



**South Hams  
District Council**

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

**SUSTAINABILITY APPRAISAL REPORT**

**APPENDIX X**

**January 2006**

Prepared by

*enfusion*



**APPENDIX X**

**PROGRESSION OF DETAILED SA RECOMMENDATIONS: SUBMISSION DOCUMENT, COUNCIL'S RESPONSE**

<b>Sustainability Appraisal of the Core Strategy – Initial Findings at Submission Stage</b>		
<b>Recommendations</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 CS1 Settlement Designation and Town/Village Centres</b></p> <ul style="list-style-type: none"> <li>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 accessible 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.</li> </ul>	<p><input checked="" type="checkbox"/></p> <p>Comments noted and support welcomed.</p>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><input checked="" type="checkbox"/></p> <p>Comments noted and support welcomed.</p>	
<p><b>Policy CS3 Housing Provision and Affordable Housing Targets</b></p> <ul style="list-style-type: none"> <li>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</li> </ul>	<p><input checked="" type="checkbox"/></p> <p>Comments noted and support welcomed.</p>	

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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.		
<ul style="list-style-type: none"> <li>It is recommended that new residential development in Ivybridge is made subject to the prior provision of adequate services and facilities.</li> </ul>	X	The CS proposes only up to a maximum 75 dwellings at Ivybridge
<b>Policy CS4 Employment Land Provision</b> <ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>  Comments noted and support welcomed.	
<b>Policy CS5 Sherford New Community</b> <ul style="list-style-type: none"> <li>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</li> </ul>	<input checked="" type="checkbox"/>  Comments noted and support welcomed.	

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<p>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>		
<p>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 <b>energy and water. 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.</b></p>	<p><input checked="" type="checkbox"/></p> <p>Additional policy wording included.</p>	
<p>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:</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 <b>a range of local</b></p>	<p><input checked="" type="checkbox"/></p> <p>Additional policy wording included.</p>	

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<p>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, <b>leisure</b> 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, <b>and a network of safe routes for pedestrians and bicycles throughout the community;</b></p> <p>iii) public and private open space, <b>accessible links with the countryside, retention and positive incorporation of valued on-site landscape, wildlife and historic features where possible</b>, structural landscaping and <b>habitat creation; and</b></p> <p>iv) all necessary physical infrastructure.</p>		
<b>Policy CS6: Affordable Housing</b>	Comments noted and support welcomed.	

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<p><b>Policy CS9: Landscape</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>  Comments noted and support welcomed.	
<ul style="list-style-type: none"> <li>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.</li> </ul> <p>3. The distinctive qualities and environmental features contributing to local landscape character – <b>both locally designated landscapes and features and qualities in the wider countryside</b> – should be conserved, maintained and enhanced.</p>	Recommended additional policy wording included ( with the word “both” changed to “including”)	
<ul style="list-style-type: none"> <li>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.</li> </ul>	<input checked="" type="checkbox"/>  Comment noted	
<p><b>Policy CS10 Nature Conservation</b></p> <ul style="list-style-type: none"> <li>The Policy provides proactive progression for several sustainability</li> </ul>	<input checked="" type="checkbox"/>	

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<p>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>Comments noted and support welcomed.</p>	
<ul style="list-style-type: none"> <li>▪ 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:                             <ol style="list-style-type: none"> <li>1. Sites of national and international importance for nature conservation are protected and will be enhanced in line with national legislation and guidance;</li> <li>2. Habitats and features of regional and local importance for nature conservation are protected and will be enhanced;</li> <li>3. Protection is given to protected species with special consideration given to European Protected Species;</li> <li>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</li> <li>5. <b>Development will deliver net benefits for habitat connectivity, in order that habitats and species are able to adapt to change, including climate change</b></li> </ol> </li> </ul>	<p><input checked="" type="checkbox"/></p> <p>Recommended addition to be included- but incorporated in an amended form into clause 2 of the policy (which will read: “Habitats and features of regional and local importance for nature conservation including wildlife corridors, links or stepping stones between habitats are protected and will be enhanced through beneficial management”).</p>	

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<p><b>Policy CS11 Climate Change</b></p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	<input checked="" type="checkbox"/>  Comments noted and support welcomed .	
<ul style="list-style-type: none"> <li>▪ The Policy sets out specific measures to reduce energy consumption. Measures relating to the water environment could usefully be added, as follows:</li> </ul> <p>New development should reflect the need to plan for climate change, through addressing its causes and potential impacts. New development should <b>progress</b> the:-</p> <ul style="list-style-type: none"> <li>• reduction of energy usage;</li> <li>• reduction of private car usage and encouragement of alternative forms of sustainable transport;</li> <li>• development of renewable energy resources; and</li> <li>• <b>management</b> of the impacts of climate change through the design and location of development, <b>including sustainable drainage, water efficiency measures, and ensuring no net loss of flood storage capacity</b></li> </ul>	<input checked="" type="checkbox"/>  Recommended changes and additions to the policy wording included	

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<p><b>Policy CS 12 Tourism</b></p> <ul style="list-style-type: none"> <li>▪ The sequential approach for accommodating tourist facilities progresses a number of sustainability objectives (including accessibility, employment, economy, and protection of the landscape and biodiversity).</li> </ul>	<input checked="" type="checkbox"/>  Comments noted and support welcomed.	
<ul style="list-style-type: none"> <li>▪ 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:</li> </ul> <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"> <li>i) In the “Town Centre” and “Village Centre” zones identified in the Area and Local Centres, <b>whilst preserving the primary function of the Zones as a hub for local residents;</b></li> <li>ii) Within the development boundaries of settlements;</li> <li>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.</li> </ol>	<input checked="" type="checkbox"/>  Comments noted and support welcomed.   Recommended additional wording included	
<p><b>Policy CS13 Rural Diversification</b></p> <ul style="list-style-type: none"> <li>▪ The policy should help to meet the Council’s sustainability objectives,</li> </ul>	<input checked="" type="checkbox"/>	

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particularly in relation to supporting sustainable rural communities and the agricultural economy, whilst protecting the natural beauty of the landscape.	Comment noted and support welcomed.	
<ul style="list-style-type: none"> <li>▪ 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:</li> </ul> <p>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 <b>or historic and cultural heritage.</b></p>	Recommended additional wording included.	
<ul style="list-style-type: none"> <li>▪ The Council may wish to consider providing some indication of the scale of development likely to be acceptable in rural areas.</li> </ul>	<input checked="" type="checkbox"/>  Comment noted.	