

South Hams Local Development Framework

Draft Sustainability Appraisal of the issues and options for the
Core Strategy, Core Policies and Town & Village site specific allocations

October 2004

Introduction

The Planning and Compulsory Purchase Act requires local authorities to undertake a sustainability appraisal (SA) during the preparation of local development documents. This is to ensure that sustainable development is at the heart of decisions at every stage of the development plan process. The SA is an integral part of plan-making and should not be seen as a separate activity. The purpose of SA is to appraise the social, environmental and economic effects of the spatial planning strategies and policies to ensure that they accord with sustainable development.

The Council is in the process of commissioning consultants with environmental and sustainability expertise to undertake a SA of its priority Local Development Framework (LDF) documents including the core strategy, core policies and a range of site specific allocations. This appraisal will be required to accord with the European Strategic Environmental Assessment Directive (2001/42/EC). The consultants will prepare an independent environmental report on the likely significant effects of the draft LDF documents and carry out consultation on these documents. Taking account of the results of consultation the LDF documents and environmental report will be amended as appropriate before the documents are submitted to the Secretary of State for formal examination.

Good practice in SA emphasises that the assessment should be well integrated with the preparation of the LDF documents. Therefore, the Council has prepared this draft SA of the Core Strategy & Core Policies and Town & Village issues and option papers to accompany these documents to ensure organisations and the public are given early opportunity to express their opinion on these issues and options and their potential environmental effects. However, it should be recognised that this just an initial appraisal and a more robust assessment of the likely environmental effects will be undertaken by environmental consultants which will also be available for comment.

Definitions

In this appraisal, the definition of sustainable development has been taken as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. The Government has set out four objectives for sustainable development and local authorities should adopt policies and strategies which provide an integrated approach to these objectives:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources, and;
- Maintenance of high and stable levels of economic growth and employment.

This appraisal challenges whether the issues and options for the Core Strategy, Core Policies and Town and Village site specific allocations are sufficiently sound in sustainability principles, and whether it is likely to achieve genuinely sustainable development.

Methodology

The appraisal includes the following stages:

- a) Establish Sustainable Development Objectives – The sustainable development objectives were taken from previous appraisal work which was undertaken by the Council in relation to the Local Plan Review First Deposit in 2002. The sustainable development objectives were set within the four broad headings; social, environmental, resources and economic and they were available for comment during the six week formal deposit of the local plan review in 2002. These broad objectives have been used as a framework to assess whether the Core Strategy, Core Policies and Town and Village issues and options will provide for sustainable

development. A total of 20 objectives were prepared as set out in Table 1. These 20 objectives resulted in 65 individual sub-objectives, a complete list of these is contained at Appendix 1.

b) Issues & Options Appraisal - The appraisal has been carried out in two sections:

i) Core Strategy & Core Policies - The key elements of this document were appraised, firstly by establishing the baseline situation, secondly by predicting the nature of effect of the issues and options for the strategy and policies in meeting the sustainable development objectives and thirdly by justifying the assessment. The baseline sets out relevant details of the current state of the social, environmental, resources and economic characteristics of the district and the assessment identifies how this baseline is likely to be affected with the implementation of the strategy and policies. The justification for the assessment includes comments on how the strategy might be changed or supplemented to increase sustainability. The key elements of the issues and options for the core strategy and core policies that have been appraised are set out in Table 2.

ii) Town & Village site specific allocations - The issues and options of providing a range of housing, employment and mixed use developments throughout the district at a number of locations have been the subject of a preliminary appraisal which will be progressed by the consultants. This preliminary work looks at the baseline situation, predicts possible effects and justifies the assessment. The predicted effects and justification were assessed against each of the four broad objective headings; social, environmental, resources and economic. The issues and options for the location of new development have been made with due consideration to the comments received on the First Deposit Local Plan Review which was published in January 2002. The deposit local plan contained a number of draft proposals for development that were selected on a basis of a number of important factors, including sustainability, settlement function, countryside character, accessibility and the availability of services and facilities. The Council has also prepared draft Supplementary Planning Guidance – ‘Guidance and Requirements for Sustainable Development’. This document sets out objectives and principles, targets and measures and suggested actions to help ensure that in selecting the most suitable sites for development sustainability objectives are taken into account. It must be stressed that this is very much a preliminary assessment which will be developed further as the LDF progresses.

Table 1: Objectives

<p>SOCIAL</p> <p>1. Balanced Communities: Promote mixed tenure developments which encourage social mix. Enabling people to live near to where they work.</p> <p>2. Access to Services: Improve both physical and geographic access for all, particularly in rural areas.</p> <p>3. Housing: Provide for identified local needs. Increase and actively promote the re-use of 'brownfield' land.</p> <p>4. Quality of Built Environment: All new build must achieve a high standard of design.</p> <p>5. Health: Adopt precautionary principle when development could expose people to pollutants etc.</p> <p>6. Participation: Provide effective community engagement in partnership with other key stakeholders.</p> <p>7. Crime and Safety: Use established design principles to 'design-out' crime.</p> <p>ECONOMIC</p> <p>8. Rural Economy: Support small and 'micro' businesses and promote new uses for redundant agricultural buildings.</p> <p>9. Economic Growth: Promote sustainable economic development that can capitalise on the local distinctiveness of the area, such as through Green Tourism. Encourage the growth of companies with roots in the local community.</p> <p>10. Travel: Promote sustainable transport and travel policies that assist in reducing overall traffic volume.</p>	<p>ENVIRONMENTAL</p> <p>11. Landscape: Value and protect diversity of the local landscape, including the maintenance of hedgerow cover and traditional field boundaries.</p> <p>12. Land and Soil Quality: Maintain and improve the quality of land and soil in the region.</p> <p>13. Biodiversity: Protect semi-natural habitats and statutorily protected species. Promotion of ecologically based land management.</p> <p>14. Cultural Heritage: Protect sites of archaeological, architectural, cultural, historic and geological significance.</p> <p>15. Open Space and Access to the Countryside: Encourage community ownership of open spaces and community gardens, especially the retention of such areas in urban locations. Maintenance of the Public Rights of Way network.</p> <p>RESOURCES</p> <p>16. Minerals: Reducing mineral consumption, except where local stone, preferably recycled can be employed to reinforce local vernacular.</p> <p>17. Energy: Actively promote development that uses best practice in energy efficiency and the use of locally generated renewable energy sources.</p> <p>18. Air Quality: Protect and improve air quality.</p> <p>19. Waste: Actively promote development that minimises waste, whilst encouraging areas for local community recycling and composting facilities on new developments.</p> <p>20. Water Resources: Protect and preserve environmental water quality, in addition to efficient use and reuse of water. Ensuring water demand would be met from existing capacity.</p>
---	--

c) Scoring system - A scoring system was devised to measure the positive/negative impact of the issues and options. The elements of the issues that were likely to have a positive impact were scored with 1-2 ticks (✓) and those that were likely to have a negative impact were scored with 1-2 crosses (X), or a O where the impact is neutral or could go either way.

Table 2: Elements of the Core Strategy and Core Policies that have been appraised

<p>Affordable Housing</p>	<ul style="list-style-type: none"> • Exceed strategic housing allocation by approx. 600 dwellings. • On newly proposed sites, 66% will be required to be affordable. • Proposal for new community of at least 4000 dwellings at Sherford. • Distribution of housing in the South Hams (excluding Plymouth PUA) which focuses on the market towns and a number of key villages.
<p>Employment and Skills</p>	<ul style="list-style-type: none"> • Strategic employment land allocation • Distribution of employment land
<p>Accessible Services, Supporting Active and Caring Communities</p>	<ul style="list-style-type: none"> • Promote development on sites which facilitate good access to services
<p>Distinctive Environment</p>	<ul style="list-style-type: none"> • Maintain the district's distinctive environment
<p>Other Issues</p>	<ul style="list-style-type: none"> • Ensure provision of infrastructure in new developments • Promote and encourage renewable energy • 30% of new development on previously developed land • Landscape impact of telecommunications • Recycling: Provision of community recycling facilities in new development Increase the use of recycled aggregates • Provide framework for the development of new tourism facilities and accommodation whilst protecting and enhancing the attractiveness of the district • Shopping: Encourage the development and retention of retail uses in town centres • Support the retention of village shops and post offices • Provision of open space

Issues and options Impact Matrix

The issues and options appraisal is set out in the impact matrix below which contains two sections. The first section provides details of the likely effect of implementing the issues and options for the Core Strategy and Core Policies. The second section sets out details of the potential effect of implementing the issues and options for the site specific allocations. The matrix identifies some key sustainability issues which indicates that conflict may arise between the different objectives. The core strategy, core policies and site specific allocations must be able to demonstrate that they can deliver a framework which has an effective balance between the social and economic needs of the district without compromising its environmental standards. Further assessment and testing work will be carried out as the preparation of these LDF documents are progressed.

Initial Findings

The new housing and employment development will have positive and negative effects on the sustainability objectives. A shortage of brownfield opportunities will inevitably require the development of greenfield sites leading to some adverse environmental impacts in part of the district. Generally, the scale of new development is relatively small in comparison to the size of the settlements where it is proposed. Concentrating development at the district's main settlements will have less detrimental environmental impact than scattering the development more widely across the area.

The potential negative environmental effects need to be balanced against the likely positive social and economic effects derived from providing new housing and employment development. The issues and options for the core strategy and core policies suggest that development should be located where there is greatest need for affordable housing and new employment opportunities which is likely to produce positive effects. This may also have other sustainability advantages. For example, by providing housing close to the employment base which is scattered throughout the district, the need to travel will be reduced. Additional development will also help to sustain and support rural services.

The delivery of the new community in western South Hams will have environmental impacts, although the option of scattering development throughout the Plymouth sub-region is likely to have a greater environmental impact. It is anticipated that development in one location will provide the critical mass to enable the provision of necessary facilities and services and will increase the self-sufficiency of the community, enabling it to function in a more sustainable way.

New housing and employment development in the district will require energy and resources. It will be important that minerals are sourced locally wherever possible and energy efficiency will be encouraged in the design of new development. Where potential negative effects are predicted, it is essential that mitigation measures be proposed to minimise any impact.

The predicted effects of the issues and options for the core strategy, core policies and town & village site specific allocations identified through the draft SA are provided in the following matrix. Further assessment work of the likely environmental effects will be undertaken by consultants and will help shape the new LDF documents.

ISSUES AND OPTIONS APPRAISAL MATRIX

SECTION 1: Core Strategy and Core Policies

SECTION 2: Town and Village Site Specific Allocations

Key to assessment of the short/long term effects:

Rating

- ✓✓ Very sustainable
- ✓ Sustainable
- O Neutral/Uncertain
- X Unsustainable
- XX Very unsustainable

For the purpose of this exercise, short term is considered to be a six year period up to 2011 and the long term is the period 2010 to 2016.

SECTION 1: Core Strategy and Core Policies – Affordable Housing – Exceed Strategic Housing Allocation by approx 1000 dwellings

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (high/med/low) • Geographical scale of effect • Whether temporary or permanent • Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> • The district has a net shortfall of 330 affordable dwellings per annum. • 1800 Households on the Councils housing register • The social sector equates to less than 10% of the district's housing stock • Target: <ul style="list-style-type: none"> - Reduce number on housing register by 10% - Achieve a better quality of life • Additional housing is required to ensure maintenance and growth of a skilled local workforce. • The district PDL target of 30% is lower than the national and regional targets which are 60% and 50% respectively. The South Hams has fewer PDL opportunities due to the rural characteristics of the area. • Indicator: <ul style="list-style-type: none"> - Area of brownfield land suitable for development 	Positive social and economic effect but possibly some negative impact on the environment and resources	✓	✓	<ul style="list-style-type: none"> • Will contribute towards meeting the identified local need for affordable housing. • Developments will be required to deliver mixed tenure housing to enable an appropriate social mix promoting balanced communities. • Increased housing provision enabling young people with strong local connections to access housing markets locally. • Developments will provide housing opportunities for local people, especially for those within the economically active age groups • Reducing the need to travel through locating housing close to local employment sites. • Due to the limited availability of brownfield sites, much of the new housing will be developed on greenfields. All new development will be required to meet stringent environmental requirements and deliver quality, locally distinctive housing. • The scale of the new development is relatively small in comparison to the size of settlements where it is proposed. • Development will be required to meet the latest sustainable development requirements (including recycling, solar gain etc.)

SECTION 1: Core Strategy and Core Policies - Affordable Housing – On newly proposed sites, 66% will be required to be affordable

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> The majority of the existing housing stock is open market 1800 Households on the Councils housing register The social sector equates to less than 10% of the district's housing stock A third of this social housing is for older people, therefore, there is a lack of social housing for young people. 	Positive social effect	✓	✓✓	<ul style="list-style-type: none"> In addressing the critical shortage of affordable housing within the district, newly proposed sites in the LDF will be required to provide two thirds affordable housing to help meet local needs By enabling households on the waiting list to be housed within the district this will help achieve more balanced local communities. This should ensure that a high number of new dwellings are occupied by existing South Hams residents. This should maximise the opportunity for people to live close to where they work. No direct impact on the environmental or resource objectives

SECTION 1: Core Strategy and Core Policies - Affordable Housing - Proposal for new community of at least 4000 dwellings at Sherford

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> The housing needs of Plymouth cannot be accommodated within the city boundary. There is also a dwelling shortfall in western South Hams. The level of PDL within Plymouth is not sufficient to meet the existing local housing demands. 	Positive and negative effects. Due to the scale of the development, more information is required to assess its impact.	O	✓	<ul style="list-style-type: none"> Will contribute towards meeting the identified housing need in the Plymouth sub-region. Concentrating the development in one location maximises the potential for creating a balanced and sustainable community. Development in one location provides the critical mass to enable the provision of necessary and appropriate range of community facilities. Potential exists to develop strong transport links with Langage Industrial Estate and by providing housing in close proximity to the strategic employment estate this will provide housing close to employment. The new community is likely to have a significant environmental impact in the short term but in the long term the significant strategic planting, country park, open spaces and recreational areas provided should have a positive impact environmentally and on biodiversity. The ultimate impact of scattering the development throughout the Plymouth sub-region would be more detrimental. In order to address any negative impacts, the development will be required to respect the local landscape and environmental features and necessary mitigatory measures will be required, including the planting of strategic landscaping.

				<ul style="list-style-type: none"> • The new development will inevitably consume substantial levels of resources although, minerals for example, could be sourced locally from the adjacent quarry. • In drawing up planning briefs and preparing detailed designs the latest statutory requirements on sustainability and the Council's additional guidance on sustainable development will be incorporated.
--	--	--	--	---

SECTION 1: Core Strategy and Core Policies - Affordable Housing – Distribution of housing in the South Hams (excluding Plymouth PUA)

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (high/med/low) • Geographical scale of effect • Whether temporary or permanent • Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> • The majority of people on the Council's housing waiting list live in the market towns and in a number of key villages. • Two thirds of the population live outside the four main towns. • Growth is required to protect and support the viability of local services and facilities, including education within market towns and a limited number of key villages. • The district's employment base is scattered as opposed to being largely focused on the main towns. 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> • This strategy reflects the identified local housing need throughout the district which is greatest at the market towns but also at a significant level throughout the rural areas. • New development will be located where there is existing service infrastructure and scope to accommodate additional growth • The strategy recognises the nature of the South Hams economy which is characterised by small scale locally based enterprises • The strategy will enable people to live close to where they work, reducing the need to travel and facilitate sustainable growth of local companies. • This strategy focuses development at the most sustainable settlements. Significantly different strategies could have a greater negative impact. For example, concentration solely on the market towns would inevitably result in greater

				environmental impact on their setting and would limit the scope for more housing in the rural areas. On the other hand, widespread rural distribution of new housing would have a negative environmental impact on a greater number of settlements and would result in an unsustainable distribution. It would also place greater pressure on existing facilities and services without being at sufficient critical mass to bring with it any significant new facilities.
--	--	--	--	---

SECTION 1: Core Strategy and Core Policies - Employment & Skills - Strategic employment land allocation

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> Shortage of employment land in the district. Existing employment estates at near capacity. A decline in traditional industries means that there is a requirement for alternative employment. Lack of land for expansion and re-location of existing businesses. 	Positive effect but potential adverse impact on the local environment.	O	✓	<ul style="list-style-type: none"> Will contribute towards the employment needs of the district. Developments will be required to provide a range of employment opportunities to meet local needs. Enabling retention of people of economically active age groups Facilitating an appropriate level of employment land in order to promote a balanced community Will provide valuable opportunities for the creation of new businesses and the retention/relocation of existing businesses Medium to high likelihood of economic growth based on evidence of level of current take-up, suppressed demand, economic activity etc, in the area. Environmental effect likely in short and long term but mitigation measures are proposed with every proposal including appropriate landscaping,

				<p>structural planting, design measures (materials, colour, scale of buildings etc.) and retention of existing trees and hedgerows</p> <ul style="list-style-type: none"> • District wide the environmental impact will be relatively small scale • Development might have an effect on air quality and water resources but proposed mitigation measures will help to minimise any impact. • Limited scope for recycling local stone in construction of new employment buildings. However, energy efficiency will be encouraged in the design of new development.
--	--	--	--	--

SECTION 1: Core Strategy and Core Policies - Employment Skills - Distribution of employment land

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (high/med/low) • Geographical scale of effect • Whether temporary or permanent • Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> • Lack of local job opportunities in the market towns and the main villages • Principally as a result of the rural character of the district the employment base is scattered as opposed to being largely focused on the main towns. • Traditionally the district's rural economy has been based on agriculture, with many smaller settlements being a focus of such activity. • Existing employment estates at or near capacity • Largest employment estates concentrated on the A38 corridor near Plymouth. 	<ul style="list-style-type: none"> • Significant positive economic effect but small scale localised negative environmental effect 	✓	✓✓	<ul style="list-style-type: none"> • The distribution of new employment land focusing on the market towns and key villages, reflects identified local employment needs. • This will assist in allowing people to work near to where they live. • The provision of mixed land uses is consistent with government guidance and meets social sustainability targets. • The strategy will reduce the need to travel by locating employment sites close to existing housing. • Will assist in the diversification of the rural area by providing land for new business opportunities. • Will provide scope for expansion and relocation of existing businesses. • Significant employment land at locations in the

				<p>PUA will assist in meeting sub-regional and regional employment needs.</p> <ul style="list-style-type: none">• Significant impacts on the environment will largely be mitigated by measures designed to reduce impacts in the long term, such as structural landscaping, tree planting, design etc.• There are minimal brownfield opportunities within the district, therefore, thus necessitating the use of greenfields.• The scale of new employment development will not have a significant effect upon the existing energy infrastructure of the district. Proposals will be required to meet the latest best practice requirements in terms of energy efficiency, recycling, etc.• The scale of proposals in the PUA may mean potential effects are more significant than elsewhere in the district, however, the scale of mitigation measures proposed will be proportional.• High likelihood of environmental effect occurring
--	--	--	--	---

SECTION 1: Core Strategy and Core Policies – Accessible Services, Supporting Active and Caring Communities - Promote development on sites which facilitate good access to services.

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> 2/3 of the population live outside the 4 main market towns. Areas of rural deprivation when scored against access to services incl. National Index Ranking. Ageing population – older migrants bring service demands 27% of people in the South Hams are aged over 60 compared to only 21% in the UK as a whole. Between 1991 and 2001 there has been a 46% increase in the proportion of people over 85 in the South Hams. The district is sparsely populated which results in problems of rural isolation and accessing services. Seasonal fluctuation of population in the summer months creates additional pressure on already stretched services. 1/3 of parishes have no bus service. The provision of public transport is not viable for many operators due to the rural nature of the district. High dependence on the private car. Poor rail coverage and service. 	Positive effect	✓	✓	<ul style="list-style-type: none"> Increasing service access will positively help the promotion of balanced communities. Meets one of the key social objectives to improve access to services particularly in addressing rural isolation. Availability of local goods and services will reduce travel demands. Unable to assess whether there will be a direct impact on the economy, however, potentially there may be a minor positive effect through meeting service needs within the district. Section 106 agreements will be used to secure necessary community facilities and the provision of public transport in major development sites. Provisions of cycle and pedestrian routes in new development will have a positive environmental effect in helping to reduce reliance on the private car. This will also have associated health benefits. Potential for greater energy and resource efficiency due to the availability of local goods and services. Medium certainty of effect occurring.

SECTION 1: Core Strategy and Core Policies – Distinctive Environment - Maintain the district’s distinctive environment

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> The area of the district is 887 sq. km and 83 km of coastline. 40% of the district is covered by AONB and 19% of the district lies within Dartmoor National Park. 85% of the coastline is designated South Devon Heritage Coast. 255 sq. km of the district is covered by AGLV The district has a rich historic environment with distinctive town and village character. Over 3,000 listed buildings. 400 scheduled monuments 52 Conservation areas 	Positive effect	✓✓	✓✓	<ul style="list-style-type: none"> The strategy will contribute to quality of life by maintaining the district’s high standard natural environment. New development will be required to reflect the local built character to maintain the physical distinctiveness of the area. The district’s economy relies on the tourism sector and the district’s environment, including it’s coastline, is a prime tourism attraction which must be maintained. In maintaining a high quality environment the strategy could have a positive effect on the economy by attracting inward investment. The strategy will have a positive effect on all the environmental objectives. No direct impact on resource objectives The strategy could result in a positive effect district

SECTION 1: Core Strategy and Core Policies - Other Issues - Ensure Provision of infrastructure in new developments

Summary baseline situation/targets & indicators	Predicted effects		Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement	
	Nature of effect	Assessment of effect (see key above)		
		Short term		Long term
<ul style="list-style-type: none"> Existing levels of service provision, eg. education, water, etc? 2/3 of the district's population live outside the main towns. There are numerous small villages and hamlets which have limited facilities. Some existing services at the towns are at capacity – eg. secondary education provision at Ivybridge 	Possibly positive effect	O	O	<ul style="list-style-type: none"> Ensuring the provision of adequate infrastructure for new developments will alleviate potential pressure on existing services Section 106 agreements will be used to negotiate the provision of new or improved infrastructure.

SECTION 1: Core Strategy and Core Policies - Other Issues - Promote and encourage renewable energy

Summary baseline situation/targets & indicators	Predicted effects		Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement	
	Nature of effect	Assessment of effect (see key above)		
		Short term		Long term
<ul style="list-style-type: none"> Existing level of renewable energy generated National target - 10% of electricity should be secured from renewable sources by 2010 Regional target - 11-15% List existing sources of renewable energy in the district No wind farms exist Protected landscapes are a key consideration in identifying potential wind farm sites. 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> There are widespread positive community benefits to be gained from encouraging renewable energy. However, there may be minimal negative effects to people living in close proximity to certain renewable energy sites, eg. wind farms. Scale of effect: localised

SECTION 1: Core Strategy and Core Policies - Other Issues - 30% of new development on previously developed land

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> National previously developed land (pdl) target of 60% by 2003. Regional target of 50% Rural district containing small historic market towns and villages with very limited capacity. 	Positive effect	✓	✓	<ul style="list-style-type: none"> The Strategy concentrates development at key settlements which will help to create balanced communities, provide good access to services and reduce car based travel. Positive impact on the environment as reducing the level of greenfield development. Potential negative impact on the historic built environment if new developments are unsympathetic to their surroundings. Permanent district wide effect.

SECTION 1: Core Strategy and Core Policies - Other Issues – Landscape impact of telecommunications

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> Existing No. of masts and their location? Masts are required to help improve the telecommunications network within the South Hams 	Negative effect	X	X	<ul style="list-style-type: none"> There is uncertainty as to whether masts have an adverse impact on health. Although concerns have been raised, there is currently no clear evidence. Improved telecommunication will help reduce the remoteness of the district by improving communications and this could assist the economy. Masts have a localised negative environmental

				<p>impact on the landscape but recent mast design has helped to mitigate their impact.</p> <ul style="list-style-type: none"> • Difficult to make a judgement on the overall assessment of the effect without more information.
SECTION 1: Core Strategy and Core Policies - Other Issues – Recycling: Provision of community recycling facilities in new development Increase the use of recycled aggregates				
Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (high/med/low) • Geographical scale of effect • Whether temporary or permanent • Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> • Targets: Reduce the waste sent to landfill by 6% by 2005-6 • 30% of waste should be recycled • 6.5% of waste should be composted by 2007 • 80% of the population to live within half a mile of a recycling centre or served by kerbside collection. • Percentage of recycled aggregates? 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> • Improving access to recycling facilities will contribute towards achieving higher levels of recycling district waste. • Higher levels of recycling will aid resource efficiency and reduce requirements for landfill sites. • An increase in levels of recycled aggregates will have a positive environmental effect both in terms of landscape and energy consumption. In reusing building materials this will help maintain a distinctive environment and minimise the transportation of aggregates by road.

SECTION 1: Core Strategy and Core Policies - Other Issues – Provide framework for the development of new tourism facilities and accommodation whilst protecting and enhancing the attractiveness of the district

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> No of visitors to the district? In 2000, visitors to the district spent £211.4 million (Split 68% by staying visitors and 32% non-local day visitors) 15% of jobs in South Hams are in tourism The Council has been awarded Beacon Status for its Green Tourism initiatives Whilst remaining stable over the last decade, the hotel and catering sector has not experienced any growth. 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> If tourism facilities are developed and managed in a sensitive manner they are likely to have an overall positive effect. Tourism continues to provide a significant contribution to the local economy. However, the nature of employment within the tourism sector has traditionally been low paid and seasonal. Tourism may have some negative impact on the environment due to high levels of visitors use and the increase demand on local services and facilities. Visitors to the area are largely reliant on car based travel. Although tourism has a positive impact in relation to the economy it may also have adverse environmental impacts. These impacts should be mitigated by adopting careful management and seeking to balance the needs of the residents, visitors and the environment. Economic benefits could be maximised by encouraging year round tourism. Sustainable green tourism policies should be developed further to reduce the negative impact on the environment and local communities.

**SECTION 1: Core Strategy and Core Policies - Other Issues – Shopping:
Encourage the development and retention of retail uses in town centres
Support the retention of village shops and post offices**

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> • Likelihood/certainty of effect occurring (high/med/low) • Geographical scale of effect • Whether temporary or permanent • Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> • The district contains 4 main towns and 2 small towns. The towns are generally historic in character and there are a high proportion of privately owned shop traders? • No. of shop vacancies? In the 6 towns, 67% of retail shop frontages in A1 use. • Planning policies have constrained out-of-town development. • There is only one major out-of town food retail store in the district. • The retail facilities at Torbay, Plymouth and Exeter divert retail spending away from the district. • Numerous villages within the district have shops and post offices. However, there has been a decline in the number of shops / post offices with some becoming uneconomical and some post offices closed as a result of national rationalisation plans. Shops and post offices frequently have redevelopment potential as housing. 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> • Concentrating retail uses at the main towns helps to achieve balanced communities, provides access to local retail facilities and minimises the need to travel. • However, it is difficult to judge whether restricting the development of additional retail provision outside town centres will be entirely beneficial if the retail demands of the community are not being met within the local area, and they are forced to shop outside the district. • Retail is an integral element of the local economy and the many small independent shops attract tourism and day visitors to the district. • The retention of village shops and post offices will enable people to purchase convenience goods close to where they live, thus reducing the need to travel. However, some shops become unviable and are forced to close. Whilst it is difficult for planning policies to have a direct effect on market forces certain measures can be taken to assist the viability of village shops. For example, assistance can be provided by proposing a small level of housing growth at settlements to support local facilities.

SECTION 1: Core Strategy and Core Policies - Other Issues – Provision of Open Space

Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
	Nature of effect	Assessment of effect (see key above)		
		Short term	Long term	
<ul style="list-style-type: none"> Existing open space provision? % of population living within Xm of formal recreational facilities? Seek to secure contributions for open space provision through Section 106 Agreements. 	Positive effect	✓	✓✓	<ul style="list-style-type: none"> Provision of open space is essential for a high quality of life. There are positive health effects and the quality of the built environment is enhanced. The creation of green open space within urban areas provides permeable surfaces, limiting run-off and therefore reducing possible flooding. No direct impact on the economy. The Council is currently developing Supplementary Planning Documents which will be used to guide developers and set standards for the level of open space contribution in new developments.

SECTION 2: Town and Village - Site Specific Allocations

Area Specific Proposals	Summary baseline situation/targets & indicators	Predicted effects			Justification for assessment noting: <ul style="list-style-type: none"> Likelihood/certainty of effect occurring (high/med/low) Geographical scale of effect Whether temporary or permanent Assumptions made Including recommendations for mitigation/improvement
		Nature of effect	Assessment of effect (see key above)		
			Short term	Long term	
<p>Throughout the district a number of locations are being suggested for a range of housing, employment and mixed use developments. These are being suggested at sustainable locations in order to help meet local housing and employment needs.</p> <p>The locations being brought forward have</p>	<ul style="list-style-type: none"> 2/3 of the population live outside the four main market towns. Limited brownfield sites Need to develop green fields High level of local need for affordable housing Shortfall in provision for 330 affordable houses per annum district wide. 1800 households on the Councils housing register. Low level of average income, low GDP per head of population. Need to provide for local employment needs focused on the rural areas. Need to meet strategic housing and employment needs in the South Hams part of the Plymouth principal urban area. High percent of district recognised for landscape quality (40% of district AONB, 19% Dartmoor National Park). A large number of sites designated for their ecological and nature conservation. The district has a rich historic environment with distinctive town and village character. Basic utility provision can meet strategic 	<p>Social Positive effect through helping to achieve balanced communities, improving access to facilities, and helping to meet affordable housing and employment needs.</p> <p>Environmental Negative effect in short term but this may potentially be reduced in long term as the benefits mitigatory</p>	✓	✓✓	<p>Social District wide benefits in helping to meet local housing and employment needs with main effects on market towns and key villages. The provision of affordable housing and new employment land will help sustain balanced communities.</p> <p>In terms of the built environment all developments will be required to be of a high standard and good design to help deliver an improved quality of life.</p> <p>Environmental Mitigation measures will be proposed to reduce the environmental impact of each proposal. These measures will include new planting – either strategic landscaping or local landscaping, and the retention of existing hedgerows, trees and</p>

<p>emerged from previous consultation exercises. These were undertaken in 1997, 1999 and through other work associated with the preparation, consultation and response received on the 2002 First Deposit Local Plan Review. Possible options include sites at the main towns (excluding Ivybridge), key villages throughout the district and within the South Hams part of the Plymouth PUA, including Sherford.</p>	<p>development requirements.</p> <ul style="list-style-type: none"> • Local variations in service and infrastructure provision. • Large rural area, sparsely populated, few urban areas, means public transport provision is frequently uneconomic. • Difficulty in accessing services 	<p>measures are seen.</p> <p>Economic Positive effect on local economy through creation of new jobs, potential for expansion/relocation of existing businesses, and provision of local employment opportunities.</p>	<p>✓</p>	<p>✓</p>	<p>other landscape features. Measures such as Sustainable Urban Drainage Systems (SUDS), energy efficiency measures, use of solar gain, rain water harvesting and other water efficiency measures, etc., will help to minimise environmental impact.</p> <p>High quality and locally distinctive development will be required in all new development and will reduce the impact on the environment.</p> <p>Economic The suggested options will help provide for the current and future employment needs of the district.</p> <p>There is currently a high occupancy rate of workshop/employment units across the district and the new provision should help meet future needs. The nature of enterprise within the district is generally small-scale, locally-based businesses utilising a broad range of employee skills.</p> <p>By locating new employment provision in sustainable locations the need to travel should be minimised.</p>
---	---	---	----------	----------	--

		<p>Resources Potentially negative effect as the new development will require a certain level of resources.</p>	X	X	<p>Resources New development will be encouraged to minimise the use of non-renewable resources, maximise their re-use wherever possible and utilise sustainable resources as far as possible. Energy use should be minimised, renewable energy use encouraged, water demand minimised and surface and underground water resources conserved.</p> <p>The requirements that are built into any development will almost certainly produce beneficial effects and should last for a lifetime of the development. The scale of the effect will principally be local but should also contribute to wider benefits.</p>
--	--	---	---	---	---

SUSTAINABILITY APPRAISAL OBJECTIVES

SOCIAL	
<i>Objective</i>	
1. BALANCED COMMUNITIES	<ul style="list-style-type: none"> • Enable people to live near to where they work. • Encourage tenure arrangements which encourages social mix. • Make settlements “human” in scale and form. • Respond to rural isolation by creating more local facilities and services. • Make opportunities for culture, leisure and recreation available to all.
2. ACCESS	<ul style="list-style-type: none"> • Improve both physical and geographic access for all, to local opportunities.
3. HOUSING	<ul style="list-style-type: none"> • Provide housing for identified local needs. • Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages) • Have measures to tackle fuel poverty by improving the energy efficiency of low-income housing. • Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry. • Increase and actively promote the re-use of ‘brownfield’ land. • Include active design measures to reduce the impact of excess surface water run-off and flash flooding.
4. QUALITY OF BUILT ENVIRONMENT	<ul style="list-style-type: none"> • Adopt all the principles of "Better Places to Live: By Design" (DTLR, 2001) to achieve a high quality built environment.
5. HEALTH	<ul style="list-style-type: none"> • Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants, or fear from pollutants.
6. PARTICIPATION	<ul style="list-style-type: none"> • Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.
7. CRIME AND SAFETY	<ul style="list-style-type: none"> • Reduce crime and fear of crime by designing safer community infrastructure (safer by design).

ECONOMIC	
Objective	
<p>8. RURAL ECONOMY</p>	<ul style="list-style-type: none"> • Actively promote locally distinctive agricultural buildings. • To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape. • Supporting small and ‘micro’ businesses (statistics show that over 75% of businesses in the south west employ under 10 people). • Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.
<p>9. ECONOMIC GROWTH</p>	<ul style="list-style-type: none"> • Exploit market opportunities for south west environmental new technologies and goods. • Capitalise on local distinctiveness to create local jobs and skills. • Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment. • Provide opportunities for developing Green Tourism. • Manage new significant tourist attractions to reduce environmental and social impacts. • Encourage the growth of companies with roots in the local community.
<p>10. TRAVEL</p>	<ul style="list-style-type: none"> • Promote sustainable transport and travel policy. • Minimise the necessity for new road building. • Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements. • Improve the opportunities for travel options, particularly walking, cycling and use of public transport. • Assist in reducing overall traffic volumes. • Encourage a shift away from car use towards less environmentally damaging modes. • Presumption in favour of Park and Ride rather than providing larger central car parks.

ENVIRONMENTAL	
Objective	
11. LANDSCAPE	<ul style="list-style-type: none"> • Value and protect diversity – of settlements, communities, landscapes. • Where there have to be car parks and another development infrastructure, they should be appropriately designed to match locally distinctive landscape/features. • Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.
12. LAND AND SOIL QUALITY	<ul style="list-style-type: none"> • Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion. • Have a presumption against land pollution through the reduction of chemical and biological pollutants (such as bio-accumulative chemicals, pesticides, organophosphates and genetically modified organisms). • Have a presumption in favour of development that remediates land contaminated by previous polluting use. • Have a planning presumption in favour of low impact development. • Have a presumption in favour of small farm units employing a diversity of agricultural activities.
13. BIODIVERSITY	<ul style="list-style-type: none"> • Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished. • Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population. • Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats. • Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.
14. CULTURAL HERITAGE	<ul style="list-style-type: none"> • Protect sites of archaeological, architectural, cultural, historic and geological significance. • Support conservation led regeneration.
15. OPEN SPACE AND ACCESS TO THE COUNTRYSIDE	<ul style="list-style-type: none"> • Maintenance of Public Rights of Way network • Encourage community ownership of open spaces and community gardens. • Provide sufficient land for allotments to meet the need. • Should provide or retain 'green-space' within urban areas, (pocket parks, village greens, orchards, urban forests).

RESOURCES	
Objective	
16. MINERALS	<ul style="list-style-type: none"> • Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.
17. ENERGY	<ul style="list-style-type: none"> • Actively promote development that uses best practice in energy efficiency. • Actively promote the use of locally generated renewable energy sources; solar, wind, water, and bio-fuels.
18. AIR QUALITY	<ul style="list-style-type: none"> • Protect and improve air quality. • Direct development away from areas where air quality is poor.
19. WASTE	<ul style="list-style-type: none"> • Actively promotes development that minimises waste. • Require new developments to include areas for local community recycling and composting facility. • <i>Encourage the use of biological systems such as reed-beds for sewage disposal.</i> • Encourage development to incorporate Sustainable Urban Drainage Systems(SUDS).
20. WATER RESOURCES	<ul style="list-style-type: none"> • Protect and preserve environmental water quality. • Encourage the efficient use and reuse of water. • Actively promote development that uses best practice for water supply, including grey water systems. • Ensure that water demand would be met from existing capacity.