



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL / STRATEGIC
ENVIRONMENTAL ASSESSMENT of
SOUTH HAMS SHERFORD NEW
COMMUNITY AREA ACTION PLAN
(SUBMITTED SCHEME)**

SUSTAINABILITY APPRAISAL REPORT

APPENDIX IV

June 2006

Prepared by

enfusion



APPENDIX IV
SA OF SHERFORD NEW COMMUNITY AREA ACTION PLAN
OBJECTIVES/AIMS AND PROPOSAL

1. Appraisal of AAP Objectives (Preferred Options) and Aims (Submission Stage)

Appraisal of the AAP (Preferred Options) objectives was undertaken as described in the SA methodology. Tables 1 and 2 below provide a summary of which SA objectives were progressed by which Area Action Plan objectives (based on 2nd Draft AAP dated 9th June 2005). Some conflicts were apparent between the nature of the AAP and its objectives with SA objectives, e.g. for landscape, land and soil quality, and biodiversity. Some recommendations were provided where we consider elaboration and clarification might prove beneficial.

The Sherford New Community Area Action Plan Submitted Scheme was restructured since the Preferred Options document was subject to consultation in 2005, to combine Aims, Objectives and Proposals under topic headings for Strategy; Sustainable Development; Design; Community Facilities; Utilities/Infrastructure; Housing; Movement and Transport; Economy; Public Space, Sport and Recreation; Landscape, Biodiversity and Cultural Heritage; Phasing. The Design topic also retains a list of Design Objectives, as well as a paragraph describing the overall Aim for design.

In light of these structural changes, the AAP's revised Aims for each topic (including the supporting text that follows each paragraph entitled 'Aim' and precedes the topic's 'Proposals' section) were again reviewed in May and June 2006 at the Submission Stage.

Table 1 below provides a summary of which SA objectives are progressed by which of the revised Submission Stage AAP Aims as well as, for comparison, the previous AAP Preferred Option's stated Objectives. Due to the long length of the 'aims' sections for each topic, it is not feasible to prepare the equivalent of **Table 2** for the AAP Submission Stage. Comments are instead provided on the content of the AAP Submission Stage aims, and as to the progression of the AAP (from its Preferred Options objectives to its Submission Scheme aims) and the extent to which the new Aims reflect the recommendations made in the SA of the AAP Preferred Options. These comments are presented below following Table 2.

Table 1: Summary of Progression of SA Objectives by AAP Objectives/Aims

	SA Objective	AAP (Preferred Option) Objectives	AAP Aims (Submitted Scheme)
1	Balanced Communities	S, C, H, B, T	S, SD, D?, C, H, T, Ec, PS, LBH, P, Sp
2	Access	T, S, C, H, B	SD, D, C?, H, T, Ec, PS, P, Sp
3	Housing	S, H	S, H
4	Quality of the Built Environment	D, C, H, E, B	D, H, Ec, PS, LBH
5	Health	D, C, T	SD, D?, C, T
6	Employment	S, C, T, B	S?, C?, Ec
7	Economic Growth	S? B	S?, D, Ec
8	Landscape	E?	D, PS, LBH?
9	Land and Soil Quality	H, E	H, PS, LBH?
10	Biodiversity	E	SD? UI, PS? LBH?
11	Cultural Heritage	E	PS? LBH?
12	Minerals	-	-
13	Energy	T, E	SD, H, T
14	Air Quality	T, E	SD, H, T, PS
15	Waste	E	SD
16	Water Resources & Water Quality	E	SD UI, PS? LBH?, P

Key:

- S: Strategic objectives/Strategy Aim
- D: Design objectives/ Aims
- C: Community objectives/ Community Facilities Aims
- H: Housing objectives/ Aims
- B: Business objectives
- T: Transport objectives/ Movement and Transport Aims
- E: Environment objectives
- SD: Sustainable Development Aims
- UI: Utilities/Infrastructure Aims
- Ec: Economy Aims
- PS: Public Space, Sport and Recreation Aims
- LBH: Landscape, Biodiversity and Cultural Heritage Aims
- P: Phasing Aims
- Sp: Spatial Policies

Table 2: Detailed appraisal of Progression of SA Objectives by AAP Objectives (Preferred Option)

AAP OBJECTIVES	SA OBJECTIVES
<i>Strategic objectives</i>	
<ul style="list-style-type: none"> Comprehensive development according to an agreed masterplan. 	1
<ul style="list-style-type: none"> A high degree of self sufficiency for the development. 	1, 2, 6
<ul style="list-style-type: none"> A balanced mixed use development. 	1, 6, 7?
<ul style="list-style-type: none"> To help meet the strategic requirements for housing in the Plymouth Principal Urban Area (PUA). 	3
<i>Design objectives</i>	
<ul style="list-style-type: none"> High quality, locally distinctive, sustainable development. 	4
<ul style="list-style-type: none"> An attractive, well designed environment that promotes health and safety. 	4, 5
<ul style="list-style-type: none"> A strong sense of place and belonging. 	4
<ul style="list-style-type: none"> Legible urban fabric with distinct places, spaces and localities, each having their own identity and character. 	4, 8?
<i>Community objectives</i>	
<ul style="list-style-type: none"> A full range of facilities for community welfare and self sufficiency. 	1, 6
<ul style="list-style-type: none"> Early provision of local services and facilities in phase with development and at locations accessible by sustainable transport. 	1, 2, 6
<ul style="list-style-type: none"> Sustainable development to encourage sustainable lifestyles. 	?
<ul style="list-style-type: none"> Strong community identity and spirit encouraging individual participation in community life. 	1, 2
<ul style="list-style-type: none"> Provide for recreational use and enjoyment in and around the development. 	1, 4, 5
<ul style="list-style-type: none"> An attractive and clean environment with safe public spaces, places and routes. 	4
<i>Housing objectives</i>	
<ul style="list-style-type: none"> Providing affordable homes to meet the needs of local people from within Plymouth and South Hams. 	1, 3
<ul style="list-style-type: none"> Mixed type, mixed tenure housing development in mixed use areas. 	1, 3
<ul style="list-style-type: none"> Provide for housing at the highest density suitable for each part of the site. 	4, 9
<ul style="list-style-type: none"> Creation of different housing and character areas throughout the site providing for different and varying design/density themes. 	4
<ul style="list-style-type: none"> Flexible housing designs to accommodate lifetime housing requirements including disabled access and adaptable spaces. 	1,2,3

<i>Business objectives</i>	
• Business growth and development to aid self-sufficiency.	1, 7
• Provide life-long learning and training opportunities within the development.	1, 7?
• Creation of a sustainable local economy – including maximisation of use of local suppliers, labour and resources and maximising the opportunities for local economic multipliers (i.e. spending money locally)	6,7
• Creation of a variety of opportunities for business space commensurate with development alongside housing and the need for design excellence	1,2,4,6,7
<i>Transport objectives</i>	
• A sustainable transport network within and beyond the new community, supporting sustainable patterns of movement and favouring the pedestrian, cyclist and public transport	2, 5, 13, 14
• High quality, high capacity public transport links to, from and through the new community, commencing from the outset of development.	2, 13, 14
• Distribution of centres, facilities and public transport stops to deliver walkability and convenient access.	1, 2, 5, 6, 13, 14
• Access for all including those with disabilities.	2
<i>Environment objectives</i>	
• Development that respects its location and is compatible with the sustainable management of land, soil and water.	4, 9, 16?
• Respect and respond to the landscape and topography of the site.	4, 8
• Conserve and enhance the quality of the local countryside.	8?, 9?
• Conserve and enhance biodiversity – species and habitats.	10
• Conserve and enhance local historic and archaeological features.	11
• Development to be environmentally sustainable through the minimisation of non-renewable resource usage; maximising the utilisation of renewable resources (including energy); reducing demand for energy and water; minimisation of waste and pollution.	13,14,15,16
• Design of the development to enhance and protect the local and global environment, in particular by minimising CO ₂ production at every stage and in every process of development and operation	13,14

2. Comments on AAP Aims

A discussion of the new AAP aims included in the Submission Stage AAP is provided below:

1. Strategy Aim - this is implicit in progressing SA objectives rather than specifically addressing issues previously addressed by the AAP Preferred Option's Strategic Objectives.
2. Sustainable Development Aims - this is implicit in progressing various SA objectives, as the issues covered can be wide-ranging:
 - a. The discussion includes requirements for appraisal of development proposals against Sustainability Checklists, to be provided by the developer.
 - b. Specific mention is made in the Aim of reducing impact on climate change, which addresses energy and air quality SA objectives.
 - c. The supporting text discusses these issues further, with reference to the Council's high ambitions for reducing energy demand from buildings (through design and construction standards and renewable energy generation), the concern relating to climate change leading to higher energy demands, and the developer's energy strategy preferred options (for high building fabric standards, wind turbines in the community park, and embedded renewable energy technologies throughout the development).
 - d. There is further discussion of the strategy to reduce energy demand and carbon emissions from the new buildings by applying high standards of thermal insulation in a phased manner. These additions to the AAP further positively address the SA objectives for energy and air quality.
 - e. The supporting text also specifically discusses the aim to exceed local recycling and waste targets with examples of how this could work.
 - f. The 'sustainable development' section has been further strengthened since the Preferred Options stage, with quantitative targets for energy conservation in buildings, a commitment to ensuring renewable energy generation on site, water saving measures and waste recycling targets. The AAP now promotes wind power on site within the Community Park, subject to further assessments of feasibility and impact. The sustainable development section is also much more prominent in the AAP than previously.
3. Design Aims and Objectives: elaborates further upon the previous Design objectives; specifically address SA objectives for Quality of the Built Environment and Access in a variety of ways, and also implicitly progress other SA objectives listed in Table 1. Sets out requirements for a Design Code to be prepared by the developer.
4. Community Facilities Aims: elaborates further upon the previous Community Facilities Objectives, and is implicit in progressing various SA objectives. Aspects of the previous AAP Preferred Option's Community objectives have been moved to separate Aims for Sustainable Development, Utilities/ Infrastructure and Phasing. Responds to consultation comments from health service providers relating to the need for specific health service facilities. Refers to requirements for a Community Services and Infrastructure Strategy to be prepared by the developer to demonstrate the delivery of such facilities.
5. Utilities/Infrastructure Aims: reflects relevant requirements in SA objectives for Water, Biodiversity, Energy and Air Quality as this topic aims for: sustainable drainage systems to protect water habitats, particularly the Yealm estuary; best practice in foul drainage and

treatment; measures to minimise use of water, in light of climate change predictions; renewable energy generation and energy demand reduction to minimise reliance on fossil fuels.

6. Housing Aims: elaborates further upon the previous Housing objectives; focuses on the need for affordable housing (a local priority) and states the Council's aims for minimum affordable housing provision to meet local needs, helping progress SA Housing objective. Discussion of the need for a mix of housing types and mixed uses, guidance on the proportions of different house sizes, and the mixed use approach to the location of development progress the SA objectives for Balanced Communities and Access. Reference to the required 'Eco-Homes' standards required promotes SA objectives for Energy and Air Quality. Promotion of higher density development with a specific density minimum standards and guidance will help progress SA objective for Land and Soil Quality.
7. Movement and Transport Aims:
 - a. Elaborates further upon the previous Transport objectives. Promotion of design measures and transport infrastructure to reduce car dependency and promote walking, cycling and public transport (including a proximity standard for public transport) should progress SA objectives on Balanced Communities, Access, Health, Energy and Air Quality.
 - b. Reference to the need for traffic management to minimise impact on local roads in Plympton St Maurice (a Conservation Area), Elburton and Brixton with appropriate car-free links, can help address various SA objectives including for Health.
 - c. Sets out requirements for a Sustainable Travel Strategy (similar to a strategic 'green travel plan') to be prepared by the developer.
 - d. Describes need for road junction improvements to facilitate high quality/ high capacity public transport services off A38 and A379 from start of development, bus route facilities and local bus services, and a Park & Ride and Public Transport Interchange at the A38 Deep Lane Junction.
 - e. Describes need for routes for pedestrians and cyclists, and links to the National Cycle Network and recreational routes.
 - f. A list of other transport measures is provided, to be progressed by the Sherford development and other means. This includes reference to the choice of route option A, with an improved junction at Stanborough Cross, as the chosen all-mode access link to the A379 corridor as proposed in the AAP Preferred Options report Key Diagram, resulting in the removal of the 'route option B' from in the Key Diagram, and more certainty on this issue.
8. Economy Aims: elaborates further upon the previous Business objectives, addressing the same SA objectives. Includes in relation to economic self-sufficiency and vitality, business opportunities, utilising local materials, training opportunities/requirements; establishes an economic land use mix for the development of retail/service and commercial/ employment uses; requires mixed uses with live/work units and local offices; aims for a balance of homes and workspaces; aims to avoid bulky retail and employment buildings; promotes links to established employment site at Langage. Sets requirements for Employment, Retail and Commercial Strategy to be prepared by the developer.

9. Public Space, Sport and Recreation Aims: elaborates further upon the previous Community Facilities objectives, reflecting a range of SA objectives. Sets out quantitative requirements for the public spaces, sports and recreation facilities that need to be provided in accordance with NPFA standards and Council guidance, progressing SA objectives for Balanced Communities, Built Environment and Access. Aims for the 200 hectare Community Park, including possible organic farm, and a greenway network, should help progress various SA objectives in relation to environmental conservation. Discusses possibility of the proposed public transport route to the A379 affecting playing fields, and subsequent requirement for compensatory provision in the development. Discusses use of Sherford Quarry for recreational activities, subject to wildlife and safety considerations.
10. Landscape, Biodiversity and Cultural Heritage Aims: sets out principles for development to be integrated into landscape while respecting visual impact, landform, landscape features, wildlife and cultural heritage; sets out requirements to be met by Landscape Biodiversity and Cultural Heritage Strategy to be prepared by developer, including the need for that document to set out clear choices about which features can be incorporated into the development design and layout. The AAP's promotion of 200 hectare Community Park is mentioned briefly as shown in the Key Diagram, and this will help progress specific SA environmental objectives. However, as clear requirements are not yet established as to what is expected to be achieved in the development in the retention, management and enhancement of site features for landscape, cultural heritage and wildlife interests, some uncertainty remains as to the extent that the relevant SA objectives for Biodiversity, Landscape, Cultural Heritage, and also Land & Soil Quality and Water Resources & Quality, will be progressed by these AAP aims.
11. Phasing: principles for phasing of the development including key infrastructure, with reference to enabling walkable access and sustainable drainage, which helps progress various SA objectives. Requires a Phasing Programme to be prepared by the developer.
12. Spatial Policies: includes further guidance on location of community facilities and access to facilities for new residents.

3. Comments on AAP (Preferred Options) Objectives and AAP (Submission Stage) Aims in relation to SA objectives

SA Objectives 1: Balanced Communities; 2: Access; 3: Housing; 4: Quality of the Built Environment; 5: Health; 6: Employment; 7: Economic development; 13: Energy; 14: Air Quality; 15: Waste; 16: Water

- The above SA objectives were reflected well in the AAP Preferred Options objectives
- The above SA objectives are also well reflected in the AAP Submission Stage Aims.
- The additions to the AAP Submission Stage's aims for Sustainable Development further positively progress the SA objectives for **Energy** and **Air Quality**, The inclusion of quantitative aims for reducing energy demand from buildings (through phased design and construction standards and renewable energy generation) further positively address these SA objectives.

SA Objective 8: Landscape

- While conserving protected landscapes, the AAP promotes development of a large area of countryside, and therefore appeared to conflict with the AAP Environment objective to 'conserve and enhance the quality of the local countryside'. It was suggested that this AAP objective be amended to be more specific: '*Conserve and enhance special and distinctive landscapes and important landscape features including hedgerows, watercourses and trees*' in order to reflect the avoidance of protected countryside and proposals for the retention of landscape features and retention/creation of new green open spaces including a community park.
- In the AAP Submissions Stage, the above recommended more specific wording was partly reflected within the Landscape, Biodiversity and Cultural Heritage Aims and Policy SNC10.
- It is apparent that the Key Diagram identifies the Community Park proposal, a green buffer zone, Sherford Quarry, and identification of 'green corridors' (including along watercourses) and 'wildlife corridors' through the development site, and that these are likely to comprise an identification in the AAP of the more important areas and corridors of existing landscape, wildlife and cultural heritage interest that are proposed to be retained in the development.
- While the requirements for the scope of issues to be addressed in the Environmental Impact Assessment of the development are clear in the AAP proposal, there remains some uncertainty as to the extent of the retention, protection and enhancement of landscape features that is being promoted by the AAP. In contrast to the greater certainty and specification of the Council's requirements in the sections on 'Aims' for other topics, the Landscape, Biodiversity and Cultural Heritage 'Aims' leaves the extent of the retention, protection and enhancement of landscape features within the development site to be determined in the 'Landscape, Biodiversity and Cultural Heritage Strategy' that is to be submitted by the developer. It is acknowledged that the required surveys to determine the effects on the effects on landscape features will be required by the developer as stated in the AAP policy SNC10. However, any further information on the important landscape features within the site that is available at the AAP stage was considered to be useful to inform the AAP. It was recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the landscape features of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage. The Council's response is included in Appendix V.

SA Objective 9: Land and Soil Quality

- The AAP (Preferred Options) objectives did not relate to the protection of the best and most versatile agricultural land, and it was noted in the previous SA (June 2005) that the development will affect areas of best and most versatile agricultural (grade 3a) land. It is inherent in the AAP that its objectives do not relate to the regeneration of previously developed land or remediation of contaminated land. This point remains valid at the AAP Submission Stage.

- The AAP (Preferred Options) Housing objective to 'Provide for housing at the highest density suitable for each part of the site' left some uncertainty as to what the highest suitable density may be for the site, and allows considerable variation for the development overall. It was suggested in the previous SA (June 2005) that this AAP objective be amended to ***'Provide for housing at the highest density suitable for each part of the site within an overall [add range, average or minimum density] dw/ha.'***
- The AAP (Submission Stage) has addressed the above point with specific and quantitative guidance on the minimum housing density that the AAP is promoting as appropriate for the site.

SA Objective 10: Biodiversity

- The previous SA (June 2005) reported that the AAP (Preferred Options) Environment objective to *'Conserve and enhance biodiversity – species and habitats'* did reflect the SA objective, but could be worded more specifically to relate to the constraints and opportunities afforded by the site. The development promoted by AAP avoids statutory wildlife sites, but there remained uncertainty as to whether the development will affect protected species of wildlife (including protected bats and Badgers) and habitats identified in the Devon Biodiversity Action Plan. It was suggested (in the previous SA) that the AAP objective be amended to ***'Conserve biodiversity - species and habitats of biodiversity importance or those protected by legislation, including local populations of bats and Badgers, and enhance biodiversity wherever possible'***.
- In the AAP Submissions Stage, the above recommended wording has been partly reflected within the extended text in the Landscape, Biodiversity and Cultural Heritage Aims and Policy SNC10.
- It is also apparent that the Key Diagram identifies the Community Park proposal, green buffer zone, Sherford Quarry, and identification of 'green corridors' (including along watercourses) and 'wildlife corridors' through the development site, and that these are likely to comprise an identification in the AAP of the more important areas and corridors of existing landscape, wildlife and cultural heritage interest that are proposed to be retained in the development.
- However, there still remains some uncertainty as to the extent of the retention and protection of wildlife features that is being promoted by the AAP, and the likely effects on biodiversity, flora and fauna of the development, as the Landscape, Biodiversity and Cultural Heritage 'Aims' leaves the extent of the retention and protection of wildlife features within the development site to be determined in the 'Landscape, Biodiversity and Cultural Heritage Strategy' that is to be submitted by the developer. It is acknowledged that the ecological surveys and assessments to determine the effects on the effects on cultural heritage will be required by the developer as stated in the AAP, but considered that any further ecological information that is available at the AAP stage would have been useful to inform the AAP. It was recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the ecological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage. The Council's response is included in Appendix V.

SA Objective 11: Cultural Heritage

- The previous SA (June 2005) reported that the AAP (Preferred Options) Environment objective to '*Conserve and enhance local historic and archaeological features*' did reflect the SA objective, but was rather general and could be worded more specifically to relate to the site features. In the absence of detailed archaeological survey information, there was remaining uncertainty whether the development promoted by the AAP would affect archaeological interests, and whether retention of any areas would be required. There are also listed buildings at West Sherford whose setting should be taken account of. It is suggested amending this objective to '*Conserve and enhance local historic and archaeological features, including conservation of any important archaeological features and the settings of listed buildings*'.
- In the AAP Submissions Stage, the above recommended wording has been partly reflected within the Landscape, Biodiversity and Cultural Heritage Aims and Policy SNC10.
- However, there still remains some uncertainty as to the extent of the retention and protection of archaeology and cultural heritage resources that can be achieved within the development site, and the consequent effects on cultural heritage. It is acknowledged that the required archaeological surveys to determine the effects on the effects on cultural heritage will be required by the developer as stated in the AAP. However, any further archaeological information that is available at the AAP stage would be useful to inform the AAP. It was recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the archaeological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage. The Council's response is included in Appendix V.

SA Objective 12: Minerals

- None of the AAP (Preferred Options) objectives related to the SA objective for Minerals, and this remains the case for the AAP at Submission Stage. However, the conflict between the AAP's proposed development and any resumption of the extant minerals planning permission at Sherford Quarry, and the site's potential mineral activity, is explained in the AAP. This comprises compensatory mineral safeguards to be included for in Plymouth City Council's neighbouring Plymstock AAP, to extend the life of the nearby Hazledene Quarry so as to produce an equivalent amount of minerals.

4. Detailed SA of AAP Proposal / Policies (Preferred Options, updated to reflect the Submissions Stage)

A matrix based appraisal of the AAP proposal (Preferred Options) was undertaken as described in the methodology (Section 3). A summary of each appraised component of the proposal, along with SA recommendations is included below, along with an update of each to reflect the revisions to the AAP policies included in the AAP's Submissions Stage. Where the nature of the effect(s) is updated and requires comment, new text is included in **bold**. Where the predicted effects are updated, the previous prediction for the AAP Preferred Options is stated in (brackets).

The results of the SA indicate that on the whole, the AAP provides a positive and proactive context from which to plan for the Sherford New Community. The principle of accommodating a new community at Sherford has already been decided, thus the focus for the AAP is on how best to accommodate this key component of the Plymouth Principal Urban Area.

<u>AAP Proposal</u>		
<i>(Preferred Options): 'Development should include the following: ...</i>		
<i>(a) A high quality of design (consistent with the approved design codes) in every element of the new community to reflect and respect local distinctiveness and create a sense of place and local identity;</i>		
<i>(b) Housing at medium to high density overall to provide at least 4,000 dwellings to 2016 with an indication of where further development can be accommodated beyond 2016;</i>		
<i>(c) Of the total number of dwellings provided at Sherford, 50% should be affordable houses to meet local needs: 10 - 15% should be social rented and 35% - 40% should be intermediate affordable; ...'</i>		
Replaced in the Submission Stage AAP by elements of the proposals within Strategy Policy SNC1, Housing Policy SNC6, Community Facilities Policy SNC4, Design Policy SNC3, and new Policy SNC15 Buffer Zones.		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	Promotes mixed housing types and tenures. Part 3c of Proposal requires submission of a Housing Strategy to promote a balanced community.
Access	+ (+?)	The proposed housing will generate new demands for residents to access, work, school, leisure and community facilities. Due to dominance of the private car for travel in South Hams, most of the new journeys could be expected to be undertaken by car. The impacts of the development on travel and accessibility by car and more 'sustainable' modes will need to be assessed. However, the required high to medium density may help ensure facilities are located within walking distance of residents. This latter point is confirmed by reference to facilities being located at locations accessible by sustainable transport and based upon a walkable community.
Housing	++	Range of housing densities, high quality design and

		affordable housing are promoted.
Quality of the Built Environment	+	High quality design is promoted at high-medium densities. Uncertainty relating to the definition of the densities promoted by the AAP was addressed in the Submission Stage by reference to proposed development densities. Quality of the built environment will depend on the submission and approval of Strategic Design Strategy and Design Codes required in Part 3 of the Proposal.
Health	+	The AAP now includes requirements relating to 'designing out' crime. The principal noise source influencing the site is the A38 which runs along the northern boundary. The Key Diagram proposes development in close proximity to the A38 boundary, which is likely (based on a previous desk study) to include areas with adverse noise conditions where residential development should not be located. The noise environment along the A38 is taken account of in the Noise Buffer Zone shown in the Key Diagram and the new section of text.
Employment	0	
Economic Growth	0	
Landscape	-	Proposal promotes a development that will certainly and irreversibly change the character of a large area of countryside landscape and its features. The development promoted is outside of protected landscapes, e.g. Dartmoor National Park and South Devon AONB, although landscape impact on the AONB to the south should be fully assessed as part of the EIA of the outline planning application. There will be opportunities to retain and enhance landscape features, and requirements to mitigate for adverse effects, as reflected in other parts of the Proposal. Future expansion of new community is to be to the north west towards Plymouth.
Land and Soil Quality	-	The Proposal promotes higher density development and is now specific as to the required densities. The AAP does not promote the redevelopment of previously developed land or the remediation of contaminated land. The development will affect some areas of best and most versatile land (grade 3a, good quality).
Biodiversity	-	The development avoids nationally important protected wildlife sites such as SSSIs and National Nature Reserves. Development will surround Sherford Quarry, identified as a potential County Wildlife Site, with bat interests and other wildlife constraints across the site which are to be assessed. Some hedges within the site likely to be affected by the development are noted as being potentially species-rich. The development also includes for retention of streams and the majority of woodland areas, as well as the opportunities for habitat creation within the site within 'greenways' and a large country park at the eastern edge of the site. The development also promotes the retention of a stream

		valley with secondary stream woodland, scrub and pasture to the south of Elburton, and a small 'local wildlife site' to the south east of Sherford Cottages. There will be requirements to mitigate for adverse effects, as reflected in other parts of the Proposal. The baseline conditions, impacts of the development on flora, fauna and biodiversity, and the need for mitigation measures, will need to be fully assessed as part of the EIA of the outline planning application.
Cultural Heritage	-	Likely to affect various sites of potential archaeological interest, and potentially setting of listed buildings, as discussed in part (x) of the Proposal below. The potentially important sites of archaeology and heritage interest would require further investigation as part of the EIA of the outline planning application, in order to assess the significance of the effects of development and any required mitigation measures.
Minerals	0?	The potential conflict between the AAP's proposed development and any resumption of the extant minerals planning permission at Sherford Quarry, and the site's potential mineral activity, is discussed in the AAP. This comprises compensatory mineral safeguards to be included for in Plymouth City Council's neighbouring Plymstock AAP, to extend the life of the nearby Hazledene Quarry so as to produce an equivalent amount of minerals. The Key Diagram has been revised to include a 'Minerals Buffer' zone to the west of the housing development.
Energy	- ?	Major housing development will generate road traffic and other travel demand. Due to the dominance of the private car for travel in South Hams, most new journeys arising from the new community could be expected to be undertaken by car, although other parts of the Proposal seek to address the need to minimise car travel. Major development will generate additional energy demand from buildings, which is addressed through other parts of the Proposal.
Air Quality	- ?	As above
Waste	- ?	Major development will inevitably generate waste that requires disposal during construction and occupation. Need for efforts to minimise waste are addressed through other parts of the Proposal.
Water	- ?	Development of the site for housing is likely to lead to various urbanising effects on catchment and water use, which other parts of the Proposal seek to address. The proposed development area includes for retention of the watercourses within the development area within 'greenways' through the site.
Recommendations for Preferred Options AAP (with update)		
<ol style="list-style-type: none"> 1. The Proposal should more clearly define the requirement for housing densities within the site. This recommendation is addressed in the Submissions Stage AAP. 2. The Proposal should consider including requirements relating to designing out crime, or safety in the built environment. This recommendation is addressed in the Submissions 		

Stage AAP.

3. The AAP and its Proposal should identify the potential noise constraint on residential and other noise-sensitive development in close proximity to the A38 dual carriageway (and potentially in other areas), reflect the need for a detailed assessment of the noise environment of the site in relation to suitable locations for housing development, and require mitigation measures to attenuate noise levels where necessary (such as noise barriers, building orientation and design measures). **This recommendation was addressed in the Submissions Stage AAP.**

AAP Proposal		
<p><i>'Development should include the following: ...</i></p> <p><i>(d) A new strategic public transport interchange to serve the A38 close to the Deep Lane junction and a smaller interchange to serve the A379 (location yet to be determined);</i></p> <p><i>(e) Appropriate direct road links to the A38 at Deep Lane junction and the A379;</i></p> <p><i>(f) Improvement to Deep Lane junction on the A38 including public transport priority; ...'</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Movement and Transport Policy SNC7. The requirement for a smaller interchange on the A379 corridor has been removed from the proposal.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	0	
Access	+?	Public transport interchanges and priority over a new A38 junction should ensure drivers can access jobs and facilities at Langage and Plymouth more easily by public transport.
Housing	0	
Quality of the Built Environment	+? (?)	Development will generate road traffic that can impact on existing settlements. Measures to ensure a minimal impact from changes in travel patterns and volumes are discussed in the Proposal's supporting text and are now also referred to directly in the Proposal, including sensitive traffic management for local roads, particularly those linking to Plympton St. Maurice, Plymstock , Elburton and Brixton.
Health	?	See above for traffic impact on surrounding settlements. Public transport interchanges and priority over a new A38 junction should help reduce car use for some journeys.
Employment	+?	See Access above for access to employment.
Economic Growth	0	
Landscape	+? (?)	Uncertainties particularly regarding the location of transport links to A379 have been addressed in the Submissions Stage by the choice of Option A. Opportunities to plan effectively to minimise impacts?
Land and Soil Quality	?	As 'landscape'
Biodiversity	?	As 'landscape'
Cultural Heritage	- ?	Proposed A38 site appears to be located on one of the various sites of potential archaeological importance, identified by desk study (importance to be assessed). Otherwise as 'landscape'.
Minerals	0	
Energy	?	Due to dominance of the private car for travel in South Hams, most new journeys arising from the new community could be expected to be undertaken by car. Public transport interchanges and priority over a new A38 junction should help reduce car use for some journeys to

		Plymouth, Lantage and beyond. Direct road access to main highway network is likely to generate additional traffic onto existing roads. Further measures to reduce traffic growth are discussed in the Proposal's supporting text and are now also referred to in the Proposal.
Air Quality	?	As 'Energy'.
Waste	0	
Water	?	
Recommendations for Preferred Options AAP (with update)		
<ol style="list-style-type: none"> 1. Measures to ensure a minimal impact from changes in travel patterns and volumes are discussed in the Proposal's supporting text and should also be referred to directly in the Proposal, including: sensitive traffic management for local roads, particularly those linking to Plympton St. Maurice, Elburton and Brixton. This recommendation is addressed in the Submissions Stage AAP. 2. Further measures to reduce traffic growth are discussed in the Proposal's supporting text and should also be referred to directly in the Proposal, including travel plans and personalised travel planning. This recommendation is addressed in the Submissions Stage AAP. 3. The proposed location of transport links to the A379 will need to be defined, in order that the sustainability and environmental effects can be assessed. This recommendation is addressed in the Submissions Stage AAP. 4. The travel impacts and environmental implications of the new community development, in relation to all modes of travel, will need to be fully assessed before any outline planning application is granted. This recommendation remains valid and will be progressed through the Submissions Stage AAP and at the subsequent outline planning application stage. 		

AAP Proposal		
<p><i>Development should include the following: ...</i></p> <p>(g) <i>A safe and convenient pedestrian, cycle (including appropriate connection to National Cycle Network 2) and vehicular network for all users, including people with disabilities, linking all the uses and destinations within and beyond the site.</i></p> <p>(h) <i>A high standard of bus penetration and a High Quality High Capacity Public Transport (HQPT) service within the site and linking through Sherford to destinations in Plymouth and to Langanage.</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Movement and Transport Policy SNC7.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	These are essential parts of a balanced community.
Access	++	Requirement for access to all facilities and services within site for all residents by various means of transport. See appraisal matrix for i-l for discussion of walkability.
Housing	0	
Quality of the Built Environment	+?	
Health	+	Provision of cycle and footpath network should encourage healthier lifestyles.
Employment	+	Public transport services proposed should mean employment within new community and at Plymouth and Langanage are accessible to all residents.
Economic Growth	+	
Landscape	?	Uncertainty remaining on access route to A379.
Land and Soil Quality	?	
Biodiversity	?	
Cultural Heritage	?	
Minerals	0	
Energy	+?	Due to dominance of the private car for travel in South Hams, most of the new journeys could be expected to be undertaken by car. However, provision of cycle and footpath network may encourage reduced energy use in transport within site.
Air Quality	+?	
Waste	0	
Water	0	
Recommendations		
<p>1. See appraisal matrices for d-f and i-l.</p>		

AAP Proposal

‘Development should include the following: ...

- (i) A mixture of small scale employment, retail and commercial uses throughout the development consistent with mixed use principles. Approximately 18 hectares of employment land will specifically be required for B1 (Business) uses and B2 (General Industrial) uses;*
- (j) A new secondary school and three new primary schools – all with associated playing fields. Facilities to include pre-school and Educare (Joint education and social services provision for children). Facilities at these sites should be made available for community uses;*
- (k) A new hospital, Healthy Living Centre (healthcare facilities e.g. dentist, doctors, physiotherapy etc.) and other health care facilities to accommodate the projected population;*
- (l) Provision for a range of local community facilities including local shopping, community buildings (including library, youth centre, town hall/voluntary services offices, emergency services, public houses, church, etc);...’*

Replaced in the Submission Stage AAP by elements of the proposals within Economy Policy SNC8, Community Facilities Policy SNC4, Public Space, Sport and Recreation Policy SNC9, Spatial Policies SNC11-14, and Phasing Policy SNC16

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	++	Ensures a wide range of community facilities and services are to be provided within the new community. There is likely to be some overlap with provision to enhance facilities in nearby Elmhurst and Plymstock. The requirement for early provision of community infrastructure is stated in Part 1e of the Proposal, and part 3 requires submission of a Community Infrastructure Strategy and Phasing Strategy. The phasing of community facilities in tandem with the site development is subject to a new policy within the AAP.
Access	+ (+?)	AAP’s Key Diagram shows areas within a 5 minute walk from ‘neighbourhood centres’. The vision, objectives and principles for the new community development, described in the AAP are for key educational, transport, shopping and social facilities, including employment opportunities, are within convenient walking distance of every home. The Proposal does now include a requirement for employment, retail and commercial uses, schools, healthcare and community facilities to be located within walking distance for residents.
Housing	0	
Quality of the Built Environment	+	
Health	++	Inclusion of NHS healthcare facilities for residents, access for community use of school playing fields, will allow health care provision and recreational opportunities. The location and accessibility

		requirements for health facility is addressed in the AAP, and shared access arrangements will be required for playing fields located at the schools. Facilities located in locations easily reached on foot should help encourage walking.
Employment	++?	Promotes employment opportunities throughout new community, particularly at business / general industrial sites.
Economic Growth	+	
Landscape	- ?	Impacts will depend on location and nature of built development and opportunities for retention/enhancement of existing features. Some loss of interest to built development would be inevitable.
Land and Soil Quality	- ?	As for 'landscape'
Biodiversity	- ?	As for 'landscape'
Cultural Heritage	- ?	As for 'landscape'
Minerals	0	
Energy	+?	Facilities located in locations easily reached on foot should help reduce car use within site. Uncertainty relates to nature of environmental effects from general industrial uses.
Air Quality	?	As for 'energy'.
Waste	0	
Water	?	Opportunities for requiring reduced water use in new buildings.
Recommendations for Preferred Options AAP (with update)		
<ol style="list-style-type: none"> 1. The phasing of community facilities in tandem with the site development will require careful consideration in the development proposals to ensure facilities are phased in a way that ensures their viability while helping to support community life from the start, particularly schools and healthcare. This recommendation is addressed in the Submission Stage AAP. 2. The Proposal itself should include the requirement (discussed elsewhere in the AAP principles and objectives) for employment, retail and commercial uses, schools, healthcare and community facilities to be located within convenient walking distance for residents. This recommendation is addressed in the Submission Stage AAP. 3. The opportunities to minimise the environmental effects and sustainability impacts of new development should be considered further in the siting, planning and design for the various mixed uses of development being promoted. This recommendation will be addressed through the subsequent planning application stage. 		

AAP Proposal		
<p><i>'Development should include the following: ... (m) Sewage and waste disposal provision to deal with all the waste created by the development. A community waste recycling facility should also be provided; ...'</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Infrastructure and Utilities Policy SNC5 and Sustainable Development Policy SNC2.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	0	
Access	0	
Housing	0	
Quality of the Built Environment	?	Need for careful planning of facilities in the new community.
Health	0 (?)	Need to ensure waste management and wastewater treatment facilities avoid potential nuisance effects on nearby residential areas, through location, design and management. AAP now states that the waste facility and wastewater treatment facility must avoid unnecessary impacts through siting. Will benefit water quality and reduce waste to land, which may have wider benefits of reducing adverse health effects elsewhere.
Employment	+?	Will create small number of jobs.
Economic Growth	+?	Minor effect on environment-related businesses and skills.
Landscape	?	Effects depend on location and design of facilities.
Land and Soil Quality	?	
Biodiversity	?	AAP now states that the development will require a new sewage treatment works within the site operating to best practice standards in relation to discharges to site watercourses. Effects of any treated sewage discharges on watercourses and downstream Yealm Estuary SSSI and Special Area of Conservation remain uncertain, as this depends on the scale, quality and location of any new sewage treatment facilities.
Cultural Heritage	?	
Minerals	0	
Energy	0	
Air Quality	0	
Waste	++	Encourages sustainable management by residents. Nature, size and location of new waste management facility to be assessed.
Water	+?	Adequate sewerage and sewage treatment should minimise detrimental impact on watercourses from private/unconnected treatment systems. However, the AAP is uncertain regarding the nature, size and location of new sewage treatment facility. Effects of any

		discharges on watercourses depend on the nature and location of any new sewage treatment facilities.
Recommendations for Preferred Options AAP (with update)		
<ol style="list-style-type: none">1. The AAP should attempt to define the likely nature of the requirement for sewage treatment, whether an on-site Sewage Treatment Works would be required, and the likely size, location and type of treatment anticipated, so as to help assess any impacts on the site watercourses and catchment. This recommendation is partly addressed in the Submission Stage AAP in that the need for a new STW is stated. However, information on the likely size, location and type of treatment anticipated would be required in order to assess the likely impacts of the AAP proposal on downstream watercourses and the Yealm Estuary SSSI/SAC. The Council commitment in the response to the SA of the Preferred Options, that the siting and size of facilities will be assessed and incorporated into the Submission Stage AAP, has not yet been realised as the required information is apparently not yet available.2. The planning and siting of new waste management and wastewater treatment facilities should be carefully planned to avoid detriment to sustainability and environmental objectives. This recommendation is addressed in the Submission Stage AAP.		

AAP Proposal		
<p><i>Development should include the following: ...</i></p> <p>(o) <i>Protection of the Kenn to Wixenford 500mm high pressure gas transmission pipeline which crosses the northern part of the new community whereby buildings are not constructed within eight metres either side of this pipeline (16 metre width in total) either permanently or temporarily;</i></p> <p>(p) <i>The undergrounding (and diversion if appropriate) of all existing major overhead electricity power lines that lie within the site area</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Infrastructure and Utilities Policy SNC5.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	0	
Access	0	
Housing	0	
Quality of the Built Environment	+	Undergrounding of electricity cables and removal of overhead pylons would be beneficial to the quality of the urban environment.
Health	+?	Undergrounding of electricity cables and removal of overhead pylons gives the opportunity to address public concerns regarding potential long-term health effects of locating dwellings near high voltage power lines. The relevant health and safety issues should be carefully assessed and taken into account during site masterplanning and the EIA.
Employment	0	
Economic Growth	0	
Landscape	+?	Undergrounding of electricity cables and removal of overhead pylons would be beneficial to the landscape character and quality, and visual amenity. There are likely to be land take implications for the diversion route, which will need to be assessed.
Land and Soil Quality	?	Land take implications as for landscape.
Biodiversity	?	Land take implications as for landscape.
Cultural Heritage	?	Land take implications as for landscape.
Minerals	0	
Energy	0	
Air Quality	0	
Waste	0	
Water	0	
Recommendations for Preferred Options AAP (with update)		
<p>1. The relevant health and safety issues concerning the routing of the diversion/undergrounding of high voltage electricity cables through the site should be carefully assessed and taken into account during the development. It is agreed that this recommendation will be progressed through the planning application stage.</p>		

AAP Proposal		
<p><i>'Development should include the following: ...</i></p> <p><i>(n) An organic farm and allotments;</i></p> <p><i>(q) A Country Park on the eastern edge of Sherford offering the opportunity for a variety of formal and informal recreational activities with limited access to some areas to protect nature conservation interests;</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Public Space, Sport and Recreation Policy SNC9 and Landscape, Biodiversity and Cultural Heritage Policy SNC10.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	Will provide access to recreation opportunities, wildlife and countryside landscape for new and existing residents.
Access	+?	As above. Uncertainty regarding the location and accessibility of allotments within the development site.
Housing	0	
Quality of the Built Environment	+?	Opportunities for high quality design of urban/countryside edge. Uncertainty regarding location and design of allotments.
Health	++	Provision of Community Park and allotments will help enable residents to lead healthier lifestyles.
Employment	+	Community Park and organic farm will promote skilled employment in countryside with reduced environmental impact.
Economic Growth	+	Will help provide local food production and environmental management skills.
Landscape	++?	Community Park proposal promotes retention and management of countryside landscape, and provides a green eastern boundary for the development of the new community. Planning policy protection for Country Park should ensure that further expansion of development is to be to the north west rather than further encroachment into open countryside to the east. Further expansion of the Community Park proposal area would be welcomed to further surround the development area to the south west, north west and north east of the development area, in order to complete the green eastern boundary to development.
Land and Soil Quality	++	Community Park will ensure conservation of land in agricultural and recreational use. Organic farm and allotments will promote soil conservation.
Biodiversity	++	Community Park and organic farm should promote wildlife conservation and provide variety of opportunities for habitat creation and enhancement.
Cultural Heritage	+	Should promote conservation and management/interpretation of cultural heritage of retained landscape.
Minerals	0	

Energy	0	
Air Quality	0	
Waste	0	
Water	+	Establishment of an organic farm will reduce water pollution from agricultural fertilisers and pesticides.
Recommendations for Preferred Options AAP (with update)		
<ol style="list-style-type: none"> 1. The AAP should clarify the term that should be used to describe the Country Park or Community Park within the supporting text and Key Diagram. This recommendation has been reflected within the Submission Stage AAP. 2. Further expansion of the Country Park/Community Park proposal area would be welcomed to further surround the development area to the south west, north west and north east of the development area, in order to complete the eastern green boundary to the development. It is understood that such additions are to be added before public consultation on the Draft AAP. The Submission Stage AAP now includes a new area of 'green buffer zone' along the N and (part of the) NE boundary to the development site. This is welcomed as an extension to the 'green' infrastructure for the development. However, clarification should be provided as to the nature of the landscape proposals in this area. Minor extension to the Community Park has been made in the SW and SE. The Council's response to the SA of the Preferred Options also implied that extensions to the Community Park would also be made to the E and NW boundaries. 3. The requirements for allotments should be assessed to provide some definition of their size, location and accessibility. The Submission Stage is more certain in relation to the required area for allotments within the development. 		

AAP Proposal

‘Development should include the following: ...

- (r) Green (wildlife) corridors through the development for wildlife protection and dispersal including a green corridor from Saltram House through Sherford to countryside to the east;*
- (s) A network of ‘greenways’ through the community based on existing ecological features to promote pedestrian and cycle movement;*
- (t) A comprehensive landscape strategy and scheme which deals with both internal landscaping, including reinforcing and extending existing planting within the site area and all public open space and strategic landscaping within and around the community;*
- (u) Community Woodland including areas of open space, with managed public access;*
- (v) Open space, including communal open space around dwellings and public open space;*
- (w) Appropriate flood prevention measures will be required together with sustainable drainage systems for all surface water and foul drainage provision, including sufficient measures to ensure that there is no reduction of water quality or detrimental change to water composition as a result of the development, particularly in the Yealm Estuary; ...’*

Replaced in the Submission Stage AAP by elements of the proposals within Public Space, Sport and Recreation Policy SNC9, Landscape, Biodiversity and Cultural Heritage Policy SNC10, Infrastructure and Utilities Policy SNC5, and Buffer Zones Policy SNC15. The Submission Stage removes reference to any Community Woodland.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+ (+ ?)	Recreation facilities and adequate access to green open space should help promote a balanced community. Supporting text to the Proposal states a full range of open spaces will be required, and the AAP also now includes further definition as to the appropriate local standards the development would be expected to achieve, including the nature, content, scale, location and accessibility of facilities, and the provision and accessibility to recreational and semi-natural green spaces.
Access	+ (+ ?)	As above, the proposal now requires provision of open space recreational facilities within walking distance of most residents, and provides requirements for the appropriate standards of provision and accessibility.
Housing	0	
Quality of the Built Environment	+	Proposal implies landscape design and open spaces of appropriate quality to the new urban environment.
Health	+	Provision of accessible recreation facilities, green open space, pedestrian and cycle routes should promote healthier lifestyles.
Employment	0	
Economic Growth	0	
Landscape	++ ?	Proposal promotes provision of landscape planting and

		retention and strengthening of existing vegetation within proposed open spaces, green corridors/greenways, ' green buffer zone ' area. A Landscape, Biodiversity and Cultural Heritage Strategy is also required. Opportunities should be taken in detailed site masterplanning, and as assessed through EIA, to retain and enhance existing valued landscape features. Although the retention of some or most existing woodland areas within the 'development area' may be implicit in the requirement for a Landscape, Biodiversity and Cultural Heritage Strategy, such areas are not identified on the Key Diagram and so uncertainty remains as to the extent of retention or loss of woodland and other landscape features that is being promoted.
Land and Soil Quality	+	
Biodiversity	+ ?	The proposal promotes retention of wildlife habitats within the site along green wildlife corridors (including the main watercourses and linking to wider countryside), and in open spaces to be retained. There are opportunities to enhance and conserve existing wildlife habitats within and adjacent to the development area, and to manage access to areas of wildlife interest. As above, some uncertainty remains regarding the nature of green corridors, and the extent and location of habitats to be retained or lost within the development area. Sherford Quarry woodland is identified in supporting text as an important wildlife site to be retained for wildlife and possible recreational use. At present the nature and significance of the impacts of development on the wildlife interests at Sherford Quarry (including bats), and the effectiveness of proposed green wildlife corridors around it, is uncertain at this stage. The requirement for sustainable drainage measures to protect water quality, particularly in the Yealm Estuary, should help protect the Yealm Estuary SSSI/SAC from the effects of urbanisation of its catchment. The Landscape, Biodiversity and Cultural Heritage Strategy required in the Proposal includes biodiversity considerations .
Cultural Heritage	+?	There should be opportunities to retain any features/sites of archaeological interest within retained/proposed open spaces within the development. As above there is uncertainty as to the location and scale of proposed open spaces and consequent retention of any archaeological features .
Minerals	0	
Energy	+	Provision of accessible recreation facilities, green open space, pedestrian and cycle routes should promote walking and cycling as modes of travel through the site.
Air Quality	+	Provision of accessible recreation facilities, green open space, pedestrian and cycle routes should promote better air quality within the development.

Waste	0	
Water	++?	The green corridors identified through the development area, as shown in the Key Diagram , include all the main watercourses within the site, and should help protect water quality and protect against flood risks by requiring the known floodplains to be free from development. The Proposal requires appropriate flood prevention and sustainable drainage measures throughout the development, and the protection of water quality. There is inevitably some uncertainty regarding the nature of these measures and the relevant land use requirements, which may require further areas to be identified for flood attenuation and sustainable drainage purposes within the development area.
<p>Recommendations for Preferred Options AAP (with update):</p> <ol style="list-style-type: none"> 1. AAP could include further definition as to the appropriate local standards the development would be expected to achieve, including the nature, scale, content, location and accessibility of facilities, and the provision and accessibility to recreational open space and natural green spaces (e.g. based on National Playing Fields Association's 'six acre standard', English Nature's Accessible Natural Greenspace Standard (ANGSt). This recommendation has been reflected within the Submission Stage AAP in relation to the proposals for recreational facilities and open spaces. 2. The AAP should define the areas of existing woodland and other wildlife habitat that the development would be expected to retain within the development area, in particular the extent of Community Woodland sites, and show these on the Key Diagram. Reference to Community Woodland has been removed from the AAP Submission Stage. The reasons for and implications of this change (loss of woodland?) should be clarified by the Council in the AAP. The Council's response to this recommendation at the Preferred Options stage stated that the assessment of wildlife habitats would be incorporated into the Submission Stage, but this commitment has not yet been realised as the required information is apparently not available. It is acknowledged that the ecological surveys and assessments to determine the effects on biodiversity will be required by the developer as stated in the AAP proposal. However, any further ecological information that is available at the AAP stage would have been useful to inform the AAP proposals. It was recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the ecological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage. The Council's response is included in Appendix IV. 3. The Proposal should be amended so that the development is to include a strategy for the conservation and enhancement of wildlife and biodiversity, including the protection of important wildlife habitats and species subject to legal protection or biodiversity action plans. This should explicitly include the protection and management of the wildlife interests at Sherford Quarry. This recommendation has been addressed in the AAP Submission Stage, and see also point 2 above. 4. The effects of development on the wildlife interest of Sherford Quarry/woodland should be assessed. See also point 2 above, and it is agreed that this will also be progressed through the outline planning application stage. 5. The significance of impacts of the development on the landscape, flora, fauna and biodiversity, on drainage, water quality and flood risks, and appropriate mitigation, should be fully assessed. See also point 2 above, and it is agreed that this will also be progressed through the outline planning application stage. 		

AAP Proposal		
<p><i>'Development should include the following: ... (x) An archaeological assessment/evaluation of the site prior to the commencement of any development and protection of any important historic or archaeological features; ...'</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Landscape, Biodiversity and Cultural Heritage Policy SNC10.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	0	
Access	0	
Housing	0	
Quality of the Built Environment	+ (+?)	This aspect of the Proposal could help retain listed and other historic buildings and places, respect the setting of historic buildings within and adjacent to the development area, and help retain local character for the new community development. Reference within the Proposal to <u>listed and other historic buildings and their settings</u> to ensure this has now been added into the Submission Stage AAP .
Health	0	
Employment	0	
Economic Growth	0	
Landscape	+?	Protection of historic and archaeological features could help promote landscape conservation.
Land and Soil Quality	0	
Biodiversity	0	
Cultural Heritage	+?	This aspect of the Proposal accords with the SA objective. However, as the likely importance of the sites of potential archaeological interest identified to date (from desk-based assessment), and any consequent need for retention <i>in situ</i> , is not known at this stage, there remains uncertainty as to the extent to which any important archaeological features, that are subsequently identified, can be protected within the development area or are to be excavated and recorded. Some identified potential archaeological sites would appear to be lost within the footprint of the development area. The AAP should clarify the nature and degree of the protection of archaeological features that is expected within the development area. As above, reference has been added within the Proposal to <u>listed and other historic buildings</u> to more clearly ensure their protection.
Minerals	0	
Energy	0	
Air Quality	0	

Waste	0	
Water	0	
Recommendations for Preferred Options AAP (with update):		
<ol style="list-style-type: none">1. The AAP should clarify the nature and degree of protection of archaeological features that is expected within the development area. It is acknowledged that the required archaeological surveys to determine the effects on the effects on cultural heritage will be required by the developer as stated in the AAP Policy SNC10. However, it was recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the archaeological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.2. The effects of the development on the archaeological and architectural heritage, and opportunities and requirements for mitigation, should be assessed. It is agreed that this will also be progressed through the outline planning application stage.		

AAP Proposal		
<p><i>'Development should include the following: ...</i> <i>(y) A range of measures to provide social, economic and environmental sustainability, such as: the creation of a Community Trust, high capacity telecommunications services, CO₂ reduction and renewable energy generation.'</i></p> <p>Replaced in the Submission Stage AAP by elements of the proposals within Sustainable Development Policy SNC2 and other related sections in Section 7.</p>		
SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+?	Could help promote mixed uses, access to services and facilities, community involvement in the potential Community Trust, although depends on the actual measures required.
Access	+ (+?)	Could help promote accessible workplaces, as specified in the 'Community Facilities' proposals.
Housing	?	
Quality of the Built Environment	?	Could help promote distinctive local character in development design, although not specified.
Health	?	Could help promote a healthier environment, although not specified.
Employment	+?	Could help promote mixed uses and small-scale local businesses, as specified in the 'Economy' proposals.
Economic Growth	0	
Landscape	? (0)	The AAP now promotes wind power on site within the Community Park, subject to further assessments of feasibility and impact. As the requirements for scale and siting are subject to further assessments, the landscape and other environmental impacts (and sustainability implications) of the wind energy development will require full consideration and assessment during the planning application stage of the development.
Land and Soil Quality	0	
Biodiversity	? (0)	See 'landscape' above for implications of wind turbines for biodiversity.
Cultural Heritage	0	
Minerals	?	Could help promote adoption of local materials in development design, although not specified.
Energy	++ (+?)	The requirements included in the AAP proposals in relation to energy conservation in building design, sustainable transport measures, and for renewable energy generation on site will help promote lower energy use and use of renewable energy. The potential for generation of renewable energy from wind turbines in the Community Park within the development is proposed to be assessed.
Air Quality	++ (+?)	As above for 'energy', proposals will help promote lower contributions to greenhouse gas emissions.
Waste	+?	Proposal would help promote waste minimisation, reuse

		and recycling, through the specified targets included.
Water	+?	Could help promote water conservation in development, although not a prominent issue in the AAP, with no targets or supporting information included.
Recommendations		
<ol style="list-style-type: none"> 1. The potential for energy and water conservation in building orientation/layout/ design, and for the generation of renewable energy within the development should be assessed. This recommendation has been addressed through the AAP Submission Stage, with requirements for energy conservation considerably strengthened. There is now also a commitment to requiring water conservation measures in the development. 2. Although referred to in supporting text, the Proposal should include specific reference to the need to achieve high sustainability targets/standards in the development for issues of concern, such as: <ul style="list-style-type: none"> • the provision of jobs/services/facilities in locations accessible to residents on foot and cycle; This has been addressed in the Submission Stage AAP in the 'Community Facilities' proposal. • energy conservation and renewable energy generation; See '1' above. • use of materials from local, renewable and sustainably managed sources; This has been addressed in the Submission Stage AAP in the Economy' proposal. • water conservation; See '1' above. • waste management. This has been addressed in the Submission Stage AAP in the Sustainable Development' proposal. 		