



**South Hams  
District Council**

**SUSTAINABILITY APPRAISAL / STRATEGIC  
ENVIRONMENTAL ASSESSMENT of  
SOUTH HAMS CORE STRATEGY (PREFERRED  
OPTIONS)**

**SUSTAINABILITY APPRAISAL REPORT**

**APPENDIX IX**

**June 2005**

Prepared by

*enfusion*







<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board ✓ Yes X No</b>	<b>Reason why comments have not been taken on board.</b>
<p><b>Policy CS2 : Housing Land Provision</b></p> <p><b>General:</b></p> <p>Much will depend on the quality of design guidance and of the development control regime.</p> <p><b>The Policy and Biodiversity</b></p> <p>The urban districts in which most of the allocations under this policy are located may have a value for biodiversity – for instance by providing bat roosts. This need not be a negative sustainability point for this policy, providing the interest is recognised in development control policies.</p> <p><b>The Policy and Health / Air Quality</b></p> <p>Again, the design of new development will be crucial here. In particular the creation of urban green spaces, including a policy requirement for tree and landscape planting as part of new development where possible, could help mitigate possible air quality problems.</p> <p><b>The Policy and Water</b></p> <p>It is important that when this strategic policy is turned into site-specific policies that the suitability of the local drainage infrastructure matches not only the norm</p>	<p>✓</p> <p>✓</p> <p>✓</p>	<p>Comments noted</p> <p>Comments noted</p> <p>Comments noted</p>

<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board</b> ✓ Yes X No	<b>Reason why comments have not been taken on board.</b>
for the development, and existing needs, but also allows for the predicted effects of climate change.		
<p><b>Policy CS3 : Employment Land Provision</b></p> <p><b>The Policy and Employment</b></p> <p>The wording of the supporting text could perhaps be changed to more greatly encourage micro businesses in the countryside.</p> <p><b>The Policy and Land and Soil Quality and Biodiversity</b></p> <p>The supporting text (perhaps paragraph 5.37) could be amended to reflect the extent to which the re-use of brownfield sites will be a criterion in site selection for Employment Use. The location of employment uses on brownfield land as a first choice principle would considerably enhance the sustainability of this policy.</p>	<p>✓</p> <p>✓</p>	<p>Comments noted. Will be considered for inclusion in Submission version</p> <p>Comments noted. Will be considered for inclusion in Submission version</p>
<p><b>Policy CS4 : Previously Developed Land</b></p> <p><b>The Policy and Sustainable Housing</b></p> <p>The policy has, overall, significantly positive sustainability effects. However, there is a tension between the strongly aspirational target of 50% of housing on PDL, and the acute need for affordable housing in the district. Put simply, if there is already a problem with affordable housing availability, restricting possible</p>	<p>✓</p>	<p>Comments noted</p>





<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board</b> ✓ Yes X No	<b>Reason why comments have not been taken on board.</b>
Affordable Housing presents an opportunity to create either a positive or negative impact on these Sustainability Objectives. To ensure that a positive impact is delivered, design matters are dealt with to some extent in policy CS 10, but a separate and more detailed design guide would also be useful.	✓	Comments noted. Detailed design policy will be included in the Core Policies DPD
<p><b>Policy CS7 : Development Boundaries</b></p> <p><b>The Policy and Quality of the Built Environment /</b>  <b>The Policy and Historic Environment and Cultural Heritage</b></p> <p>The policy represents an opportunity in both of these areas. Whether the sustainability effect is positive or negative will depend to a considerable extent upon the availability of SPD design guidance elsewhere in the LDF, and on the quality of local development control.</p> <p><b>The Policy and Health / Air Quality</b></p> <p>Again, the design of new development will be crucial here. In particular the creation of urban green spaces, including a requirement for tree and landscape planting as part of new development could help mitigate possible air quality problems.</p>	<p>✓</p> <p>✓</p>	<p>Comments noted. The detailed development boundary policy will be included in the Core Policies DPD together with a detailed design policy</p> <p>Comments noted. The detailed development boundary policy will be included in the Core Policies DPD together with a detailed design policy</p>
<b>Policy CS8 : Areas of Outstanding Natural Beauty (AONB)</b>		

<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board</b> ✓ Yes X No	<b>Reason why comments have not been taken on board.</b>
<p><b>The Policy and Housing</b></p> <p>Consideration should be given to mentioning Second Homes in AONBs, either in the policy, supporting text or in other policies.</p>	<b>X/✓</b>	Reference to second homes is included in the housing section of Chapter 4. It is not clear what specific approach is being advocated
<p><b>The Policy and Quality of the Built Environment</b></p> <p>The policy desires to protect local natural beauty, but it is important that this is not compromised by poor-quality development, especially when many traditional, historic buildings actually complement the natural beauty of the area.</p> <p>Design issues take on an even greater importance in AONBs, and consideration should be given to mentioning these issues in the supporting text and linking them to policy CS10 and a more detailed explanation in a design guide.</p>	✓	Comments noted. More detailed design policy will be included in the Core Policies DPD
<p><b>The Policy and Biodiversity</b></p> <p>Success of the policy in sustainability terms could more easily be measured in respect of Biodiversity, were an adequate set of indicators available.</p>	✓	Comments noted. More detailed design policy will be included in the Core Policies DPD
<p><b>The Policy and Historic Environment and Cultural Heritage</b></p> <p>As above, the policy will generally support this Sustainability Objective. However, other policies or initiatives should take this further and stress the need to safeguard local materials.</p>	✓	Comment noted



<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board</b> ✓ Yes X No	<b>Reason why comments have not been taken on board.</b>
<p>Given the high quality of the area's landscape, consideration should be given as to whether higher standards of design and use of local styles / materials should be insisted on when development is permitted.</p> <p><b>The Policy and Energy</b></p> <p>Consideration should be given as to whether the policy should be expanded to take account of future proposals for renewable energy development.</p>	✓	<p>in the submission version</p> <p>Comment noted. Will be considered for inclusion in the submission version</p>
<p><b>Policy CS10 : Design</b></p> <p><b>The Policy and Balanced Communities</b></p> <p>If specific mention were made in the supporting text (e.g. paragraph 6.36) of the positive effect of good design on the needs of the elderly and those with disabilities, then this clarify and strengthen the policy. It would also strengthen the sense of 'ownership' of the plan by these groups in the community.</p> <p><b>The Policy and Quality of the Built Environment.</b></p> <p>The positive sustainability impact of the policy would be increased by specifically linking the policy with a SPD design guide</p> <p><b>The Policy and Health</b></p> <p>The specific mention of green spaces and space for informal recreation (where</p>	<p>✓</p> <p>✓</p>	<p>Comment noted. Will be considered for inclusion in the submission version</p> <p>Comments noted. More detailed design policy will be included in the Core Policies DPD</p> <p>Comments noted. More</p>







<b>Sustainability Appraisal of the Core Strategy</b>		
<b>Recommendations from Enfusion</b>	<b>Have taken comments on board</b> ✓ Yes X No	<b>Reason why comments have not been taken on board.</b>
<p>consequently strengthened, by replacing 'minimal' in point 2 of the policy, with 'acceptable'. There may be some visual consequences of this technology, but the consequences of alternative forms of power generation, or of climate change, are likely to be worse overall from a sustainability point of view. Research has shown (<i>'Power To The People'</i> <a href="http://www.PlanningResource.co.uk">www.PlanningResource.co.uk</a>) that the planning process can be a major obstacle to the take-up of the available technologies. The policy needs to be more strongly tilted in favour of renewables to help change this.</p> <p><b>Energy Efficiency, Policy CS13, General:</b></p> <p>The inclusion of definite targets and standards is an important strength of this policy in terms of strengthening its likely positive sustainability impact, and should definitely be retained.</p>	✓	<p>in the submission version</p> <p>Comment noted (no change needed)</p>