



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL /
STRATEGIC ENVIRONMENTAL
ASSESSMENT of
SOUTH HAMS CORE STRATEGY
(SUBMISSION DOCUMENT)**

SUSTAINABILITY APPRAISAL REPORT

APPENDIX VII

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Prepared by

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**APPENDIX VII
 DETAILED SA OF CORE STRATEGY (SUBMISSION DOCUMENT)**

POLICY CS1 SETTLEMENT DESIGNATION AND TOWN/VILLAGE CENTRES

<p>1. The following settlements are designated as Area Centres:</p> <ul style="list-style-type: none"> • Dartmouth • Ivybridge • Kingsbridge • Totnes • Sherford (New Community) <p>2. The following settlements are designated as Local Centres:</p> <ul style="list-style-type: none"> • Chillington / Stokenham • Modbury • Salcombe • Woolwell • Yealmpton <p>3. Town Centre and Village Centre Zones within the settlements identified in clauses 1 and 2 above provide a focus for: retail activity; leisure and entertainment facilities; the arts, culture and tourism; commercial and office development; and housing (as part of mixed-used schemes).</p>
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Appraising Clause 3 only (the principle of the designated Area Centres and Local Centres having been appraised at the Preferred Options stage).

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	The clause should assist in securing a mix of opportunities for working and socialising within the Central Zones. This should promote social inclusion and the development of social networks.
Access	++	The designation of the Centre Zones within the Area Centres and Local Centres will assist in fostering central hubs with a range of services and activities, and avoid dispersal of high trip-generating land uses. Concentrating such functions within a central area will make them more readily accessible both for pedestrians and by public transport. The Centre Zones should not be taken to preclude the designated uses outside of the Zones, for example neighbourhood shops and facilities.
Housing	•	
Quality of the Built Environment	?	Other policies will need to ensure the appropriateness of particular land uses and the design of development within the context of the character of the built environment
Health	+?	The Clause may help promote active lifestyles as a result of

		focusing high trip generating land uses within accessible locations
Employment	+	The Central Zones will encourage the provision of jobs accessible to residents
Economic Growth	+	The Central Zones will foster viable local economic activity, including tourism
Landscape	•	
Land and Soil Quality	•	
Biodiversity	•	
Historic Environment and Cultural Heritage	+	By encouraging arts and cultural land uses within each Area and Local Centre, the Zones should foster local distinctiveness in cultural activity
Minerals	•	
Energy	+	Focusing high trip generating land uses in Central Zones should make them more readily accessible both for pedestrians and by public transport, thereby helping reduce the need to travel by car. The Central Zones will need to be supported by measures to ensure accessibility by means other than the car.
Air Quality	+?	The Central Zones, if easily accessible by means other than the car, have the potential to deliver benefits for local air quality by reducing the need for car journeys to access retail, employment, leisure, culture etc. However, this new clause will need to be supported by traffic management measures to ensure that the proliferation of Central Zone land uses does not lead to increased congestion in central areas.
Waste	•	
Water	•	
Summary and Recommendations		
<p>The principle of designating Central Zones in the Area and Local Centres is considered to be a valuable addition to this Policy. It should help progress various sustainability objectives by providing an accessible focus for access retail, employment, leisure, cultural activity. Securing a mix of such functions within Area and Local Centres should provide opportunities for the development of social networks.</p> <p>The supporting text specifies that the Zones will be identified in the appropriate settlement-specific DPDs. From a sustainability perspective, it will be particularly important to ensure that the Central Zones reduce the need to travel by car, rather than increasing congestion within central areas. It is recommended that, along with the designation of the Zones, the appropriate settlement-specific DPDs demonstrate that this will be the case, and where necessary set out measures to achieve it.</p>		

POLICY CS2 LOCATION OF DEVELOPMENT

1. Development is acceptable in principle at the following settlements:

Area Centres:	Dartmouth Ivybridge Kingsbridge Sherford New Community Totnes	
Local Centres:	Chillington / Stokenham Modbury Salcombe Woolwell Yealmpton	
Villages:	Ashprington Aveton Gifford Avonwick Bigbury-on-Sea Blackawton Brixton Churchstow Cornworthy Dartington Diptford Dittisham Down Thomas East Allington East Prawle Ermington Frogmore Halwell Harberton Harbertonford Heybrook Bay Hillhead Holbeton Hope Cove Kingston Kingswear Lee Mill	Lee Moor Loddiswell Lutton Malborough Marldon Moreleigh Newton Ferrers Noss Mayo Rattery Ringmore Roborough St. Ann's Chapel Slapton South Milton Sparkwell Staverton Stoke Fleming Stoke Gabriel Strete Thurlestone Ugborough Wembury West Alvington West Charleton Woolston Green Wotter

2. Employment Development is acceptable in principle at the following estates

Langage	Roborough	
Lee Mill	Torr Quarry	Wrangaton

3. Elsewhere, development will be strictly controlled and limited generally to development appropriate in the open countryside.

The principle of acceptability of development within the listed settlements remains unchanged from the Preferred Options version of the Core Strategy. The reference to development boundaries has been removed from the Core Strategy, but as specified in the supporting text, defined development boundaries (within which development will in principle be acceptable)

are retained, and will be defined in the relevant settlement specific DPDs. From a sustainability perspective, the implications of moving the reference to development boundaries from one DPD to another does not result in a significantly different sustainability outcomes, and does not warrant re-appraisal of the Policy.

The Policy now also usefully stipulates that outside the listed settlements development will be strictly limited to development appropriate to the countryside. This will help to clarify the situation for potential developers. What is considered 'appropriate' in the countryside will need to be set out elsewhere in the LDF.

POLICY CS3 HOUSING PROVISION AND AFFORDABLE HOUSING TARGETS

1. To provide, on sites to be proposed in the LDF, for the development of about 5,880 dwellings including a significant number of affordable homes, during the period 2001 – 2016, distributed as follows:

Settlement / Area	Approximate number of Dwellings	Target number affordable homes
<u>South Hams part of the PUA</u>		
Sherford New Community	4,000	2,000
Elsewhere in the PUA	Up to 450	225
<u>Sub-total for PUA</u>	<u>4,450</u>	<u>2,225</u>
<u>Outside the PUA</u>		
<u>Area Centres</u>		
Dartmouth	220	145
Ivybridge	75	50
Kingsbridge	200	130
Totnes	400	265
<u>Sub-Total</u>	<u>895</u>	<u>590</u>
<u>Local Centres</u>		
Chillington	40}	
Modbury	50}	
Salcombe	45}	
Yealmpton	50}	
<u>Sub-total</u>	<u>185}</u>	<u>120</u>
<u>Villages</u>		
Aveton Gifford	20 }	
Blackawton	10 }	
Brixton	20 }	
Diptford	10 }	
Ermington	30 }	
Harbertonford	20 }	
Kingswear	20 }	
Lee Mill	55 }	
Loddiswell	20 }	
Malborough	20 }	
Newton Ferrers	40 }	
Slapton	10 }	
Stoke Gabriel	30 }	
Strete	30 }	
<u>Woolston Green</u>	<u>15 }</u>	
<u>Sub-total</u>	<u>350 }</u>	<u>230</u>
<u>Sub-total for outside the PUA</u>	<u>1,430</u>	<u>940</u>
<u>District Total</u>	<u>5,880</u>	<u>3,165</u>
Affordable dwellings target for “windfall” sites ¹		600
Total affordable dwellings target		3,765

2. At the Sherford New Community and on other sites to be proposed in the PUA, approximately 50% of the dwellings should be affordable homes.
3. On all sites proposed in the LDF for residential development outside of the PUA, approximately two-thirds of the dwellings should be affordable homes.
4. Past completion rates show that if the affordable housing SPG had been applied over the last 5 years, an average of approximately 60 affordable units could have been achieved per annum. However, the affordable housing target for windfall sites has been set at 40 units per annum in recognition that for a range of reasons, a minority of sites will not be suitable for provision on-site and that an off-site financial contribution will be required.

This appraisal will focus on the main differences between the Preferred Options version of the policy and the Submission Document version. These are as follows:

An additional 400 dwellings are proposed outside the PUA during the period 2001-2016. The additional proposed dwellings are spread between a number of Area and Local Centres, as well as Villages. Whereas in the Preferred Options, no dwellings were proposed in Ivybridge, 75 dwellings are now proposed. Totnes is to accommodate 400 dwellings rather than the 300 previously proposed, and Kingsbridge is to accommodate 200 rather than 150 dwellings.

Affordable housing targets have been added, supported by clauses 2 and 3 regarding the proportion of affordable dwelling provision that will be expected within the PUA and the proportion to be expected outside it.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	The additional 400 dwellings outside the PUA, alongside the clear requirements for affordable housing, will promote balanced communities by providing more opportunities for people of working age to live and work in the South Hams.
Access	+?	The scale of new residential development proposed within the different settlements seems appropriate to support and consolidate the settlement hierarchy, including the viability of services and facilities within those settlements. The Structure Plan considers that Ivybridge is not a sustainable location for additional residential growth, since there is a need to consolidate the availability of services and facilities for existing residents before introducing additional demand from new residents. From a sustainability perspective, this remains a valid consideration. Steps should be taken to ensure that adequate services and facilities are available for existing and new residents before development proceeds.
Housing	++	The revised version of the Policy – both the increased total number of dwellings and the clarity regarding expected provision of affordable housing - will deliver further benefits in terms of provision of dwellings to allow local residents, including young people, to remain within their communities.

Quality of the Built Environment	?	The additional new dwellings to be accommodated within settlements might make it more difficult to ensure that new development respects and enhances the character of the built environment, and is of an appropriate scale to be in keeping with it. Appropriately located development and high standards of design will be required to ensure that the quality of the built environment and the availability of open spaces within settlements are protected. However, these matters will be addressed elsewhere in the LDF.
Health	•	
Employment	•	
Economic Growth	+	The revisions to the Policy will help secure opportunities for working age residents unable to afford open market housing to live and work within the South Hams. In turn this should foster local economic activity and growth.
Landscape	•	The additional new dwellings will need to be sensitively located so as to protect landscape character and value, including on the periphery of settlements. These matters will be addressed elsewhere in the LDF.
Land and Soil Quality	•	
Biodiversity	•	
Historic Environment and Cultural Heritage	•	
Minerals	•	
Energy	•	
Air Quality	•	
Waste	•	
Water	•	
Summary and Recommendations		
<p>The revisions to this Policy will result in more sustainable outcomes for the District – in particular by going further to address the pressing need for affordable housing, the provision of which is so fundamental to achieving balanced communities with living and working opportunities for all. The additional dwellings will result in more pressure upon the receiving environment, but if carefully managed, this need not compromise the achievement of sustainability objectives relating to the quality of the built environment, landscape etc.</p> <p>It is recommended that new residential development in Ivybridge is made subject to the prior provision of adequate services and facilities.</p>		

POLICY CS4 EMPLOYMENT LAND PROVISION

To provide for the development of about 62 hectares of employment land during the period 2001-2016, to be distributed as follows:

<u>Settlement / Location</u>	<u>Approximate Employment Land (ha)</u>
<u>South Hams part of the PUA</u>	
Sherford New Community	18.0
Langage Employment Estate	20.0
Roborough	4.0
<u>Sub-total for PUA</u>	<u>42.0</u>
<u>Outside of the PUA</u>	
<u>Area Centres</u>	
Dartmouth	2.0
Ivybridge	2.5
Kingsbridge	2.0
Totnes	4.5
<u>Local Centres</u>	
Chillington	0.1
Salcombe	0.5
Yealmpton	0.5
<u>Other Locations</u>	
Malborough	0.4
Moreleigh	0.2
Torr Quarry	4.5
Wrangaton	3.0
<u>Sub-total for outside the PUA</u>	<u>20.2</u>
<u>District total</u>	<u>62.2</u>

This appraisal will focus on the main difference between the Preferred Options version of the policy and the Submission Document version, ie the provision for an additional 4.6 hectares of employment land outside the Principal Urban Area, or which an additional 2.5 hectares is proposed within Totnes, and an additional 1.5 hectares in Ivybridge.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	The additional employment land will help secure viable communities, and help enable people to live near to where they work
Access	+	Additional employment land is largely within the Area Centres. This will help progress access to jobs by foot or bicycle (particularly for the resident population), and by public transport. It will be important to ensure that the employment land at Wrangaton is well serviced by public transport from Ivybridge, and likewise Torr Quarry from Kingsbridge.
Housing	•	

Quality of the Built Environment	?	There is a potential for either positive or negative impacts depending on the precise location, nature, and scale of the additional employment provision.
Health	•	
Employment	++	As emphasised by the supporting text, the Council is allocating additional employment land in recognition of the importance of providing for the present and future employment needs of the local community.
Economic Growth	++	Provision of additional employment land within the Area Centres should help promote sustainable economic development, and encourage the growth of indigenous companies.
Landscape	•	The additional employment land will need to be sensitively located so as to protect landscape character and value, including on the periphery of settlements. These matters will be addressed elsewhere in the LDF.
Land and Soil Quality	•	
Biodiversity	•	The additional employment land will need to be sensitively located and designed so as to protect and where possible deliver enhancements for biodiversity. These matters will be addressed elsewhere in the LDF.
Historic Environment and Cultural Heritage	•	
Minerals	•	
Energy	+	Additional allocations of employment land are largely within Area Centres. This should help secure opportunities to access employment by means other than the car, thereby reducing energy use.
Air Quality	•	
Waste	•	
Water	•	It will be important to ensure that all new employment land incorporates sustainable drainage measures. These matters will be addressed elsewhere in the LDF.
Summary and Recommendations		
<p>The revision to the Employment Land Provision Policy results in benefits for sustainability, recognising the need for additional employment land to secure employment opportunities for the local community. The provision of the majority of this additional land either within or accessible to Area Centres will assist in reducing the need to travel further to access employment. Clearly, the employment land will need to be sensitively located and designed in order to ensure successful and sustainable integration with the receiving environment and existing communities.</p>		

POLICY CS5 SHERFORD NEW COMMUNITY

1. A site at Sherford, to the south-west of the A38 Deep Lane junction, is proposed for the major mixed-use development of a sustainable new community.
2. The design of the new community must be of a high standard, locally distinctive and environmentally sustainable. It must be developed in such a way so as to avoid pollution, minimise the use resources, minimise waste and conserve energy.
3. The Sherford New Community must be developed in a fully comprehensive way and in accordance with an agreed phasing programme, to include provision for:
 - a) 4,000 dwellings, in a range of housing types and tenures, approximately 50% of which should be affordable homes;
 - b) 18 ha. of employment land to provide local employment opportunities; and
 - c) the following key infrastructure:
 - i) local community facilities, including cultural, religious, education (one secondary and three primary schools), health (including GP and dentist surgeries and health centre provision), sport / recreation and shopping facilities, together with local employment opportunities;
 - ii) sustainable access networks and transport systems including, in particular, a strategic high quality, high capacity, high frequency public transport link with Plymouth from the commencement of development, and park and ride interchange provision accessible to the A38 and A379;
 - iii) public and private open space, structural landscaping and features that promote nature conservation; and
 - iv) all necessary physical infrastructure.
4. The Sherford New Community should be capable of accommodating further development beyond 2016.

Since the principle of accommodating the new community at Sherford is a strategic requirement, the role of South Hams District Council is not to decide whether to accommodate it, but rather to accommodate it a sustainable and beneficial manner. Consequently, this appraisal focuses not upon the principle of accommodating the new community, but upon how it is to be achieved.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	++	The Policy sets out a strong strategic context within which to ensure the delivery of a balanced community at Sherford. In particular, the range of housing type and tenure will help instil a balanced population. The requirement to provide

		community facilities as well as employment opportunities within the new community will promote social inclusion and ensure that Sherford does not become a ‘dormitory’ settlement.
Access	++	This provision of local employment opportunities and community facilities (including education, health, sport, recreation and retail) alongside the housing will considerably progress this sustainability objective. It will substantially reduce the need to travel outside the community to access jobs, services and facilities, and will reduce the isolation of minorities and people with limited mobility. The need for leisure facilities could be acknowledged. The requirement for high quality sustainable access networks will further progress this objective, recognising the need for links with Plymouth and providing an attractive alternative to the car. The Policy could also specify the need for a good network of pedestrian and cycle links throughout the community.
Housing	++	The new community will provide a substantial number of new dwellings, of which approximately half will be affordable, to help meet strategic housing requirements. The stipulation that the site should be capable of supporting further growth after 2016 will also help progress this sustainability objective in the longer term.
Quality of the Built Environment	+	The Policy specifies that the design must be of a high standard, and locally distinctive. It will be appropriate to set out more detailed requirements in the Sherford Area Action Plan.
Health	+	Health facilities are to be provided for, as well as public and private open space which should help promote active lifestyles. The Policy could also refer to links to the countryside in order to further encourage informal active recreation.
Employment	++	The Policy specifies that 18 hectares of employment land will be provided within the new community, and this will ensure the provision of jobs accessible to residents.
Economic Growth	+	The employment land should result in an economically viable community. The Policy could also refer to the need to provide a range of employment land to encourage a variety of economic activity.
Landscape	+?	The new community will inevitably conflict with the objective of protecting and enhancing the countryside. However, the role of the LDF is to accommodate the community in the most sustainable means possible. The Policy usefully stipulates that ‘structural landscaping’ will be required. It could also seek to retain particularly valued features of the existing landscape, incorporating them into the development in a positive way.
Land and Soil Quality	?	The development of a new community will inherently conflict with this sustainability objective. However, the role of the LDF is to accommodate the community in the most sustainable means possible, and this should include making efficient use of land. The Policy requires the new community to be developed in such a way as to ‘minimise resource use’, and resources should be taken to include land and soils.

Biodiversity	?	There will inevitably be major implications for biodiversity resulting from the new community. The role of the LDF is to help ensure that adverse impacts are minimised, and benefits are maximised. 'Features that promote nature conservation' are usefully set out as a part of the key infrastructure requirements. However, the size of the development is such that it will not be sufficient to pursue nature <i>conservation</i> . Whilst it will be important to protect important biodiversity on-site where possible, it will also be necessary to include habitat creation (such as wildlife corridors) and potentially off-site mitigation. The Policy could be rephrased slightly to reflect this.
Historic Environment and Cultural Heritage	?	The Policy pursues the provision of cultural facilities, but there is no recognition of the need to seek to protect and/or record on-site historic assets. It may be sufficient to progress this through the Sherford Area Action Plan.
Minerals	?	The construction of the new community will inevitably require substantial quantities of building materials. Where possible, these should be sustainability sourced. This could be stipulated in the Policy, but it may be sufficient to progress this through the Sherford Area Action Plan.
Energy	+	The mix of land uses to be developed within the new community should reduce the need to travel by car. The Policy also emphasises that the new community must be developed in such a way so as to conserve energy, and this is an integral aspect of this sustainability objective. The development of a new community provides a significant opportunity to require a proportion of the community's energy needs to be met through on-site renewables, and this principle could usefully be introduced with the Policy (with further details provided in the AAP).
Air Quality	•	
Waste	+	The Policy emphasises that the new community must be developed in such a way so as to minimise waste. It will also be important to require provision for local community recycling and waste management facilities, such as CHP.
Water	?	The Policy requires the new community to be developed in such a way as to 'minimise resource use', and resources should be taken to include water. It will also be important to require sustainable drainage measures. This could be stipulated in the Policy, but it may be sufficient to progress this through the Sherford Area Action Plan.
<p>The Policy sets out the principle of accommodating the new community, and provides a valuable overview of the development mix and supporting infrastructure that will be required. The requirements as set out in the Policy are proactive in the progression of several sustainability objectives. Whilst it is recognised that it is not appropriate for this Core Strategy policy to stipulate all the attributes of the development, minor changes to the Policy wording are suggested as follows, in order to further progress opportunities for sustainability to be embedded within the community:</p> <ol style="list-style-type: none"> 1. A site at Sherford, to the south-west of the A38 Deep Lane junction, is proposed for the major mixed-use development of a sustainable new community. 		

2.	The design of the new community must be of a high standard, locally distinctive and environmentally sustainable. It must be developed in such a way so as to avoid pollution, minimise the use resources, minimise waste and conserve energy <u>and water</u> . <u>It must include sustainable drainage, and a proportion of the new community's energy needs will be expected to be met through on-site generation of renewables.</u>	Deleted:
3.	<p>The Sherford New Community must be developed in a fully comprehensive way and in accordance with an agreed phasing programme, to include provision for:</p> <p>a) 4,000 dwellings, in a range of housing types and tenures, approximately 50% of which should be affordable homes;</p> <p>b) 18 ha. of employment land to provide <u>a range of</u> local employment opportunities; and</p> <p>c) the following key infrastructure:</p> <p>i) local community facilities, including cultural, religious, education (one secondary and three primary schools), health (including GP and dentist surgeries and health centre provision), sport, recreation, <u>leisure</u> and shopping facilities, together with local employment opportunities;</p> <p>ii) sustainable access networks and transport systems including, in particular, a strategic high quality, high capacity, high frequency public transport link with Plymouth from the commencement of development, park and ride interchange provision accessible to the A38 and A379, <u>and a network of safe routes for pedestrians and bicycles throughout the community;</u></p> <p>iii) public and private open space, <u>accessible links with the countryside, retention and positive incorporation of valued on-site landscape, wildlife and historic features where possible,</u> structural landscaping and <u>habitat creation;</u> and</p> <p>iv) all necessary physical infrastructure.</p>	Deleted: /
		Deleted: and
		Deleted: features that promote nature conservation
4.	The Sherford New Community should be capable of accommodating further development beyond 2016.	

POLICY CS6 AFFORDABLE HOUSING

Residential development is required to provide affordable housing at a level consistent with the targets set out in Policy CS2 and having appropriate regard to the:-

- identified local need;
- nature and scale of the location and the development proposed; and,
- characteristics of the site.

The Submission version of the Affordable Housing Strategic Policy is much more succinct than the Preferred Options version. Most of the detail (regarding thresholds and percentages) from the Preferred Options version is being moved to the Core Policies. However, the principles remain unchanged, and consequently the revision is not considered to warrant re-appraisal of the Policy.

The abridged (Submission) version of the Policy is useful in that it clearly stipulates that residential development will be required to provide affordable housing (at a level which takes into account the nature of the development and local needs), and links to the Spatial Strategy which sets out affordable housing targets.

POLICY CS9 LANDSCAPE

1. Nationally important landscape areas will be protected and opportunities for their enhancement will be sought;
2. The character of the un-developed parts of the coast will be protected; and
3. The distinctive qualities and environmental features contributing to local landscape character should be conserved, maintained and enhanced.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	Conservation and enhancement of the areas of high landscape value, which form a large part of the district, whilst not precluding development completely, will inevitably lead to lower levels of development than across other parts of the district. This in turn will increase land values and property prices which will not support the objective of creating balanced communities. However other core strategic policies and core policies for development control support the provision of appropriately designed and sited affordable housing, tourism and employment development to support the rural economy and the creation and maintenance of balanced rural communities. Overall the impact should be neutral.
Access	++	The AONB provides opportunities for recreation consistent with the aims of the designation e.g. “quiet enjoyment of the countryside” as does the wider countryside. The safeguarding of the landscape character ensures future use of this resource. Control over sporadic development in the countryside will also help to achieve the government’s objective of most new housing development being focussed near accessible community facilities and employment opportunities.
Housing	+/-	The response to the balanced communities objective with reference to housing applies equally here. The conservation of the landscape equally makes this an attractive area for holiday/second homes which impacts on the availability and pricing of homes for those on average incomes. However the second home issue is not something that can currently be addressed through planning control and this policy does not affect the provision of housing in appropriate locations.
Quality of the Built Environment	+	The requirement for high quality design and appropriate materials for any development which is permitted in nationally designated areas is implicit in this policy. It is assumed that core policies for development control will support this objective. The objective will not have an impact on the general quality of the new or existing built environment.
Health	+	Walking is recognised as a key factor in improving the nation’s health and fitness. The AONB and wider countryside offers opportunities for such informal recreational activities and its safeguarding ensures continued access to this resource.
Employment	+	The quality of the countryside in the whole south west is recognised as an important factor in the regional and local economy because of the employment derived from tourism

		and because it provides an environment in which people wish to live and work. Protection and enhancement of the landscape will maintain the tourist industry and should create a location where businesses will be able to attract appropriate staff. Rural employment opportunities are supported by the inclusion of core strategic policies C12 and C13.
Economic Growth	+	As stated above, protection of the landscape supports the tourist economy which resulted in an annual visitor spend of £120 million in 1997 and helps promote the district to those seeking commercial locations. Also as above, rural employment strategies are now included as core policies. Protection of the rural and coastal designated areas also underlines the need for most new employment development to take place near good transport networks and workforce as required to achieve sustainable growth.
Landscape	+	Whilst this policy clearly aims to underpin this objective there is a need for clarification of the wording. The policy starts with a reference to nationally important landscape areas and the second bullet point refers to the coast which is included in the AONB designation. However it is unclear as to whether or not the third bullet point refers to locally designated landscape areas or the wider countryside which PPS7 says policies in LDDs should seek to maintain and enhance.
Land and Soil Quality	+	Conservation of the landscape should lead to appropriate management which will protect the land and soil quality. The policy should also encourage the use of previously developed land and restrict the uptake of greenfield sites.
Biodiversity	+	South Hams has a rich and varied ecology with nationally important populations of species such as Greater Horseshoe Bat and Green Bush Cricket. In combination with the newly proposed core strategic policy CS10, conservation of the landscape should lead to protection from inappropriate development which may damage habitats e.g. through hedgerow removal, the breaking up of wildlife corridors and the potential for pollution.
Historic Environment and Cultural Heritage	+	Many of the features in the landscape are the product of man's management of the land e.g. field patterns and this policy will assist in the maintenance of features which are of cultural and historic significance.
Minerals	-	PPS7 sets the framework for major development proposals such as mineral workings in nationally designated areas. This policy ensures that any such applications will be rigorously examined and are in the public interest and that any detrimental effect on the landscape can be moderated. If there are mineral reserves in the area the policy could restrict their exploitation.
Energy	+	This policy will support the aim of focussing development where there will be more opportunity for schemes such as CHP. Although there is a core policy regarding renewable energy, there needs to be clarity about renewable energy proposals which would be acceptable in the designated landscape (refurbishment of water mills, small scale wind turbines off shore or on shore) and such advice could usefully

		be incorporated in SPD or policies in the AONB management plan (if adopted by the Council).
Air Quality	+/-	Overall the policy is likely to protect air quality. However the conservation and enhancement of this area could lead to increased visitor numbers dependant on the private car thus leading to increased CO2 emissions. This may be partially off-set through the encouragement of public transport/cycling/walking access.
Waste	+/0	Concentration of development rather than sporadic development throughout the countryside should enable the efficient and economic collection of household waste and the provision of recycling facilities.
Water	+	The specific protection of undeveloped coastal areas should assist in the improvement of coastal water quality and is also prudent in the light of climate change.

Summary and Recommendations

Overall the policy is positive in terms of achieving the sustainability and, apart from perhaps having a negative effect on the winning and working of minerals, the policy conforms to central government advice.

As detailed in the matrix, the policy as it stands is capable of different interpretations as to exactly which landscape areas are covered by this policy. It is recommended that the third bullet point be amended as shown below. The policy would then score ++ for the landscape sustainability objective.

3. The distinctive qualities and environmental features contributing to local landscape character – both locally designated landscapes and features and qualities in the wider countryside – should be conserved, maintained and enhanced.

Some forms of renewable energy can be visually acceptable in the landscape and, considering the SW targets for renewable energy generation by 2011, it is recommended that the Council consider the production of guidance on this matter. This work could be undertaken in partnership with the AONB Service and the National Park Authority.

POLICY CS10 NATURE CONSERVATION

1. Sites of national and international importance for nature conservation are protected and will be enhanced in line with national legislation and guidance;
2. Habitats and features of regional and local importance for nature conservation are protected and will be enhanced;
3. Protection is given to protected species with special consideration given to European Protected Species; and
4. The biodiversity and earth science resource of the district are maintained and where appropriate will be enhanced and restored, with particular regard to Biodiversity Action Plan objectives and targets.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	•	
Access	•	
Housing	•	The protection of sites of nature conservation could reduce the availability of sites for new dwellings, but with careful siting of new dwellings (primarily within existing settlements, as stipulated elsewhere in the Core Strategy) the Policy is not considered to be incompatible with this sustainability objective.
Quality of the Built Environment	+?	The Policy seeks to protect and enhance habitats and features of local importance for nature conservation, and these could be taken to include green spaces within settlements, which comprise an important component of the built environment. The Policy could go further in this respect by referring to sites within settlements.
Health	+	Protecting and enhancing valued habitats will support the functioning of natural systems within the District, and help protect an attractive countryside which provides opportunities for informal recreation and activity.
Employment	+	The quality of the natural environment is recognised as an important factor in the regional and local economy because of the employment derived from tourism and because it provides an environment in which people wish to live and work.
Economic Growth	+	The tourist economy resulted in an annual visitor spend of £120 million in 1997 in the District. The Policy will help protect those qualities of the District which are highly valued by visitors, and which are therefore important to the economy.
Landscape	+	Ensuring protection and enhancement of habitats and species of importance for nature will also help protect the natural beauty of the South Hams.
Land and Soil Quality	+	Ensuring protection and enhancement of habitats and species of importance for nature will also help protect land and soil quality.
Biodiversity	++	The Policy considerably progresses this objective. It is

		<p>particularly valuable insofar as it recognises the importance of protecting and enhancing not just statutorily designated sites and species, but also those of local value, and sets out the importance of having regard to the BAP.</p> <p>Recognition of the earth science resource is also useful - according to the Devon BAP, Geologically South Hams is of outstanding importance.</p> <p>It will be important for habitats and species in the South Hams to be capable of responding to change – in particular the effects of climate change (eg by providing increased connectivity of habitats), and this could be acknowledged in the Policy.</p>
Historic Environment and Cultural Heritage	•	
Minerals	•	
Energy	•	
Air Quality	+	Protecting and enhancing habitats and species will help protect air quality.
Waste	•	
Water	+	Protecting and enhancing habitats will include protection of the water environment, including water quality and sustainable drainage.
<p>Summary and Recommendations</p> <p>The Policy provides proactive progression for several sustainability objectives, and sets a clear principle that the District’s habitats and species will be afforded a high level of protection. The Policy also makes it clear that the aim is not just to protect, but also to deliver enhancements. Recognition of the need to protect and enhance both statutorily designated and locally valued habitats and species is particularly valuable.</p> <p>It will be important for habitats and species in the South Hams to be capable of responding to change – in particular the effects of climate change (eg by providing increased connectivity of habitats), and we suggest adding another clause to the Policy to this effect, as follows:</p> <ol style="list-style-type: none"> 1. Sites of national and international importance for nature conservation are protected and will be enhanced in line with national legislation and guidance; 2. Habitats and features of regional and local importance for nature conservation are protected and will be enhanced; 3. Protection is given to protected species with special consideration given to European Protected Species; 4. The biodiversity and earth science resource of the district are maintained and where appropriate will be enhanced and restored, with particular regard to Biodiversity Action Plan objectives and targets; and 5. <u>Development will deliver net benefits for habitat connectivity, in order that habitats and species are able to adapt to change, including climate change</u> 		

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POLICY CS11 CLIMATE CHANGE

New development should reflect the need to plan for climate change, through addressing its causes and potential impacts. New development should address the:-

- reduction of energy usage;
- reduction of private car usage and encouragement of alternative forms of sustainable transport;
- development of renewable energy resources; and
- the need to minimise the impact of climate change through the design and location of development.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	•	
Access	+	Locating development so as to reduce the need to travel by car will also result in benefits for this sustainability objective. It will involve ensuring employment, services and facilities are located in closer proximity to residents, and in locations highly accessible by public transport. This will also result in increased equality of access.
Housing	•	
Quality of the Built Environment	?	Sustainable construction techniques (such as those which increase energy efficiency, or the incorporation of micro-renewables) can effect the visual appearance of buildings. However, if carefully designed, this need not conflict with the purpose of protecting and enhancing the built environment.
Health	+	Ensuring that new development is located so as to plan for climate change will involve avoiding exposing residents or visitors to undue risk of flooding.
Employment	•	
Economic Growth	+	There will be economic benefits from planning now for robustness to the effects of climate change. This will be particularly the case in the longer term.
Landscape	?	Development of renewable energy resources can impact upon the visual qualities of the landscape. However, if carefully sited, renewables need not conflict with this sustainability objective. Neither do renewables necessarily need to result in large scale stand-alone schemes in the countryside. Installing micro-generation capacity within existing and new development can make an important contribution to increasing renewable energy generation capacity.
Land and Soil Quality	•	
Biodiversity	?	Planning for climate change should include ensuring that

		habitats and species are able to adapt, eg through enhancing habitat connectivity. However, this can be addressed through the Nature Conservation Policy.
Historic Environment and Cultural Heritage	•	
Minerals	•	
Energy	++	The Policy is proactive in planning to reduce the contribution of energy use in South Hams to climate change – both through reducing energy and car usage, and generating renewable resources.
Air Quality	+	Reducing car use and encouraging alternative forms of sustainable energy will help enhance air quality by reducing the presence of emissions
Waste	•	
Water	+?	The UK Climate Impacts Programme (2002) summary of climate changes for the South West by the 2050s predicts that winters will be between 5 and 15% wetter, and that summers will be between 15 and 30% drier. This will have significant impacts upon flooding and water resources. The Policy could be taken to implicitly include consideration of flooding and water resources (minimising the impact of climate change through the design and location of development). However, it would be valuable to specify that this would include sustainable drainage, ensuring no net loss of flood storage capacity, and requiring water efficiency measures in new development.

Summary and Recommendations

UK Climate Impacts Programme (2002) Summary of climate changes for the South West by the 2050s predicts an annual temperature increase of between 1.0 and 2.5 degrees centigrade. The Climate Change policy is to be commended upon its recognition of the need to start planning now to avoid exacerbating, as well as to manage the effects of climate change.

The Policy sets out specific measures to reduce energy consumption. Measures relating to the water environment could usefully be added, as follows:

New development should reflect the need to plan for climate change, through addressing its causes and potential impacts. New development should progress the:-

- reduction of energy usage;
- reduction of private car usage and encouragement of alternative forms of sustainable transport;
- development of renewable energy resources; and
- management of the impacts of climate change through the design and location of development, including sustainable drainage, water efficiency measures, and ensuring no net loss of flood storage capacity.

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POLICY CS12 TOURISM

Tourist and leisure facilities, including accommodation should be provided in locations which accord with the following sequential approach:

- i) In the “Town Centre” and “Village Centre” zones identified in the Area and Local Centres;
- ii) Within the development boundaries of settlements;
- iii) Outside the development boundaries such development should be accommodated in existing or replacement buildings and provided that no unacceptable harm to national and local interests is caused.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+?	Tourist facilities can play a part in promoting community viability, including within the Town and Village Centre Zones. However, care should be taken to avoid over-proliferation of tourist facilities within the Zones, since this could be to the detriment of community balance.
Access	+?	Fostering tourist activity within Town and Village Centre Zones can enhance the viability of services and facilities, which will also be accessible for local residents. However, care should be taken to avoid over-proliferation of facilities aimed specifically at tourists at the expense of services and facilities for local residents.
Housing	●	
Quality of the Built Environment	+	The Policy encourages the reuse of existing buildings outside development boundaries, thereby helping ensure their viability and upkeep
Health	●	
Employment	+	Encouraging the provision of tourist facilities following the sequential approach proposed will help secure tourism-related jobs accessible to residents.
Economic Growth	+	The tourist sector is very important to the economy of the South Hams. Total annual visitor spend in 1997 was £120 million, of which 341 million was total annual income remaining to the district (from South hams Tourism and Marketing Strategy 2000 to 2005). The Policy provides for tourist facilities predominantly within the Town and Village Centre Zones, as well as within development boundaries. This will help promote viable economic activity within the settlements. However, some tourist facilities (such as campsites, or interpretive facilities for historic sites) are likely to require a coastal or countryside location. This need not necessarily require the addition of buildings or detract from the qualities of the countryside.
Landscape	++	The Policy sets a clear presumption against new build tourist

		facilities outside of development boundaries. This will assist in preventing visual encroachment of inappropriate development in the countryside.
Land and Soil Quality	•	
Biodiversity	+	The Policy sets a clear presumption against new build tourist facilities outside of development boundaries. This will assist in protecting valued habitats outside of the settlements.
Historic Environment and Cultural Heritage	•	
Minerals	0	
Energy	+	Focusing the majority of tourist facilities within the development boundaries will enhance the potential for visitors to stay in the South Hams and access their needs without the use of a car.
Air Quality	•	
Waste	•	
Water	•	
Summary and Recommendations		
<p>The sequential approach for accommodating tourist facilities progresses a number of sustainability objectives (including accessibility, employment, economy, and protection of the landscape and biodiversity).</p> <p>There is some concern that the Policy could in places result in an over-proliferation of tourist facilities within the Town and Village Zones, and this could be to the detriment of the availability of services and facilities for local residents. The Policy could stipulate that this situation will need to be avoided, as follows:</p> <p>Tourist and leisure facilities, including accommodation, should be provided in locations which accord with the following sequential approach:</p> <ol style="list-style-type: none"> i) In the “Town Centre” and “Village Centre” zones identified in the Area and Local Centres, <u>whilst preserving the primary function of the Zones as a hub for local residents;</u> ii) Within the development boundaries of settlements; iii) Outside the development boundaries such development should be accommodated in existing or replacement buildings and provided that no unacceptable harm to national and local interests is caused. 		

POLICY CS13 RURAL DIVERSIFICATION

1. Development to enable diversification of the rural economy will be acceptable where it is compatible with its location and setting and will cause no unacceptable harm to the surrounding landscape; and
2. The development should re-use or adapt existing buildings. If this is not possible, any new buildings should be well related to existing buildings and blend satisfactorily into the landscape; and,
3. In the case of farm diversification, the development should be complementary to and not prejudice the agricultural operations on the holding.

SA Objective	Predicted effects	Nature of Effect(s)
Balanced Communities	+	This policy will impact on existing rural communities and villages rather than the towns earmarked for significant levels of development. It will increase employment opportunities in the countryside and support the farming economy. It should assist in sustaining village communities through helping people to live and work in their immediate environment.
Access	+	Due to lack of public transport, access to employment opportunities and community facilities is a major issue for rural communities. The creation of jobs through rural diversification will help with the former issue and also decrease those needing to use the private car to travel to work.
Housing	●	This policy will have no direct impact on the provision of housing in the countryside.
Quality of the Built Environment	+	Many traditional buildings no longer have a viable agricultural use due to the changes in farming practice and machinery. Such buildings can form an important part of the character of the countryside and this policy has the potential to create new uses for such buildings, thereby making their retention and repair viable.
Health	0	
Employment	+	The policy will have a direct beneficial impact on employment opportunities in rural areas although because the scale of any developments should be restricted this impact will not be large. Large scale employment should be centred on centres of population and it may be useful to indicate the scale of activity acceptable in this policy. This is mentioned in the supporting text but would benefit from being in the policy itself.
Economic Growth	+	The policy will help to sustain the farming economy and is specifically written to ensure that current farming activities are not undermined through diversification. It also gives the opportunity to encourage new aspects of the rural economy rather than being reliant on agriculture.
Landscape	●	Impact on the landscape is clearly set out as a major issue in the consideration of development proposals. CS13 (1) reflects

		the importance of the landscape as recognised in Policy CS9.
Land and Soil Quality	•	There should be no direct impact on land and soil quality because it is assumed that only uses suitable for a countryside location will be permitted and that this generally will not involve large areas of land take.
Biodiversity	+/-	Existing buildings in the countryside are often important habitats for bats, barn owls and breeding birds. Therefore there is potential for damage to biodiversity. However any development proposals will be subject to survey and mitigation where necessary so no damage to biodiversity should be sustained. Equine uses can also have an adverse impact on the quality of pasture unless properly managed.
Historic Environment and Cultural Heritage	+	Traditional buildings in the countryside are valuable parts of our historical and cultural heritage and can include many listed buildings. As above, the policy gives an opportunity for their retention and economic re-use. However care should be taken that no damage should take place to any archaeological sites and the policy could usefully incorporate a reference to historic and cultural heritage especially as this does appear elsewhere in the core strategy policies. As farms often indicate the location of earlier settlements, field patterns can also be an important indication of the historic interest of an area.
Minerals	0	
Energy	•	Unlikely to have any significant impact on this objective.
Air Quality	•	Should have no significant impact on air quality.
Waste	•	Diversification proposals could include farm composting of green waste but generally there should be no specific impact.
Water	•	Should have no significant impact on water quality.
Summary and Recommendations		
<p>The policy should help to meet the Council’s sustainability objectives, particularly in relation to supporting sustainable rural communities and the agricultural economy, whilst protecting the natural beauty of the landscape.</p> <p>As many of the buildings and farm complexes considered for re-use may have historical and/or cultural significance it is recommended that clause 1 of the Policy is modified slightly as follows:</p> <ol style="list-style-type: none"> 1) Development to enable diversification of the rural economy will be acceptable where it is compatible with its location and setting and will cause no unacceptable harm to the surrounding landscape <u>of historic and cultural heritage</u> <p>The Council may wish to consider providing some indication of the scale of development likely to be acceptable in rural areas.</p>		