



**South Hams
District Council**

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

**TOTNES SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT:
(Pre Submission Publication)**

SUSTAINABILITY APPRAISAL REPORT

April 2010

prepared by

enfusion



SUSTAINABILITY APPRAISAL /
STRATEGIC ENVIRONMENTAL ASSESSMENT
of SOUTH HAMS DISTRICT COUNCIL

TOTNES SITE ALLOCATIONS

DEVELOPMENT PLAN DOCUMENT:
(Pre Submission Publication)

SUSTAINABILITY APPRAISAL REPORT

for & on behalf of Enfusion Ltd

<i>date:</i>	April 2010	
<i>prepared by:</i>	Liz Payne Barbara Carroll Jake Gorton	
<i>checked by:</i>	Barbara Carroll Toney Hallahan	

enfusion

environmental planning and management for sustainability



Treenwood House
Rowden Lane
Bradford on Avon
BA15 2AU
t: 01225 867112
www.enfusion.co.uk

SOUTH HAMS DISTRICT COUNCIL

TOTNES DEVELOPMENT PLAN DOCUMENT (DPD): SITE ALLOCATIONS

SUSTAINABILITY APPRAISAL (SA) REPORT

CONTENTS

1 Summary and Outcomes

Non Technical Summary

Statement on the Difference the SA Process has made

How to Comment on this SA Report

2 Background

Purpose of the SA and the SA Report

DPD Contents and Objectives

Compliance with the SEA Directive and Regulations

3 Appraisal Methodology

Scoping the Key Sustainability Issues

Appraising the Totnes/Dartington DPD Preferred Options (2007)

Updating the SA Scoping (2009)

Appraising the Vision and Objectives

Appraising the Development Proposals

Relationship between SA and the Sites Assessment Method

Sustainability Threshold Assessment (STA)

Summary of SA Method

Consultation

4 Sustainability Context

Introduction and Sustainability Baseline Characteristics

Local Plans and Programmes Relevant to the DPD

The SA Framework

Habitats Regulations Assessment

5 SA of Totnes DPD

SA of Preferred Options (2007)

SA of Vision and Objectives

SA of Development Proposals

Summary of SA Findings

Progression of SA Recommendations

6 Implementation & Monitoring

Table 1: The Sustainability Appraisal Framework

Table 2: Sustainability Appraisal of the Totnes Site Allocations DPD – SA Findings

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 SA of Vision and Objectives (attached)
- V SA of Development Proposal (attached)

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 Totnes Site Allocations Development Plan Document (DPD) (Pre Submission Publication) 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 allocations.

Method for Appraising the Sustainability of DPDs & Consultation

- 1.3 A Sustainability Appraisal Framework was compiled during 2005 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. This framework has been used to appraise a number of DPDs, including the Core Strategy.

- 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 development sites and to inform the preparation of the Site Allocation DPDs. 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 draft development proposals identified in the Totnes 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 appropriate.

Appraising the Totnes Site Allocations DPD (Pre Submission Publication)

- 1.5 The Totnes DPD is one of five Site Allocation 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 and an Affordable Housing DPD have already been adopted by the Council. The Totnes DPD deals with the allocation of sites in the town of Totnes. The DPD addresses the period up to 2016 and beyond, reflecting both the strategic direction set by the Core Strategy, and the emergent planning scenario set out by the Regional Spatial Strategy to 2026.
- 1.6 The Totnes/Dartington DPD – Preferred Options was appraised and reported in October 2007 for public consultation. This document covered Totnes, Dartington and their immediate surrounds, however, the current DPD just deals with Totnes. The findings and responses to consultation have informed the preparation of the DPD – Site Allocations in 2009. 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 of the DPD.

Next Steps

- 1.8 This SA/SEA Report is now presented for public consultation, together with the Totnes Site Allocations DPD (Pre Submission Publication). 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 Totnes 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 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 400 dwellings and 2.1 hectares of new employment land in Totnes to 2016 and a further 245 dwellings with 2.3 ha of new employment land beyond 2016.
- 1.11 Some changes have already been made to the DPD in response to interim SA work carried out as part of the ongoing and iterative process.

HOW TO COMMENT ON THIS SA REPORT

- 1.12 If you have any comments on the SA/SEA of the Totnes Site Allocations DPD (Pre Submission Publication) 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 Totnes Site Allocations DPD (Pre Submission Publication). 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 Totnes Site Allocations DPD (Pre Submission Publication) document in accordance with SEA Regulations and SA Guidance.

Totnes Site Allocations DPD (Pre Submission Publication): DPD Vision, 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 Totnes Site Allocations DPD (Pre Submission Publication) must accord with the planning vision and strategy set for the district by the Core Strategy. In the Core Strategy, Totnes is designated in Policy CS1: Location of Development as an Area Centre and Dartington as a village. Area Centres are defined in the Core Strategy as *'settlements that function as focal points for the sustainable provision of local housing and employment opportunities, education facilities and other local services'*. In addition, Policy CS2 of the Core Strategy allocates approximately 400 dwellings to the Totnes area in the period up to 2016, and Policy CS3 allocates 5 hectares of employment land for the

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*

area. It is the role of the Totnes DPD to specify the most appropriate location for the dwelling and employment land allocations.

- 2.5 The Totnes DPD contains a vision, objectives and development proposals as follows:

The Vision for Totnes

A thriving market town with a strong sense of place, distinctive and vibrant in character, where:

- *The focus of the town is widened from the town centre to include the River Dart;*
- *The historic town centre, its independent retail character and outstanding buildings, the town's river setting and surrounding hills are protected;*
- *The needs of the town are met, particularly for affordable housing and quality jobs;*
- *New development is well related to the existing urban fabric, increases community togetherness and self containment of the town and reduces transport dependency;*
- *New development will provide for high quality, locally distinctive, low carbon, energy efficient, sustainable development; and*
- *The environment is protected and enhanced in the face of depleting natural resources and climate change.*

Objectives for Totnes

- TO1:** Ensure that the current and future housing needs of Totnes are met, particularly affordable housing
- TO2:** Maximise the use of previously developed land
- TO3:** Provide for business growth and development in mixed use schemes
- TO4:** Ensure that new development is located to minimise the need to travel and optimises the choices between travel modes
- TO5:** Provide environmental enhancement of and greater access to the river.

Development Proposals:

- Proposal **T1:** Baltic Wharf
- Proposal **T2:** KEVICC
- Proposal **T3:** Totnes Central Area
- Proposal **T4:** Dairy Crest
- Proposal **T5:** Land at Dartington Lane
- Proposal **T6:** Land at Ashburton Road
- Proposal **T7:** Riverside
- Proposal **T8:** Borough Park

Proposal **T9**: Bourton Lane**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 Totnes 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 Totnes 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 Totnes DPD, since each policy is assessed against each SA Objective.
- The likely sustainability effects of implementing the Totnes DPD (including environmental effects) is summarised in Section 5 of this report, and detailed in Appendices V-VI, and in the evidence base 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 IV-V 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 Totnes 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).

Appraising the Totnes/ Dartington DPD – Preferred Options (2007)

- 3.2 SA incorporating SEA was carried out for the Totnes/ Dartington DPD – Preferred Options during 2007. This involved an earlier use of the STA process. The findings and responses to this consultation have informed the use of STA for all the current Site Allocation DPDs in 2009.

Updating the SA Scoping (2009)

- 3.3 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 in January 2009 and no responses were received.

Appraising the Totnes DPD Vision and Objectives

- 3.4 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 IV. The compatibility analysis 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 Totnes DPD Development Proposals

- 3.5 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 Totnes were also considered and reported.
- 3.6 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

- 3.7 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 Councils, Environment Agency, Natural England, Development industry, business and community representatives. In this way, the sites assessment process was integrated with the sustainability appraisal process.
- 3.8 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 village. 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 revising in great detail.
- 3.9 The Sustainability Threshold Assessment of Development Site Options (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.

- 3.10 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 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

- 3.11 The method used for this Sustainability Appraisal of the Totnes Site Allocations DPD (Pre Submission Publication) 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
- 3.12 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 and updated in early 2009) (also available separately as Appendices I and II).

Consultation

- 3.13 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.

- 3.14 The Totnes/Dartington DPD Preferred Options DPD and SA Report were published for public consultation in October 2007; responses received have informed the continued development of the DPD and the SA. This SA Report is being published for public consultation along with the Totnes Site Allocations DPD (Pre Submission Publication), 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 Totnes DPD has also been informed by recent and ongoing strategies and studies that provide more detailed information and contextual analysis for the Totnes area. Relevant strategies, studies and plans are outlined below in Section 4.5. The key issues arising [as reflected in the Totnes and District Community Plan for example] that are priorities for this area are summarised as follows:
- **Affordable housing** - for local people and key workers
 - **Economy and Tourism** – adding value to the current tourist base and encouraging new business
 - **Access to services** – community facilities for culture and recreation
 - **Heritage, culture and the arts** – protecting historic settlements, promoting the arts
 - **Environment** – high conservation both built and natural environment and landscape value

- **Traffic Management** – severe congestion in Totnes
- **Youth Facilities** – addressing young peoples' needs in the context of an ageing population
- **Civic Hall and Market Square Regeneration** – developing the town centre

Local Plans and Programmes Relevant to the Totnes 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 Space Strategy (2008-2012)
 South Hams Strategic Flood Risk Assessment (2006)
 Totnes and District Community Plan (2005)
 Totnes Town Council Strategic Plan (2007)

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,	<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

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
	services, cultural and leisure facilities for all	centres, libraries, sports and leisure facilities, especially in under-served localities and Sherford New Community <ul style="list-style-type: none"> ▪ Improve quality and capacity of public transport, particularly in new developments ▪ Encourage integrated public transport ▪ Provide for basic services within walking distance of residents Reduce isolation of minorities and people with limited mobility
3	Housing <i>SEA topic: Population and Human Health</i>	
	Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs	<ul style="list-style-type: none"> ▪ Restrict second home ownership ▪ Provide dwellings to allow local residents, including 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	

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
	<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>	
	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	<ul style="list-style-type: none"> ▪ Contribute to the supply of minerals while protecting

	SA OBJECTIVE	DECISION-AIDING QUESTIONS
	efficient exploitation of mineral resources	<p>local communities and the environment</p> <ul style="list-style-type: none"> ▪ 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 environment ▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car <p>Promote energy efficiency in the design of new development</p>
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 <p>Consider the longer term effects</p>
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 <p>Promote minimisation, reuse and recycling of construction materials and waste</p>
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 <p>Promote Sustainable Drainage Systems</p>

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 Habitats Regulations Assessment 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 TOTNES DPD: Site Allocations

SA Findings: Preferred Options (2007)

- 5.1 Generally the contents of the Preferred Options DPD were found to positively contribute towards the SA objectives for sustainable development in South Hams. A small number of recommendations were made from the SA and these were mostly related to sustainable transportation and traffic management measures. These SA findings were considered alongside the consultation responses to the draft DPD in further developing the Totnes DPD Site Allocations DPD in 2009.

SA Findings: Vision and Objectives

- 5.2 A compatibility analysis of the emerging Totnes DPD Vision and Objectives was carried out using the SA Framework. The detailed findings of these analyses are set out in Appendix IV of this SA Report.

Vision

- 5.3 The Vision for Totnes has potential to progress many of the SA framework objectives including the need to protect the distinctive physical and social characteristics of the settlement. New developments are required to integrate with existing communities and assist in promoting reduced private transport use. Climate change issues were clearly addressed through the requirements for development which minimises embodied energy input, energy use and carbon output from both buildings and the associated traffic generation. The issue of depleting natural resources was also clearly recognised. Widening the focus of the town to include leisure and tourism on the River Dart may bring increased prosperity and have positive effects for employment. Alternatively, the only identified potential for any adverse effect was also related to the River Dart and this is discussed under the objectives.

Objectives

- 5.4 The Totnes specific objectives performed well against the SA Framework, particularly in terms of housing, balanced communities, health, energy and employment which have synergistic effects. For example, the health of residents is improved through the provision of housing and employment and improved air quality, and development locations that allow walking and cycling.
- 5.5 The only potential negative effects that could arise are through enhancement of access to the River Dart and any conflicts of use; increased recreation access can have an adverse effect on biodiversity and water quality. The SA recommended that objectives for the DPD should be compatible with progression of the objectives of the South West River Basin Management Plan to meet the requirements of the European Water Framework Directive. The desire expressed in

the Vision and in the town's community plan for low carbon development is now incorporated in the objectives and further improve their performance.

SA Findings: Development Proposals

- 5.6 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 Totnes, 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.

Proposal T1: Baltic Wharf

- 5.7 Overall the site performed well against the SA objectives and the development has the potential to bring about positive social, economic and environmental benefits. The site is well related to the town and has very good walking, cycling and public transport links, which can be further improved, and lead to a progression in the balanced communities, access and energy SA objectives. Informal recreation areas could also have positive effects for biodiversity and the landscape. The SA identified that the proposal could have an adverse effect on water and health SA objectives due to parts of the site being designated as flood risk zones 2 and 3. It is recommended that development should not be allowed to exacerbate the current situation. The SA also recommended that soil investigations are carried out and that flood risks and impacts on the water environment are highlighted due to the sensitive nature of the site location.

Proposal T2: KEVICC

- 5.8 Generally the site performed well against the SA objectives, offering good walking, cycling and public transport links, an improved public realm and enhanced community viability. The SA found that the site is well integrated physically, with potential for good social integration, and the proposal should contribute to the provision of a mix of dwelling types and tenures. The SA identified the potential for an adverse effect relating to the cumulative effect of development on the Totnes AQMA, however, the proposals positive effect on accessibility objectives may compensate to some extent for its contribution. The SA also found that the site is a locally designated site or habitat which could contain protected species; therefore it was recommended that clarification of any mitigation should be included. The SA identified that part of the site is in flood zone 3. It was assumed that this is the upper school site where no residential development is proposed but the SA recommended clarification. The SA identified only potential adverse

effects, and development with appropriate mitigation could meet the SA framework objectives.

Proposal T3: Totnes Central Area

- 5.09 The SA found that it is likely that the proposal will support the retail function of Totnes and progress employment, economic growth, housing, health, accessibility and energy objectives. Incorporating the town's markets would protect the historic heritage of the town. Transport issues affecting the town are addressed through the requirement for contributions to the A385 corridor management scheme. The SA did not identify any absolute constraints to the development.

Proposal T4: Dairy Crest

- 5.10 The STA identified part of the site being in the flood plain. This revised proposal is smaller and located outside the flood plain. As such the SA found that the site is not of a scale to have strategic significance but will progress the housing, energy, transport and land and soils SA objectives. The SA did not identify any potentially negative effects of the development however, the cumulative effect of development adjacent to the floodplain should be considered,

Proposal T5: Land at Dartington Lane

- 5.11 Overall the site performed well against the SA objectives and no absolute constraints were identified by the SA. The site benefits from good public transport, cycling and walking links and access to key services which would likely promote accessibility, communities and health objectives. The SA did identify the potential for a negative effect due to parts of the site being designated flood zones 2 and 3. This could lead to an adverse effect due to the cumulative effects of the various proposed flood plain developments. Although the site is too small to have strategic significance, the SA identified the potential for a limited adverse cumulative effect on air quality. However, the site's location and access benefits would likely mitigate against this. The SA recommended that the use of SUDs would be vital to ensure that the existing flood risk not be exacerbated and that such a statement could be included in the proposal or supporting text.

Proposal T6: Land at Ashburton Road

- 5.12 Overall, the site was found to perform well against the SA objectives. Links to the Totnes/Dartington cycle and footpath will further progress energy, accessibility and transport objectives. The SA did identify the potential for a negative effect due to parts of the site being designated flood zones 2 and 3. This could lead to an adverse effect due to the cumulative effects of the various proposed flood plain developments. Although the site is too small to have strategic significance, the SA identified the potential for a limited adverse

cumulative effect on air quality. However, the site's location and accessibility benefits will assist in mitigating against this.

Proposal T7: Riverside

- 5.13 Overall, the site was found to perform well against the majority of the SA objectives with any identified sustainability issues likely to be effectively mitigated. Walking and public transport links are available and will be further improved to the town centre which will have positive effects on accessibility, air quality and health objectives. The mixed use development could encourage less use of private vehicles, promote economic growth and employment objectives and progress housing and community objectives. The SA recommended that the potential for an adverse visual impact could be mitigated by the requirement for strategic landscaping measures.

Proposal T8: Borough Park

- 5.14 The site performed very well against the SA objectives with the only adverse effect identified being the potential loss of sports facilities; however these are to be retained on site. The site is not of a scale to be of strategic significance.

Proposal T9: Bourton Lane

- 5.15 The SA did not identify any major adverse effects from the proposed development, but highlighted issues of flood risk, Grade 2 agricultural land, contamination and adverse visual impact which would all require mitigation to progress the relevant SA objectives on water, land and soils and landscape. The SA recommended that such adverse impacts could be mitigated or avoided if the open space component of the proposal is situated on the high quality agricultural land and areas of flood risk, especially if these coincide. It was also recommended that the adverse visual impact could be addressed through the requirement for structural landscaping.

Cumulative Effects

- 5.16 Overall the DPD proposes that Totnes will accommodate housing and employment development as follows:
- Up to 2016: 413 dwellings with 4.1 ha employment land
 - Beyond 2016: 245 dwellings with 2.3ha employment land
- 5.17 The current population is approximately 8,000 (representing a 17% increase since 1991) with a projected further increase to 2026 of approximately 17.5%. Totnes will therefore experience one of the higher rates of population growth across the District and it is important that appropriate health, education and community facilities are developed to serve needs generated.

- 5.18 Totnes has an AQMA and the cumulative effect of traffic increases should not exacerbate the situation. Although mixed use sites are promoted there may be the indirect negative effect of increasing internal commuting across Totnes due to the distribution of the proposed new development. Walking and cycling routes will be essential to encourage less reliance on the private vehicle. Where possible, i.e. in the town centre developments, car park free developments should be encouraged. However all proposals will now contribute to the A385 corridor management scheme which should reduce current congestion issues in the town.
- 5.19 Much of the development is located alongside the river and this raises concerns over recreation and development pressure on the quality of the water environment and biodiversity. Clear guidelines should be provided to ensure that the cumulative effect of the level of development is not overlooked when considering the impact of the individual incremental developments. The cumulative effect on the capacity of the flood plains also raises concerns due to development proposed adjacent to flood risk zones.
- 5.20 The 17.5% increase in population size must be considered to be significant and the cumulative impact on services should be considered; particularly on health, education and leisure facilities, and public transport and walking and cycling routes. Totnes will experience one of the higher levels of growth of the four towns but the level of planned, rather than incremental, development should bring appropriate infrastructure and community facilities and enable existing social and economic issues to be addressed whilst protecting the natural environment.

Progression of SA Recommendations

- 5.21 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 Totnes Site Allocations DPD – SA Findings

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>The Vision for Totnes</p> <p>The vision clearly expresses many of the SA framework objectives. The only identified potential for any adverse effect relates to the River Dart and pressure from increased leisure and</p>	<p>Comments noted.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
development (discussed under the objectives).	
<p>The Objectives for Totnes</p> <p>The objectives perform well against the SA Framework. The only potential negative effects are through enhancement of access to the River Dart. Increased recreation access can have an adverse effect on biodiversity and water quality – care should be taken that the objectives of the Water Framework Directive and the South West River Basin Management Plan are facilitated.</p> <p>The town's desire for low carbon development could be incorporated in the objectives.</p>	<p>Comments noted.</p> <p>The vision includes reference to low carbon development and an additional objective is now included, TO6.</p>
<p>Proposal T1: Baltic Wharf</p> <p>The need for SUDs should be highlighted due to the sensitive nature of the location and to mitigate for any adverse effects on flood risk management, water quality and biodiversity.</p>	<p>Comments noted. Reference to SUDs is now made at the start of the Development Proposals section.</p>
<p>Proposal T2: KEVICC</p> <p>The biodiversity status of the site and the need for any mitigation should be clarified.</p> <p>The Sheepfield The scale of the site means that it does not have strategic significance and whilst the DPD refers to the</p>	<p>Comments noted. Full site survey and any mitigation measures will be addressed as part of the detailed planning application process.</p> <p>The density of development proposed on the site reflects the site's constraints, including topography and the major water trunk main that crosses the site. Reference in the supporting text to the</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
<p>site's capacity for high density development, this is not reflected in the proposal.</p> <p>Positive benefits for land and soils SA objectives could be increased if the density was reconsidered.</p>	<p>site's suitability for delivering high density development has been removed.</p>
<p>Proposal T3: Totnes Central Area</p> <p>Market Square No potential adverse effects are identified.</p> <p>Totnes Southern Area Includes the second phase of the Totnes Southern Area development which has potential for positive effects for most SA objectives.</p>	<p>Comments noted.</p>
<p>Proposal T4: Dairy Crest</p> <p>As the site is not suitable for large vehicles, any adverse effects of employment development on health, air quality and access SA objectives could be mitigated by restricting the use class.</p>	<p>Comment noted, however, specifying particular Use Classes for employment proposals is considered to be unduly prescriptive within the DPD.</p>
<p>Proposal T5: Land at Dartington Lane</p> <p>Although development is only proposed adjacent to the floodplain, the use of SUDs will be vital to ensure that the existing flood risk situation is not exacerbated. Such a statement could be included in the proposal or supporting text and would mitigate potential adverse effects on sustainability objectives for water</p>	<p>Comments noted. Reference to SUDs is now made at the start of the Development Proposals section and the issue of flood risk is included in the supporting text.</p>

Summary of SA/SEA Findings	Reasons why comments have/have not been taken on board
management.	
<p>Proposal T6: Land at Ashburton Road</p> <p>Although development is only proposed adjacent to the floodplain, the use of SUDs will be vital to ensure that the existing flood risk situation is not exacerbated. Such a statement could be included in the proposal or supporting text and would mitigate potential adverse effects on sustainability objectives for water management.</p>	<p>Comments noted. Reference to SUDs is now made at the start of the Development Proposals section and the issue of flood risk is included in the supporting text.</p>
<p>Proposal T7: Riverside</p> <p>The final bullet point could be expanded to read “An improved focus on the river <u>including its water quality and biodiversity value.</u>”</p>	<p>Comment noted, however, the clause proposing ‘an improved focus on the river’ has been deleted from the proposal as the site does not adjoin the river frontage. It would therefore be unreasonable to require this.</p>
<p>Proposal T8: Borough Park</p> <p>No potential adverse effects are identified.</p>	<p>Comments noted.</p>
<p>Proposal T9: Bourton Lane</p> <p>It is recommended that the adverse visual impact could be addressed through the requirement for structural landscaping.</p>	<p>Comments noted.</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 SA of Vision and Objectives (attached)
- V SA of Development Proposals (attached)

Available separately in the evidence base to accompany the DPD and SA

Sustainability Threshold Assessment of Development Site Options

Totnes Site Allocations DPD
Appendix IV: 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 Totnes																
<p>The Vision for the Totnes DPD</p> <p><i>A thriving market town with a strong sense of place, distinctive and vibrant in character, where:</i></p> <ul style="list-style-type: none"> <i>The focus of the town is widened from the town centre to include the River Dart;</i> <i>The historic town centre, its independent retail character and outstanding buildings, the town's river setting and surrounding hills are protected;</i> 	+	0	0	+	0	+	+	+	0	0	+	0	0	0	0	-
	0	0	0	++	0	+	+	+	+	+	++	0	0	0	0	0

<ul style="list-style-type: none"> • The needs of the town are met, particularly for affordable housing and quality jobs; • New development is well related to the existing urban fabric, increases community togetherness and self containment of the town and reduces transport dependency; • New development will provide for high quality, locally distinctive, low carbon, energy efficient, sustainable development; and • The environment is protected and enhanced in the face of depleting natural resources and climate change. 	+	+	++	0	++	++	++	?	?	?	?	0	+	?	0	0
	+	+	+	+	++	+	+	+	+	0	+	0	+	++	0	0
	0	+	+	++	+	+	+	+	+	0	+	+	++	++	0	+
	0	+	+	+	+	+	0	+	+	+	+	+	++	+	0	++

Commentary

The vision for Totnes clearly expresses many of the SA framework objectives including the need to protect the distinctive physical and social characteristics of the settlement. It also requires that new development should be located and constructed in a way that locates development in locations with potential for reduced private transport use and integrates with existing communities. Climate change issues are clearly addressed through the requirements for development which minimises embodied energy input, energy use and carbon output from both buildings and the associated traffic generation. The issue of depleting natural resources is also clearly recognised. Widening the focus of the town to include leisure and tourism on the River Dart may bring increased prosperity and have positive impacts for employment. Alternatively, the only identified potential for any adverse effect is also related to the River Dart and this is discussed under the objectives.

		SA Framework Objectives															
The Objectives for Totnes		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
TO1	Ensure that the current and future housing needs of Totnes are met, particularly affordable housing.	+	+	++	0	+	●	●	0	0	0	0	0	0	0	0	0
TO2	Maximise the use of previously developed land.	0	0	?	0	0	?	?	+	+	-	0	0	+	0	+	0
TO3	Provide for business growth and development in mixed use schemes.	+	+	+	?	+	?	?	?	0	0	0	0	+	+	0	0
TO4	Ensure that new development is located to minimise the need to travel and optimise the choices between travel modes.	+	++	0	0	+	0	0	+	+	+	+	0	+	++	0	0
TO5	Provide environmental enhancement of and greater access to the river.	+	0	0	0	0	+	+	0	0	-	0	0	0	0	0	-
Commentary																	
The Totnes specific objectives perform well against the SA Framework particularly in terms of housing, balanced communities,																	

health, energy and employment which have a synergistic impact. The health of residents is improved through the provision of housing and employment and improved air quality and development locations that allow walking and cycling. The only negative potential effects are through enhancement of access to the River Dart. Increased recreation access can have an adverse effect on biodiversity and water quality; care should be taken that the objectives of the WFD and the South West River Basin Management Plan are facilitated. The desire expressed in the Vision and in the town's community plan for low carbon development could be incorporated in the objectives and further improve their performance.

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

Totnes Site Allocations DPD
SA Report Appendix V: 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.

<p>Proposal T1: Baltic Wharf</p> <p>Mixed use regeneration is proposed by 2016 to include:</p> <ul style="list-style-type: none"> • About 150 dwellings; • Maintenance of at least existing numbers of jobs on the site; • The retention of a boatyard and associated facilities; • Contribution to the A385 corridor management scheme; • About 0.25 hectare of play provision, 0.5 hectare of other public space including formal public space within the site and along the river frontage; and • Cycle and footpath provision including riverside access and enhanced access to the town centre. <p>Development of this area should accord with a Masterplan previously approved by the Council.</p>	
<p>STA Summary (Site 2) Baltic Wharf</p>	
<p>SA/SEA Findings</p>	
<p>The STA of the site indicates that the site raises few sustainability issues and the site performs well when considered against SA objectives. The site is well related to the town and has very good walking, cycling and public transport links, which will be further improved, and progresses the balanced communities, access and energy SA objectives. Improvements to public space and the provision of on-site play facilities will be positive for health objectives, as will the informal recreation area which will also have positive effects for biodiversity and the landscape.</p> <p>The STA noted the current marine uses of the site as a constraint but the proposal includes the retention of the boatyard</p>	

and associated facilities. Part of the site falls in flood risk zones 2 and 3 and development should not be allowed to exacerbate the current situation and does give potential for adverse effect on water and health objectives. As other future development is proposed on the River Dart frontage (Riverside and Bourton Lane) there could be potential for adverse cumulative impact of these developments on flood, water quality and biodiversity issues.

The STA process takes a precautionary approach to the potential for land contamination but due to the nature of the existing use of part of the site, the level of contamination should be clarified to ensure that any adverse effects are mitigated.

Overall the site performs well against the SA objectives and development could bring about positive social, economic and environmental benefits.

Recommendations

To improve the performance of the proposal it is recommended that soil investigations are carried out, and that flood risk and impact on the water environment, and therefore the need for SUDs should be highlighted, due to the sensitive nature of the location. As other future development is proposed on the River Dart frontage (Riverside and Bourton Lane) there could be potential for adverse cumulative impact of these developments on flood, water quality and biodiversity issues.

Proposal T2: KEVICC

Mixed use development is proposed to enable the provision of new and enhanced education and sports facilities for the town.

At the Lower School site by 2016:

- The relocation of The Grove Primary School;
- About 110 dwellings;
- Contribution to the A385 corridor management scheme; and
- About 0.25 hectare of play provision and 0.5 hectare of other public space alongside the river with continuous

riverside access.

At the Upper School site by 2016:

- Enhanced education and sports facilities for the town including an all weather sports pitch and other provision on a site adjoining the existing campus to the north.

At the Sheepfield beyond 2016;

- About 20 dwellings; and
- Contribution to the A385 corridor management scheme.

Development of this area should accord with a Masterplan previously approved by the Council.

STA Summary (Site 4) KEVICC Lower School

STA Summary (Site 6) Sheepfield

SA/SEA Findings

The proposal amalgamates two sites which were appraised individually in the STA process. The STA established that there are no absolute environmental constraints to the development of the school site. Only two issues arise with regard to potential adverse effects that may need mitigation, namely the effects on biodiversity and air quality. The site is assessed as having a local designated site or habitat which may contain protected species. The STA has taken a precautionary approach to sites within Totnes which are assumed to have a limited adverse cumulative effect on air quality and is therefore common to all sites. However, the site performs particularly well against STA movement and accessibility criteria which may compensate to some extent for its contribution to air quality issues in Totnes. This accessibility also contributes to a good ranking against energy use along with topography and orientation which favours passive solar gain.

Opportunities are taken to improve the public realm through provision of public open space and continuous access along the riverside. Overall the site is considered to offer opportunities to enhance community viability and/or vibrancy.

The site is well integrated physically, with potential for good social integration as well, and the proposed 110 dwellings will be subject to affordable housing policy and contribute to the provision of a mix of dwelling types and tenures.

Access to the riverside and provision of public space will contribute to health SA objectives. However the STA assessment notes the displacement of sports pitches but an all weather sports pitch is proposed adjoining the existing campus to the north. It is unclear whether these are for school use only or if there is public access/use. There should be no overall loss of sports pitches for the community. The site is partially composed of previously developed land and should accommodate development at a reasonably high urban density.

Part of the site appears to be in flood zone 3. It is assumed that this is the upper school site where no residential development is proposed but this should be clarified. Only potential, rather than definite, adverse effects have been identified and development with appropriate mitigation for the issues identified below should meet the SA framework objectives.

The STA of the Sheepfield site notes constraints including vehicular access and topography. However it is assumed that vehicular access is achievable or the site would not be proposed and topography can be dealt with through design. Generally the site performs well against SA objectives offering good walking, cycling and public transport links and no absolute sustainability constraints identified. Whilst there are concerns over the cumulative effect of development on the AQMA, this may be outweighed by the relationship of the site to facilities.

Recommendations

- The biodiversity status of the site and the need for any mitigation should be clarified.

Proposal T3: Totnes Central Area

Mixed use development is proposed to include:

At the Southern Area, phase 2, by 2016

- About 50 dwellings and 0.1 hectare of employment land;
- Contribution to the A385 corridor management scheme;

- Enhanced public realm; and
- Retention of existing levels of car parking.

At The Grove School Site by 2016:

- A replacement youth centre and other youth provision;
- About 20 dwellings; and
- Contribution to the A385 corridor management scheme.

At the Market Square and Civic Hall, beyond 2016:

- Enhanced public realm and the continued function of the site as a civic area incorporating the town's markets and access through the site;
- A new indoor multi-function facility, including scope for events and meeting space, a replacement library, offices and incubator units;
- Retail, commercial and office uses;
- Contribution to the A385 corridor management scheme; and
- About 20 dwellings.

Development of this area should accord with a Masterplan previously approved by the Council.

STA Summary (Site 32) Southern Area

STA Summary (Site 29) Grove School

STA Summary (Site 7) Market Square

SA/SEA Findings

The proposal amalgamates three sites which were all appraised individually in the STA process. The Southern Area is the second phase of an existing development and replaces an existing car park. No sustainability issues are identified and a new access road to the site is in place which has assisted traffic circulation in the town centre. The adjoining site has won a design award and this adjoining site will be expected to be of an equally high standard. The site has good links to facilities and potential for positive effects for most SA objectives.

The STA of the Grove School site indicates that there are no absolute constraints to development and the proposal seeks

a replacement youth centre and other youth provision. There is a lack of play and open space in Totnes and provision would progress health, access and balanced communities objectives. The STA process takes a precautionary approach to the potential for land contamination but due to the nature of the existing site it would appear unlikely that the site is contaminated.

Development of the Market Square and Civic Hall site is proposed post 2016. The STA did not identify any adverse effects and the proposal meets many of the STA objectives. The proposal will progress balanced communities, housing and land use objectives through the mixed use nature of the site. Incorporating residential development here as well as in the southern area will provide natural surveillance of the area which engenders feelings of safety and will encourage increased evening use of the area and support the area's role as a civic centre.

In its entirety the proposal will support the retail function of Totnes and progress employment, economic growth, housing, health, access and energy objectives. Incorporating the town's markets will protect the historic heritage of the town. Transport issues affecting the town are addressed through the requirement of for contributions to the A385 corridor management scheme.

Proposal T4: Dairy Crest

Mixed use regeneration is proposed by 2016 to include:

- To the south of the leat, about 30 dwellings and employment development to support a number of jobs at least equivalent to the site's previous use;
- Retention of the listed building;
- Contribution to the A385 corridor management scheme; and
- Provision of cycle and footpath links including to the town centre and the riverside.

Development of this area should accord with a Masterplan previously approved by the Council.

STA Summary (Site 5) Dairy Crest

SA/SEA Findings

The STA considered a larger site including land to the north of the leat which is not included in this proposal. The

reference to part of the site being in the flood plain referred to that northern portion of the site. The site is in a central position and offers an opportunity for regeneration of a previously developed site. There will be no loss of job numbers through redevelopment but care should be taken that future site uses are compatible. The site is not of a scale to have strategic significance but will progress the housing, energy, transport and land and soils SA objectives.

Proposal T5: Land at Dartington Lane

Development is proposed to include:

At Lane End Plantation by 2016:

- 2 hectares of employment land; and
- Management of the plantation to enable strategic landscaping of the site; and
- Contribution to the A385 corridor management scheme.

At Lane End Field beyond 2016:

- About 10 dwellings; and
- Contribution to the A385 corridor management scheme.

Development of this area should accord with a Masterplan previously approved by the Council.

STA Summary (Site 27) Dartington Lane Plantation

SA/SEA Findings

The STA indicates that the site is part PDL and mostly low grade agricultural land (3/4). Part of the site is in flood zones 2 and 3 and raises the issue of the cumulative effect of the various proposed flood plain developments. However the proposal is for a minor amount of residential development with 2 ha of employment land which causes less concern over health objectives. The site does benefit from good public transport, cycling and walking links and access to key services. Much of the site is currently a coniferous plantation which does not contribute very much to local biodiversity. The more valuable broadleaved trees will be retained. The site has good access to alternative means of transport than the car

and the sustainable design and construction required by the Council means that the site will perform well against energy efficiency and climate change objectives. Although the site is too small to have strategic significance, a precautionary approach has been taken to sites within Totnes which are assumed to have a limited adverse cumulative effect on air quality but the site's location and access benefits will mitigate against this.

Overall the site performs well against SA objectives and no absolute constraints have been identified.

Recommendation

Although development is only proposed adjacent to the floodplain, the use of SUDs will be vital to ensure that the existing flood risk situation is not exacerbated. Such a statement could be included in the proposal or supporting text and would mitigate potential adverse effects on sustainability objectives for water management.

Proposal T6: Land at Ashburton Road

Development is proposed beyond 2016 to include:

- About 50 dwellings and 0.3 hectare of employment land;
- Contribution to the A385 corridor management scheme;
- Strategic landscaping measures to address the site's scale and location; and
- Cycle and footpath provision including riverside access and links to the Totnes – Dartington footpath/cycleway.

Development of this area should accord with a Masterplan previously approved by the Council.

SA/SEA Findings

This was assessed in the STA as part of a larger site (see STA site 27 above). The STA indicates that the site is mostly low grade agricultural land (3/4) but part of the site is in flood zones 2 and 3 and raises the issue of the cumulative effect of the various proposed flood plain developments. The site has good access to alternative means of transport than the car and the sustainable design and construction required by the Council means that the site will perform well against energy efficiency and climate change objectives. Although the site is too small to have strategic significance, a precautionary approach has been taken to sites within Totnes which are assumed to have a limited adverse cumulative effect on air quality but the site's location and access benefits will mitigate against this. Links to the Totnes/Dartington cycle and

footpath will further progress energy and transport objectives.
Overall the site performs well against SA objectives and no absolute constraints have been identified.

Proposal T7: Riverside

Mixed use development is proposed beyond 2016 to include:

- About 100 dwellings and 2 hectares of employment land;
- Contribution to the A385 corridor management scheme;
- About 0.2 hectare of play provision and 0.4 hectare of other public space including formal public space within the site;
- Strategic landscaping measures to address the site's scale and prominence; and
- Cycle and footpath provision including links to the town centre and the river frontage.

STA Summary (Site 14) Bridgetown Riverside

SA/SEA Findings

The STA indicates that the site only raises sustainability issues that can be effectively and reasonably mitigated. Walking and public transport links are available and will be further improved to the town centre which will have positive effects on access, air quality and health objectives. The site is partially good quality agricultural land but also part previously developed.

The mixed use development of residential, employment, play area and public space should encourage less use of the private vehicle; promote economic growth and employment objectives and progress housing and community objectives. Concerns over adverse visual impact noted in the STA should be mitigated by the requirement for strategic landscaping measures.

Proposal T8: Borough Park

Mixed use development is proposed beyond 2016 to include:

<ul style="list-style-type: none"> Retention and enhancement of open space and sports provision; About 25 dwellings; and Contribution to the A385 corridor management scheme. 	
STA Summary (Site 8) Borough Park	
SA/SEA Findings	
<p>The site performs very well against the STA criteria with the only adverse effect being potential loss of sports facilities however these are to be retained on site. The site is not of a scale to be of strategic significance.</p>	

Proposal T9: Bourton Lane	
<p>Mixed use development is proposed beyond 2016 to include:</p> <ul style="list-style-type: none"> About 20 dwellings; Contribution to the A385 corridor management scheme; Public open space, including children's play area; and Strategic landscaping to address the site's prominence 	
STA Summary (Site 10) Bourton Lane (Part)	
SA/SEA Findings	
<p>The STA does not identify any absolute constraints to development but does highlight issues of flood risk, Grade 2 agricultural land and adverse visual impact which will all require mitigation to progress the relevant SA objectives on water, land and soils and landscape.</p> <p>Such adverse impacts could be mitigated or avoided if the open space component of the proposal is situated on the high quality agricultural land and areas of flood risk, especially if these coincide.</p> <p>The adverse visual impact is addressed through the requirement for structural landscaping. However, the site is not of a</p>	

scale to be of strategic significance.