowes Farm, Stoke Gabriel</p> <p>The STA indicates that the site performs well against criteria for flood risk, landscape, historic environment, walking and cycling.</p> <p>The site performs well against the SA objectives and should progress the overall aims of sustainable development.</p>	<p>Comments noted.</p>
<p>Proposal RA26: Land at Paignton Road, Stoke Gabriel</p> <p>Adverse visual impact is identified in the STA but this could be overcome by the proposal incorporating a requirement for structural landscaping.</p>	<p>Comments noted. Reference to appropriate landscaping has been made in paragraph 6.154.</p>
<p>Proposal RA27: Land south of Coombe Shute, Stoke Gabriel</p> <p>The site is of small scale and does not have strategic significance, even when considered in conjunction with the other development proposed in the village</p>	<p>Comments noted.</p>
<p>Proposal RA28: Land east of Seaview Road, Thurlestone</p> <p>The STA indicates that there is potential for adverse landscape impact as the village lies entirely within the AONB. A requirement for structural landscaping may mitigate the adverse effect on the landscape.</p> <p>Overall the site does not perform particularly well against SA objectives relating to access and energy.</p>	<p>Comments noted. Reference to appropriate landscaping has been made in paragraph 6.164.</p>
<p>Proposal RA29: Land east of Primary School, Ugborough</p> <p>The site is adjacent to the school which will progress SA objectives for health, access and energy. Whilst the SA objective for land and soil seeks retention of good quality</p>	<p>Comments noted. Reference to appropriate landscaping has been made in paragraph 6.169.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>agricultural land it is noted that all of the site options were of the same quality.</p> <p>Improving the performance of the site against landscape SA objectives could be achieved by a requirement for structural landscaping.</p>	
<p>Proposal RA30: Land south of Knighton Road, Wembury</p> <p>The site does not raise any sustainability issues which would prohibit development when considered in light of the SA objectives. In general, the proposal performs well against key sustainability objectives.</p>	<p>Comments noted. Reference to appropriate landscaping has been made in paragraph 6.175.</p>

6.0 IMPLEMENTATION AND MONITORING

6.1 SA monitoring should be uncomplicated and integrated with the monitoring of the LDF. The SA Scoping Report (2005) for the LDF suggested targets and indicators, and as a result of consultation further refinement of possible SA indicators and targets were published in the Final SA Report (January 2006) with the Core Strategy. Particularly relevant indicators for this DPD could include the following:

- Mix of housing completed by house size and house tenure
- Supply of affordable housing
- House prices and affordability
- Percentage of new and converted dwellings built on previously developed land
- Provision for on-site renewable energy generation to contribute to the development's energy requirements
- Amount of land developed for employment by type
- Percentage of developments and buildings meeting 'excellent' or 'very good' BREEAM and Code for Sustainable Homes level 3 and above
- Number of features of historic and cultural interest protected
- Proximity of new housing to local facilities
- Loss of existing services and facilities
- New retail and office development in town centres
- Percentage of development with Sustainable Drainage Systems
- Town centre vitality
- Achievement of Biodiversity Action Plan targets

APPENDICES

- I Review of Relevant Plans and Programmes (work undertaken in 2005) & update (2009) (available separately)
- II Collation & Analysis of Baseline Information (work undertaken in 2005) & update (2009) (available separately)
- III Update to the Scope of the SA/SEA (January 2009) (available separately)
- IV Sustainability Threshold Assessment (STA) of Development Site Options (available separately)
- V SA of Vision and Objectives (attached)
- VI SA of Development Proposals (attached)

SHARED ANNEX (available separately in the evidence base to accompany the DPD and SA)

Sustainability Threshold Assessment of Development Site Options

Rural Areas DPD Site Allocations
Appendix V: SA of Vision and Objectives

	SA Framework Objectives															
	1.Balanced Communities	2. Access	3.Housing	4. Quality of Built Environment	5. Health	6.Employment	7.Economic Growth	8.Landscape	9.Land and Soil Quality	10.Biodiversity	11. Historic /Cultural Heritage	12. Minerals	13. Energy	14. Air Quality	15. Waste	16. Water
The Vision for the Rural Areas																
Sustainable rural communities whose development: <ul style="list-style-type: none"> • Provides affordable homes for local people • Provides good local job opportunities • Retains local character and local distinctiveness, and • Supports accessible rural services 	++	++	++	+	+	++	++	+	+	+	+	0	-2	-2	0	+
Commentary	Generally the vision accords with the sustainability framework objectives by seeking to create rural settlements which are self sustaining as far as possible with access to local services and employment opportunities. The effect on energy, air quality and															

health objectives could be made greater if it was made clear that, wherever possible, local services and employment opportunities should be accessible by means other than the private vehicle i.e. they should be accessible by walking, cycling or public transport. However this is covered in the DPD objectives. The Vision directly addresses the need for affordable housing in the rural areas, which is an identified sustainability issue for the South Hams, and will assist in meeting the housing and balanced community objectives. Furthermore, combined with the aspiration to provide local jobs, there will be a positive synergistic impact on health; the availability of good quality housing and employment has positive effects.

The Vision also seeks to protect the landscape, biodiversity and local distinctiveness, which includes the character of historic settlements, and whilst directly meeting the relevant objectives will have further beneficial effects for the tourism sector on which much employment is based.

		SA Framework Objectives															
The Objectives for the Rural Areas		1.Balanced Communities	2 .Access	3.Housing	4. Quality of Built Environment	5. Health	6.Employment	7.Economic Growth	8.Landscape	9.Land and Soil Quality	10.Biodiversity	11. Historic /Cultural Heritage	12. Minerals	13. Energy	14. Air Quality	15. Waste	16.Water
RA1	Provide housing to meet the needs of the rural communities, including the provision of affordable homes;	++	+	++	?	++	+	+	?	?	?	?	0	+/-	?	●	●

RURAL AREAS DEVELOPMENT PLAN DOCUMENT SITE ALLOCATIONS
APPENDIX V & VI: SA OF Vision and Objectives & Detailed SA Findings and Proposals

RA2	Provide opportunities for good jobs in employment schemes which support economic diversification in the rural areas;	+	+	0	?	++	++	++	?	?	?	0	0	?	?	?	?
RA3	Provide development that supports the role of the local centres and improves the self sufficiency of the smaller towns and villages;	++	+	++	?	+	+	+	?	?	?	?	0	+	+	0	0
RA4	Locate development to help reduce the need to travel and on sites well located to the settlement pattern;	+	+	+	?	++	●	●	?	?	?	?	0	++	++	●	●
RA5	Conserve and enhance the special character and local distinctiveness of the natural and built environment in the rural area;	0	0	0	++	●	+/-	+/-	++	++	++	++	0	?	+	+	+
RA6	Achieve an appropriate scale and form of development that meets local , responds positively to opportunities and is based on evidence of local needs and aspirations, including community facilities and green infrastructure;	++	+	++	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary																	
Collectively, the six rural DPD objectives cover the range of issues identified in the Sustainability Appraisal (SA) Framework. Housing, employment, access and energy objectives and local distinctiveness of the natural and built environment.																	

Individually, some negative or unknown effects are identified; for example the SA Framework land and soils, landscape, biodiversity and heritage objectives could suffer adverse effects from objectives RA1 and RA2 which seek to provide employment and housing development in rural settlements which will mostly be provided on greenfield sites. However, RA5 seeks to protect natural and built local distinctiveness and should adequately provide protection of landscape, land quality and biodiversity issues which may arise, although this could be seen as a barrier to providing development. RA6 seeks to achieve an appropriate scale of development for each settlement based on local needs. The DPD is also part of the LDF which includes the Development Policies DPD and incorporates development management policies on Sustainable Construction and the need to protect biodiversity, landscape and heritage.

Whilst there is a rural objective directed at protecting the existing built environment, there is no objective covering the design of new development which will be an important factor in the effect of rural development which may be in sensitive locations. A reference to design, including landscaping, in rural objective RA6, which does refer to scale and form of the development, would improve the performance of the objective further. However it is recognised that development will be subject to the development management policy regarding design.

The reference to green infrastructure is welcomed as provision does have a positive effect on a range of SA objectives from health and quality of the built environment to biodiversity. Equally the references to reduction in the need to travel assist in both adapting to, and helping reduce, the impacts of climate change, thereby addressing major environmental challenges.

Key to Compatibility Analysis	
++	Strongly Compatible
+	Compatible
-	Incompatible
--	Strongly Incompatible
?	Uncertain
0	Not relevant to SA Objective

Rural Areas DPD Site Allocations
SA Report Appendix VI: Detailed SA Findings of Proposals

For each proposal, the findings of the STA process is summarised and the overall colour coded assessment of the site is reported. The STA site numbers are listed for cross-referencing.

Key findings from the SA process are recorded as a commentary and any recommendations from the SA to improve the sustainability of the proposal are set out at the end of each matrix.

MODBURY

Proposal RA1: West of Palm Cross Green

Mixed use development is proposed, to include:

- About 50 dwellings and 0.5 ha of employment land by 2016;
- Beyond 2016 about 30 dwellings and 0.5 ha of employment land;
- Improved pedestrian safety measures at Palm Cross Green, by 2016;
- Strategic landscaping measures to address the site's prominence, by 2016;
- About 0.15 hectare of play provision and 0.3 hectare of other public space; and
- Cycle and footpath provision including enhanced access to the town centre.

Development of the site should be carried out in a comprehensive manner.

STA Summary (Site 1) Fields west of Palm Cross Green, Plymouth Road

Proposal RA2: South of Poundwell Street

Mixed use development is proposed beyond 2016 to include:

- About 20 dwellings;
- Commercial development; and
- Creation of a town square and re-ordering of the town centre car park.

Development of the site should be carried out in a comprehensive manner.	
STA Summary (Site 3) Field adjoining Modbury car park, south of Poundwell Street	
SA/SEA Findings	
<p>Development in Modbury is proposed on two sites, Palm Cross Green and south of Poundwell Street. In total, this amounts to about 100 dwellings, 1ha of employment land and provision for children's play space, with commercial development and creation of a town centre car park at Poundwell Street. Cumulatively the proposals comprise a balanced approach to development which will have positive long term effects for access, energy, employment and economic growth and balanced community objectives.</p> <p>The two stages of development at Palm Cross Green provide residential and employment land which will be positive for those objectives.</p> <p>The location of the Palm Cross Green development will avoid adverse effect on the town's cultural heritage. The STA identifies the potential for adverse effect on the landscape and the proposal recognises this by requiring strategic landscaping; however this is only mentioned for the first phase of the development and it is important that the landscaping is strategic rather than incremental, and a plan for the landscaping of the whole site is agreed.</p> <p>Traffic and parking problems are an identified issue for site RA2 and the proposal makes efforts to address this which should result in benefits for public safety.</p> <p>Overall the two proposals for Modbury perform well against the SA objectives and no potential adverse effects are identified which cannot be mitigated.</p>	

SALCOMBE

Proposal RA3: Bonfire Hill	
Development is proposed to include: <ul style="list-style-type: none"> ▪ 50 dwellings by 2016 ▪ Beyond 2016, about 50 dwellings and 0.5ha of employment land; ▪ About 0.2 ha of play provision and 0.3ha of other public space; and ▪ Cycle and footpath provision including enhanced access to the town centre. 	
Development of the site should be carried out in a comprehensive manner.	
STA Summary (Site 1) Batson Cross, Bonfire Hill	
STA Summary (Site 8) Park and Ride	
Proposal RA4: Shadycombe	
Mixed use development is proposed beyond 2016, to include <ul style="list-style-type: none"> ▪ 0.5 ha of employment land; and ▪ Cycle and footpath provision including enhanced access to the town centre. 	
STA Summary (Site 3) Shadycombe- Southern part only	
SA/SEA Findings	
<p>The developments proposed at Salcombe include two proposals (RA3 and RA4).</p> <p>RA3: Bonfire Hill comprises two smaller sites which were individually subject to the Sustainability Threshold Assessment (STA) process. Both sites did not perform particularly well against the STA criteria, with constraints relating to the adverse visual impact of the development, poor integration and relation to adjacent land uses and loss of existing park and ride facilities. Both sites had attributes relating to accessibility of key services and facilities.</p>	

However, when considered together in the SA, proposal RA3 performed well against the SA objectives, particularly regarding balanced communities, access, housing, employment and health. The development of 50 dwellings by 2016, and 50 dwelling and 0.5ha of employment land beyond 2016 would likely positively progress the objectives relating to balanced communities, housing and employment. The proposal of play provision and other public space would assist in progressing health and balanced communities objectives. The location of the site close to the town and cycle and footpath provision, as well as enhanced access to the town centre would likely progress the SA objectives relating to access and health. The STA identified that the development of the site would lead to the loss of existing park and ride facilities, however, the DPD acknowledges that the existing uses of the site will be re-located.

RA4: Shadycombe did not perform particularly well against the STA criteria, with constraints relating to the adverse visual impact of development and the poor integration and relation to adjacent land uses.

Proposal RA4 did however perform relatively well against the SA objectives, particularly regarding employment, economic development and access. The development of 0.5ha of employment land with enhanced access to the town centre through footpath and cycle provision would likely assist in progressing the aforementioned SA objectives. The proposed development is on a small scale and as such it is unlikely that the effect, either positive or negative, would be strategically significant.

STOKENHAM/CHILLINGTON

Proposal RA5: Village Centre, Chillington

Mixed use development is proposed by 2016, to include:

- About 50 dwellings and 0.5 ha of employment;
- Provision of enhanced village hall facilities; and
- About 0.1 hectare of play provision and 0.15 hectare of other public space.

STA Summary (Site 12) Land between Shorneywell and Orchard Way (village centre site)

SA/SEA Findings

The STA generally records positive sustainability effects for the site with the exception of land quality and walking and cycling access. Development of the site should seek to address this latter issue through a permeable layout to encourage walking from the site. Public transport services to the site are noted as good but some concerns are raised over the sharing of facilities with Stokenham which is outside accepted walking distances. The proposal should be positive for the defined SA Framework objectives with positive effects for housing, employment and health due to the mixed development nature of the proposal. However as the primary school is based in Stokenham there is potential for adverse effects on energy use and access objectives due to the need for daily travel for those with children. It is noted that the development proposal for Stokenham does include cycle and footpath provision including enhanced access between Stokenham and Chillington which may resolve this issue in the longer term but does leave a short term adverse effect. The combined effect of development in Chillington and Stokenham will help to strengthen existing facilities in both villages.

Proposal RA6: South of Carehouse Cross, Stokenham

Mixed use development is proposed beyond 2016 to include:

- About 100 dwellings and 0.5 ha of employment land,
- About 0.15 hectare of play provision and 0.35 hectare of other public space; and
- Land or financial contribution to enable the provision of a village hall and shop; and

- Cycle and footpath provision including enhanced access between Stokenham and Chillington.

Development of the site should be carried out in a comprehensive manner.

STA Summary (Site 8) Carehouse Cross

STA Summary (Site 9) Land between Carehouse Cross and Stokenham Cross

SA/SEA Findings

The STA, which looked at the two parts of the site independently, records potential adverse impacts which will be difficult or expensive to mitigate, in relation to land quality, the location in the AONB, visual impact and landscape character and walking and cycling provision. As noted before, it is accepted that there is little PDL available and that there will be some inevitable loss of grade 3 land to meet the social and economic needs of the area. The site appears to abut the existing built development of the settlement and does have a school and community facilities. However the existing shop is in Chillington and outside accepted walking distances for day to day needs, but the STA identifies good public transport links which will reduce reliance on the private vehicle. The development proposal does include cycle and footpath provision including enhanced access between Stokenham and Chillington which may resolve this issue in the longer term but does leave a short term adverse effect. The proposal does not address the identified sustainability issue of adverse impact on landscape objectives and would be improved by specifying the need for appropriate structural landscaping. Although the proposal is for mixed development comprising housing, employment land, land or a financial contribution towards a shop and public space, overall the proposal does raise concerns about the effect of this level of development in a settlement which is reliant on travel to meet on access and energy SA objectives. The combined effect of development in Chillington and Stokenham will help to strengthen existing facilities in both villages

YEALMPTON

Proposal RA7: North and east of Milizac Close

Mixed use development is proposed, to include:

- About 50 dwellings and 0.5 ha of employment land by 2016, and at least the equivalent area of land to re-provide for the displaced allotments;
- Beyond 2016, about 50 dwellings and 0.5ha of employment; and
- About 0.2 hectare of play provision and 0.3 hectare of other public space.

Development of the site should be carried out in a comprehensive manner.

STA Summary (Site 1) Land north and east of Milizac Close

Proposal RA8: Land to north of Riverford Farm Shop

- About 0.5 ha employment development by 2016, including strategic landscaping.

STA Summary (Site 6) Riverford site and field to the rear, west of Yealmpton

SA/SEA Findings

The total proposed phased development for Yealmpton comprises 100 dwellings, 1.5 ha of employment land, retention of at least the existing area of allotments and children's play space. Cumulatively the proposals comprise a balanced approach to development which will have positive long term effects for access, energy, employment and economic growth and balanced community objectives. The two stages of development provide residential and employment land which will be positive for those objectives.

Proposal RA7 is on grade 2 agricultural land which has negative effects on the land and soil quality objective but no other adverse effects are identified and overall the site performs well against the majority of SA objectives. Proposal RA8 is not of a scale to have significant impact and will increase the diversity of employment opportunities available in the settlement.

AVETON GIFFORD

Proposal RA9: Land to north of village, Aveton Gifford	
Residential development is proposed beyond 2016, to include <ul style="list-style-type: none"> ▪ About 30 dwellings; and ▪ Footpath access to the village centre with enhanced village car parking. Development of the site should be carried out in a comprehensive manner.	
STA Summary (Site 1) Land north of Village Centre	
STA Site 2 (Site 2) Land West of Court Barton Hall	
SA/SEA Findings	
The proposal performed well against the STA criteria with attributes relating to the accessibility to services and facilities. Constraints were related to the sites steep topography, parts of the site being at risk of flooding, and some of the site being on good quality agricultural land. The site is also sensitive in terms of the built environment due to its relationship with the conservation area.	
Overall, the proposal also performed well against the SA objectives, particularly regarding balanced communities, housing and access. The development of 30 new dwellings to the north of Aveton Gifford, in close proximity to the village would likely positively progress the aforementioned SA objectives.	
The SA also identified the potential for adverse effects relating to the site's risk of flooding. Flooding could potentially have a negative effect on the SA objectives relating to water, health and economic growth.	
SA Recommendations:	
<ul style="list-style-type: none"> ▪ The SA recommended that further consideration should be given to flooding at the site before development can take place, and this has now been noted in the DPD text. 	

AVONWICK

Proposal RA10: Site to west of Avonwick

Residential development is proposed to include:

- About 30 dwellings by 2016;
- Land to enable the provision of a village hall; and
- Footpath access to the village centre.

STA Summary (Site 1) Site west of the village

SA/SEA Findings

The site is located in the AONB and comprises high quality agricultural land. The village relies on primary education facilities located in nearby Diptford which raises concerns over the dependence of the site on private transport as the site is poorly served in terms of walking, cycling and public transport. However, the village does have a shop, garage and public house to provide for other everyday needs. A total of 30 dwellings is proposed for the settlement which represents an appreciable increase given the scale of the existing village. The provision of land for a village hall will progress the balanced communities objective but overall there is potential for adverse effect on balanced communities, access, energy, landscape and land and soil quality SA objectives. Walking and cycling links between Avonwick and Diptford should be created/improved to help mitigate against the identified adverse effects and would also assist in meeting health objectives.

BLACKAWTON

Proposal RA11: Land south of Cheavestone Lea	
Residential development is proposed to include	
<ul style="list-style-type: none"> ▪ About 10 dwellings by 2016; ▪ Footpath access to the village centre; and 	
STA Summary (Site 7) Land south of Cheavestone Lea	
Proposals RA12: Town Farm, Blackawton	
Development is proposed beyond 2016 to include:	
<ul style="list-style-type: none"> ▪ About 50 dwellings and 0.5ha employment land; ▪ Provision of a site for a replacement primary school; ▪ About 0.1 ha of play provision and 0.15 ha of other public space; ▪ Footpath access to the village centre; and ▪ Strategic landscaping measures to address the site's scale and location. 	
STA Summary (Site 1) Town Farm	
SA/SEA Findings	
<p>The STA of proposal RA11 only indicates one adverse effect which is the land quality, but given the scale of the site, this is not deemed to be significant. Generally the site performs well against the SA Framework objectives and no adverse effects are identified.</p> <p>Proposal RA12 brings the total of development to 60 dwellings and a complementary employment site of 0.5ha to ensure local employment opportunities. The site is well related to the village and a footpath access is proposed along with a site for a replacement school and play and public space. This mixed development will progress SA objectives for health, access, balanced communities, energy and employment. The only potential for adverse effect identified by the STA is visual impact and the site does currently lack a defined boundary, but this has been addressed through the requirement</p>	

for strategic landscaping. No other adverse effects are identified and the site should progress the SA objectives.

BRIXTON

Proposal RA13: Land north east of Venn Farm

Mixed use development is proposed beyond 2016, to include:

- About 50 dwellings and 0.1 hectare of employment land;
- About 0.1 hectare of play provision and 0.15 hectare of other public space; and
- Cycle and footpath access to the village centre and towards Plymouth.

STA Summary (Site 6) Land to the east of Venn Farm

SA/SEA Findings

The STA acknowledges that development of this site will have adverse effects on landscape, biodiversity and land soil objectives, being grade 2 agricultural land and on the edge of the existing settlement. However the settlement does have a good range of community facilities and the site has good walking and public transport links which performs well against balanced community, health, access and energy SA objectives. Therefore the site performs well against social and economic objectives. The proposed site has an undefined boundary along the north-western edge which does not follow any natural features; however careful design and landscaping could assist in integrating the development into its surrounds. It is recommended that strategic structural landscaping is required to mitigate against the effect on landscape character and the loss of biodiversity.

DARTINGTON

<p>Proposal RA14: Webbers Yard and Sawmills Field</p> <p>Mixed use development is proposed, to include:</p> <ul style="list-style-type: none"> • About 65 dwellings and 0.5 ha of employment land by 2016; • Beyond 2016, about 30 dwellings and about 0.5 ha of employment land; • Regeneration and retention of existing employment provision at Webbers Yard as part of these proposals; • About 0.15 hectare of play provision and 0.3 hectare of other public space; and • Cycle and footpath access to the village centre, the National Cycle Network and towards Totnes. <p>Development of the sites should be carried out in a comprehensive manner.</p>	
<p>STA Summary (Site 1) Webbers Yard</p>	
<p>STA Summary (Site 2) Sawmill Field, opp Webbers Yard</p>	
<p>SA/SEA Findings</p> <p>The STA, which looked at the two parts of the site independently, records potential adverse impact on the northern (Sawmills Field) part of this allocation. However generally both sites perform well against the STA process and in progressing the STA objectives. A cumulative phased level of 95 dwellings plus 1 ha of employment land and retention of existing employment provision along with play and open space is proposed. In combination with the good access from the site to a range of community facilities and the proposed walking and cycling enhancements, the proposal will progress SA objectives for housing, health, balanced communities, energy and access. No other potential for adverse effect is identified apart from the visibility of the site from the east and it is recommended that the statement that “development of the sites should be carried out in a comprehensive manner” should incorporate the words “including structural landscaping”.</p>	

DIPTFORD

Proposal RA15: Wheatpark

Residential development is proposed, to include:

- About 10 dwellings by 2016.
- Footpath access to the village centre.

STA Summary (Site 1) Wheatpark

SA/SEA Findings

The STA findings clearly illustrate that the site will be dependant on the private vehicle and will not progress SA objectives for access and energy. The village does however have a primary school which will reduce some of the need for private transport and it also is close to additional shops and services at Avonwick (where new development proposed in this DPD is required to include a village hall).

Walking and cycling links between Avonwick and Diptford should be created/improved to help mitigate against the identified adverse effects and would also assist in meeting health objectives. Although not of a scale to be significant, the cumulative impact of such sites across the District should be given consideration.

ERMINGTON

Proposal RA16: Land west of Ermington Workshops

Mixed use development is proposed by 2016, to include:

- About 35 dwellings and 0.1 ha of employment land;
- Land or a financial contribution to enable the re-provision of a local shop; and
- Footpath access to the village centre.

STA Summary (Site 1) Land West of New Mills Employment Estate

SA/SEA Findings

The development proposed consists of 35 dwellings, 0.1ha of employment land and the provision of a local shop. The proposed site appears to be well related to the existing built development. The village currently has a school, church, pub and small employment site but the shop/PO has closed. It is the intention of the proposal to make the village more sustainable by enabling the re-provision of a village shop but the success and positive effect of this does raise doubts. Further negative effects are expressed over the fact that land to the south of RA16 is in food zone 3. The impact on the flood zone should be managed through the use of SuDS so the existing situation is not exacerbated by the new development which will increase run off to the lower land.

The proposal performed well against SA objectives for housing, employment and balanced communities but the lack of a shop to provide for day to day needs will lead to dependence on the private car especially in the light of poor walking, cycling and public transport links. Therefore the proposal will not progress SA objectives for access and energy.

SA Recommendations

- The SA recommended that further consideration should be given to flooding at the site before development can take place, and this has now been noted in the DPD text.

HARBERTONFORD

Proposal RA17: Harbertonford Mills	
Residential development is proposed beyond 2016 to include	
<ul style="list-style-type: none"> ■ Retention of listed buildings on the site and protection of the conservation area setting; ■ About 10 dwellings; and ■ Footpath access to the village centre. 	
STA Summary (Site 3) Land at Mill Court, west of the Depot	
Proposal RA18: Land to the north of the village	
Residential development is proposed beyond 2016, to include:	
<ul style="list-style-type: none"> ■ About 50 dwellings and 0.1 ha of employment land; ■ About 0.1 hectare of play provision and 0.15 hectare of other public space; and ■ Footpath access to the village centre; 	
STA Summary (Site 7) Land to the North of the Village	
SA/SEA Findings	
<p>The phased cumulative level of development for the settlement comprises 60 dwellings, associated play and open space and 0.1ha of employment land. The STA of the individual sites recognise sustainability issues that will be possible to mitigate. However the sites are all, or part, PDL which is in relatively scarce supply in the District and performs well against the land and soils SA objectives. The sites also have relatively good access to a range of community facilities including a school and shop and good walking and public transport links; thereby progressing SA objectives for balanced communities, access and energy. Harbertonford has been the subject of flooding and despite an upstream flood defence there are still concerns over potential for future flooding. This key issue should be addressed in the proposals to ensure that actions are taken to reduce this potential adverse effect on health and water objectives.</p>	

HOLBETON

Proposal RA19: Land north of Church hill	
Residential development is proposed beyond 2016 to include:	
<ul style="list-style-type: none"> ▪ About 15 dwellings; and ▪ Footpath access to the village centre. 	
STA Summary (Site 2) Land north of Church Hill	
SA/SEA Findings	
<p>This small site is the only allocation for this settlement and is not of a scale to have significant adverse effect although sustainability issues are raised in the STA in relation to visual impact and integration of the development. The village has a good range of facilities within walking distance which allays some concerns over the effects on access and energy SA objectives. Given limited public transport provision, the cumulative effect of these small sites across the District should be given consideration.</p>	

KINGSWEAR

Proposal RA20: Land at Brixham Road	
Residential development is proposed by 2016 to include:	
<ul style="list-style-type: none"> ▪ About 15 dwellings; and ▪ Footpath access to the village centre 	
STA Summary (Site 3) Land north of Higher Contour Road	
SA/SEA Findings	
<p>The constraints identified in the STA relate mainly to the location of the site within the AONB, the impact on the built environment and the agricultural quality of the land. Kingswear has a good range of community facilities, walking and</p>	

public transport links and the proposal should progress the SA objectives for balanced communities, access, energy, housing and health. The potential for adverse effect which has been identified should be capable of adequate mitigation through site design and layout.

LODDISWELL

Proposal RA21: Land to north of Loddiswell

Mixed use development is proposed, to include:

- About 30 dwellings and 0.1 ha of employment by 2016
- Beyond 2016 provision for about 30 dwellings and 0.1 ha of employment land; and
- A site reserved for a replacement primary school;
- About 0.1ha of play provision and 0.2 ha of other public space; and
- Footpath access to the village centre.

STA Summary (Site 1) Land North of Village

STA Summary (Site 5) Land at Ham Butts

SA/SEA Findings

This is the only allocation for Loddiswell and the site comprises two areas which were considered separately in the STA process. Total development proposed comprises 60 dwellings, 0.2ha of employment land and a site reserved for a replacement primary school. The village has a good range of community facilities including PO, school, shop and pub. The village does have a wide enough range of facilities to provide for everyday needs and the required provision of a footpath to the village centre will encourage walking rather than use of the private vehicle. The proposal will therefore go some way to progressing SA objectives for access, health and energy and will progress objectives for housing, employment and balanced communities. The introduction of a requirement for structural landscaping will help mitigate the identified potential for adverse impact on the landscape.

MARLDON

Proposal RA22: Land at Five Lanes, adjacent to Vicarage Road	
Mixed use development is proposed by 2016 to include	
<ul style="list-style-type: none"> ■ About 35 dwellings and 0.1 ha of employment land; ■ Footpath access to the village centre; and ■ Provision of land for a football pitch. 	
STA Summary (Site 1) Land at Five Lanes	
SA/SEA Findings	
<p>The development proposed for the village comprises 35 dwellings, 0.1ha employment land, footpath to village centre and provision of land for a football pitch by 2016. The village has a good range of community facilities including school, shops, church and village hall.</p> <p>The STA identifies two areas for concern namely the site is grade 2 agricultural land and the impact on the existing built environment. Whilst walking and cycling access could be improved there are good links to public transport. The proposal seeks to improve access through provision of a new footpath to the village centre and impact on the built environment can be addressed through the implementation of design development management policies. As noted previously the loss of some high quality agricultural land may happen to meet social and economic needs. It is also noted that 90% of the sites considered for development around Marldon are all of equal agricultural value. Overall the site does not raise any issues to prevent development and performs well against SA objectives such as health, access and balanced communities due to the inclusion of the footpath, employment land and provision of land for a football pitch.</p>	

STOKE FLEMING

Proposal RA23: Land opposite Primary School	
Residential development is proposed by 2016 to include:	
<ul style="list-style-type: none"> ▪ About 40 dwellings; ▪ Footpath access to the village centre; and 	
STA Summary (Site 1) Land opp Primary School, School Road	
Proposal RA24: Land south of Primary School	
Residential development is proposed beyond 2016 to include	
<ul style="list-style-type: none"> ▪ About 20 dwellings; ▪ Footpath access to the village centre. 	
STA Summary (Site 5) Land to south of Primary School	
SA/SEA Findings	
<p>The village has a good range of facilities including a shop, school, village hall and recreational facilities. The total of development proposed is 60 dwellings in two phases. Both sites performed well against the STA criteria with the only adverse effect relating to the agricultural quality of the land. As noted previously the loss of some high quality agricultural land may be acceptable to meet social and economic needs. It is also noted that 90% of the sites considered for development around Stoke Fleming are all of equal agricultural value. Overall the sites do not raise any sustainability issues to prevent development and perform well against SA objectives such as energy, access and balanced communities due to the existence of a wide range of community facilities and good walking and public transport provision.</p>	

STOKE GABRIEL

Proposal RA25: Land opposite Rowes Farm	
Residential development is proposed by 2016, to include:	
<ul style="list-style-type: none"> ▪ About 50 dwellings; ▪ About 0.1 hectare of play provision and 0.15 hectare of other public space; and ▪ Footpath access to the village centre; 	
STA Summary (Site 1) Land at Rowes Farm, Aish Road	
Proposal RA26: Land at Paignton Road	
Mixed use development is proposed beyond 2016, to include:	
<ul style="list-style-type: none"> ▪ About 80 dwellings; ▪ 0.1ha of employment; ▪ About 0.1 hectare of play provision and 0.25 hectare of other public space; and ▪ Footpath access to the village centre 	
STA Summary (Site 3) Land south of Paignton Road, east of Kings Rydon Close	
Proposal RA27: Land south of Coombe Shute	
Residential development is proposed beyond 2016, to include:	
<ul style="list-style-type: none"> ▪ About 10 dwellings ▪ Footpath access to the village centre; and ▪ Measures to mitigate and overcome any flood risk. 	
STA Summary (Site 5) Land adj to Coombe Shute	
SA/SEA Findings	
Cumulative phased development comprises 140 dwellings and associated play and open space and 0.1 ha of employment land.	

The village has a school, shop and village hall.

Proposal RA25 lies to the north of the village and 50 dwellings are proposed to 2016. The STA indicates that the site performs well against criteria for flood risk, landscape historic environment walking and cycling. Otherwise the site also performs well against the SA objectives and should progress the overall aim of sustainable development.

Proposal RA26 lies to the east of the village and is well related to the existing built environment. Adverse visual impact is identified in the STA but this could be overcome by the proposal incorporating a requirement for structural landscaping. The site should also progress SA objectives for health, employment, access and energy and no adverse effects which would prohibit development have been identified. The sites are of grade 3 agricultural but it is noted that most of the other site options were of the same quality.

Proposal RA27 lies to the south of the village and is part of the first phase of development and comprises only 10 dwellings. The site is of small scale and does not have strategic significance, even when considered in conjunction with the other development proposed in the village, however the site may be prone to flooding, which has been considered in the policy text for this site.

THURLESTONE

Proposal RA28: Land east of Seaview Road,	
Residential development is proposed beyond 2016, to include: <ul style="list-style-type: none"> ▪ About 40 dwellings; and ▪ Footpath access to the village centre. 	
STA Summary (Site 1) Land east of Seaview Road	
SA/SEA Findings	
The site is of grade 3 agricultural but it is noted that most of the other site options were of the same land quality. The STA also indicates that there is potential for adverse landscape impact as the village lies entirely within the AONB and a requirement for structural landscaping may mitigate this. Overall the site does not perform particularly well against SA objectives relating to energy and access, however any new site in this village would perform similarly.	

UGBOROUGH

Proposal RA29: Land east of Primary School	
Residential development is proposed beyond 2016, to include: <ul style="list-style-type: none"> ▪ About 20 dwellings; ▪ Footpath and cycle access to the village centre 	
STA Summary (Site 3) Land to east of Primary School	
SA/SEA Findings	
The proposed development, beyond 2016, amounts to 20 dwellings. The village has a good range of community facilities. The STA also records good access to facilities by walking and cycling and the site is opposite the school which	

will progress SA objectives for health, access and energy. Whilst the SA objective for land and soils seeks retention of good quality agricultural land it is noted that all the site options were of the same quality. Appropriate landscaping of the site will help to minimise effects on the local landscape and townscape.

WEMBURY

Proposal RA30: Land south of Knighton Road, Wembury	
Residential development is proposed by 2016, to include:	
<ul style="list-style-type: none"> ■ About 30 dwellings; and ■ Footpath access to the village centre. 	
STA Summary (Site 2) Land South of Knighton Rd	
SA/SEA Findings	
<p>This relatively small site is the only development proposal for Wembury which has the community infrastructure to support further small scale development. The site does not raise any sustainability issues which would prohibit development when considered in the light of the SA objectives. In general the proposal performs well against key sustainability objectives. The STA raises the issue of adverse visual impact which could be mitigated by a requirement for structural landscaping and sympathetic layout.</p>	