



**South Hams  
District Council**

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

**SUSTAINABILITY APPRAISAL REPORT**

**June 2005**

Prepared by

*enfusion*



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

## SUSTAINABILITY APPRAISAL REPORT

*for and on behalf of Enfusion Ltd*

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**CORE STRATEGY PREFERRED OPTIONS DOCUMENT  
SUSTAINABILITY APPRAISAL REPORT**

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## **1.0 SUMMARY AND OUTCOMES**

### **NON TECHNICAL SUMMARY**

This Report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the South Hams Core Strategy (Preferred Options) as required by planning legislation and Government guidance. SA/SEA assists in promoting more sustainable development through an ongoing dialogue and assessment during the preparation of development planning documents. The Core Strategy sets the long-term vision for the other development planning documents and it considers the options available through the planning system to the Council and communities in the South Hams District. The Council commissioned Enfusion to progress the SA work in January 2005.

During early 2005 a scoping process was carried out to help ensure that the SA covered the key sustainability issues that are relevant to the development planning system in South Hams. Relevant plans and programmes were reviewed to develop a wider understanding of the issues and priorities for South Hams, together with a description of the current and predicted social, environmental and economic characteristics of the District. From these studies, the key sustainability problems and issues were identified as affordable housing, local employment, the Sherford New Community, high design standards for development, protection of environmental quality, second homes, car usage, and accessibility.

A Sustainability Appraisal Framework was compiled and included Objectives that aim to resolve the issues and problems identified. It was proposed to use these Sustainability Objectives to test the draft development plan documents as they were being prepared. This approach and the proposals for testing the development planning process was written up into a SA Scoping Report that was sent to a wide range of organisations and also made available on the Council's website. Comments were invited and received from a number of these organisations; this helped improve the Appraisal Framework.

Each stage of the preparation of the Core Strategy, including Objectives, Spatial Strategy and Strategic Policies, was appraised systematically using the Sustainability Objectives. Where it was considered that there were opportunities to enhance the sustainability of the proposals, recommendations were made and these were primarily with respect to housing land and previously developed land, affordable housing, protected landscapes, coastal preservation, design, renewable energy and infrastructure provision. The majority of the recommendations were progressed within the Preferred Options Document demonstrating that the SA process has genuinely influenced the plan progression. The results of the SA indicate that, on the whole, the emerging Core Strategy will make a significant contribution to the progression of Sustainable Development Objectives for South Hams.

## **THE DIFFERENCE THE SA PROCESS HAS MADE**

- 1.1 Sustainability Appraisal of the Core Strategy (or elements thereof) has been undertaken at several key stages during its development. At each stage, recommendations have been made regarding measures (preferred options, or revisions/additions to the wording of objectives and policies) for the progression of sustainability to be incorporated within the Core Strategy. The paragraphs below summarise the way in which these recommendations have influenced the Core Strategy, or signpost the reader to sections of the Report where more detail regarding recommendations and their progression, with reasons, can be found.

### **Spatial Strategy Options**

- 1.2 Section 5 presents a summary of the recommendations resulting from comparative appraisal of the sustainability effects of sets of options considered for the Spatial Strategy (mainly focusing upon the accommodation of new dwellings and employment land). All of the SA recommendations regarding the most sustainable options for the Spatial Strategy have been incorporated in the Core Strategy Preferred Options document.
- 1.3 It is considered that the Core Strategy for South Hams is particularly proactive in addressing key sustainability issues relating to an existing lack of affordable housing in the District – a problem which will only get worse without a strong lead to address the shortages. By exceeding the Structure Plan requirement for new dwellings, alongside a requirement for a substantial percentage of new dwellings to be affordable (see also section 6.22 and 7.8), South Hams District Council is demonstrating a willingness to recognise issues identified as priorities for the sustainability of the District and genuinely work towards redressing them.

### **Core Strategy Objectives**

- 1.4 Section 6 presents a summary of the recommendations regarding the Core Strategy Objectives, whilst Appendix VII details the progression or otherwise of these recommendations.

### **Core Strategy Policies**

- 1.5 The SA of the Core Strategy Policies was undertaken in two stages to ensure an iterative approach whereby the findings of the SA were genuinely able to influence the emerging Core Strategy.
- 1.6 Appendix V details and section 6 summarises the initial recommendations regarding the Core Strategy Policies. The progression or otherwise of these recommendations, with reasons, is detailed in Appendix VII.
- 1.7 Appendix VI details and Section 7 summarises the assessment of likely implications for sustainability and subsequent recommendations resulting

from a more detailed SA of the Core Strategy policies at a more advanced stage of Core Strategy development. The progression or otherwise of these recommendations, with reasons, is presented in Appendix VIII and summarised in section 7 of this report. Following the detailed SA, a number of minor modifications were made to the Core Strategy.

### **HOW TO COMMENT ON THE REPORT**

- 1.8 If you have any comments on the SA and SEA of the Core Strategy Preferred Options document we would be grateful to receive them. Your views are important and the Council needs to receive them by 5pm on the 5<sup>th</sup> August 2005. Comments should be sent to the Forward Planning Team by post, fax or e-mail.
- Post: to the Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE
  - Fax: marked Forward Planning, Core Strategy Preferred Options to 01803 861404.
  - E-mail to: [forward.planning@southhams.gov.uk](mailto:forward.planning@southhams.gov.uk)

## 2.0 BACKGROUND

### PURPOSE OF THE SA AND THE SA REPORT

- 2.1 In accordance with the Planning Act (2004)<sup>1</sup>, Local Development Documents (LDDs) must be subject to Sustainability Appraisal (SA). The SA process assists Local Authorities to fulfil the requirement of “*contributing to the achievement of Sustainable Development*” in spatial and land use plan making.
- 2.2 In preparing LDDs, Local Authorities are also required to carry out Strategic Environmental Assessment (SEA) in accordance with European and UK legislation.<sup>2&3</sup> The UK Government has prepared draft SA Guidance<sup>4</sup> on undertaking SA of LDFs. This advises that an integrated approach to SA and SEA should be pursued, so that the SA process incorporates the SEA requirements. This involves extending the breadth of (predominantly environmental) issues required to be considered under SEA to cover the full range of aspects (including social and economic aspects) for sustainability.
- 2.3 SA assists in promoting sustainable development through integrating sustainability considerations into plan making. It is an iterative, ongoing process and integral to plan making. SEA considers the effects of the emerging LDDs on the environment. It must predict and evaluate the significant effects of Plan alternatives and propose measures to offset any adverse effects identified. SA/SEA also includes measures to monitor the sustainability impacts of the LDF during its implementation.
- 2.4 This is the SA Report which documents the SA and SEA process. It is being published for consultation with the Core Strategy Preferred Options document in accordance with SEA Regulations and SA Guidance. Further information regarding what an SA Report is required to include is presented in paragraphs 2.9 – 2.19.

### CORE STRATEGY CONTENTS AND OBJECTIVES

- 2.5 The purpose of the Core Strategy is to set out the long-term spatial vision for the South Hams and the strategic policies to deliver that vision. The contents and the objectives of the Core Strategy Preferred Options document are set out below. However, this report should be read in conjunction with the Core Strategy itself, which provides additional detail regarding the Core Strategy content.

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<sup>1</sup> Planning and Compulsory Purchase Act 2004

<sup>2</sup> EU directive 2001/42/EC on the assessment of the effects of certain plans and programmes

<sup>3</sup> Environmental assessment of Plans and Programmes Regulations 2004 (SI No 1633)

## 2.6 Contents

- Foreword
- The New Planning System
- The Role of the Core Strategy
- Spatial Vision and Strategic Objectives
- Spatial Strategy
- Strategic Policies
- Monitoring and Implementation Framework
- Sustainability Appraisal
- Consultation and Community Involvement

## 2.7 Vision

### **The Vision for the South Hams LDF:**

- *Meeting communities' needs locally*
- *Securing sustainable development*
- *Promoting the regeneration of market towns and villages*
- *Prioritising developments for affordable homes and new jobs*
- *Enhancing the area's precious environmental heritage*
- *Delivering the sustainable development of the Sherford new community*

## 2.8 Objectives

The strategic objectives for the LDF are set out under four key themes:

- Housing
- Economy
- Accessible services
- Environment

The LDF **strategic objectives** in relation to housing are to:-

**SO1:** Provide affordable housing to meet the needs of local people;

**SO2:** Meet the strategic requirements for housing;

**SO3:** Secure high quality, locally distinctive, sustainable housing developments;

**SO4:** Promote mixed use, mixed type, mixed tenure schemes; and

**SO5:** Provide for housing at the highest densities suitable for the site.

The LDF **strategic objectives** in relation to the economy are to:

**SO6:** Regenerate the district's towns, villages and their hinterlands;

**SO7:** Provide for business growth and development providing year round sustainable, well-paid employment;

**SO8:** Improve the district's economic infrastructure; and

**SO9:** Retain and develop a prosperous working countryside

The LDF **strategic objectives** in relation to accessible services are to:

**SO10:** Reduce rural isolation;

**SO11:** Support the role of market towns, especially the town centres and other local centres;

**SO12:** Retain existing and promote new local services and facilities;

**SO13:** Promote development at locations accessible by sustainable transport

The LDF **strategic objectives** in relation to the environment are to:

**SO14:** Conserve and enhance the quality of the district's countryside and coastal landscapes;

**SO15:** Conserve and enhance the diversity of wildlife habitats and species;

**SO16:** Conserve and enhance the historic and archaeological features of the district;

**SO17:** Provide for recreational use and enjoyment of the district's towns, villages, countryside and coast;

**SO18:** Achieve development, which is of a high quality, respects its location and is compatible with the sustainable management of land, soil and water

## **COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS**

- 2.9 The SEA Regulations set out certain requirements for reporting the SEA process, and specifies that if an integrated appraisal is undertaken (ie SEA is subsumed within the SA process, as for the SA of this Core Strategy), then the sections of the SA Report that meet the requirements set out for reporting the SEA process must be clearly signposted. Consequently the requirements for reporting the SEA process are set out below, and the section of the report that progresses each requirement indicated.
- 2.10 An outline of the contents, main objectives of the plan and relationship with other relevant plans
- Section 2 of this report sets out the contents and main objectives of the Core Strategy. The relationship with other relevant plans is summarised in Section 4 and Appendix I of this report.
- 2.11 The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan

- Section 4 of this report summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the South Hams. Appendix II sets out this information in more detail. The likely evolution of current conditions ('trends') are also summarised in Section 4 and detailed in Appendix II where available.
- 2.12 The environmental characteristics of areas likely to be significantly affected
- Where relevant and available, information regarding particular areas has been included in Appendix II. Good practice guidance specifies that the contents and level of detail of information required should be relevant to the particular plan being assessed. The role of the Core Strategy is to set out a strategic spatial strategy and strategic policies – and does not therefore deal with site specific issues. Accordingly, the baseline information is provided at a scale which remains strategic but relevant at the District level.
- 2.13 Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance
- Section 4 of this report summarises existing sustainability problems (including environmental problems) for the South Hams.
- 2.14 The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation
- Appendix I of this report provides the summary of objectives for sustainability in the South Hams (including environmental objectives), and the implications of these objectives for the LDF.
- 2.15 The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- The SA Framework of objectives presented in Section 4 of this report shows which of the issues listed by the SEA Regulations are progressed by which SA objectives. This assures that all of the issues are considered during the assessment of each part of the Core Strategy, since each part of the Core Strategy is assessed against each SA objective. The likely effects of the Core Strategy (including environmental effects, as well as an indication of whether the effect is likely to be cumulative, short, medium and long-term etc) is summarised in sections 5 (Spatial Strategy options), 6 (Initial Appraisal of Core Strategy Policies), and 7 (Detailed Appraisal of Core Strategy Policies) of this Report, and detailed in Appendices IV, V and VI respectively.

- 2.16 The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan
- Where significant adverse effects, including environmental effects, have been predicted, the SA has sought where possible to identify means of offsetting these effects. These are provided in the form of recommendations in the appraisal matrices (Appendices IV, V and VI) and summarised in sections 5 (Spatial Strategy options), section 6 (initial SA of Core Strategy Policies) and section 7 (detailed SA of Core Strategy Policies) of this Report.
- 2.17 An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information
- Justification for the different options considered for the Spatial Strategy is provided alongside the matrix based assessment of options in Section 5 of this Report. Details of how the assessment was undertaken are provided in Section 3 of this report (appraisal methodology), and difficulties encountered in compiling information are summarised in Section 4 of this Report.
- 2.18 A description of the measures envisaged concerning monitoring
- Measures envisaged concerning the monitoring of the sustainability effects (including environmental effects) of implementing the Core Strategy are provided in Section 8 of this Report.
- 2.19 A non-technical summary of the information provided under the above headings
- The non-technical summary is set out at the beginning of this report in Section 1.

### 3.0 APPRAISAL METHODOLOGY

#### Summary of Appraisal Methodology

##### *Preliminary Work*

- 3.1 Preliminary SA work which identified issues for sustainability was undertaken by South Hams District Council during 2004. An Appraisal Framework was developed and used by the Council during 2004 to carry out a draft SA of the Issues & Options Report for the Core Strategy. (This SA Report is available on the Council's website [www.southhams.gov.uk](http://www.southhams.gov.uk)). The Council published a draft Issues and Preferred Options Report on the Core Strategy in October 2004.

##### *Scoping the Key Sustainability Issues*

- 3.2 Enfusion Ltd was then commissioned in January 2005 by South Hams Council to progress the SA work. A Scoping process was undertaken during early 2005 to help ensure that the SA covers the key sustainability issues that are relevant to the development planning system in the South Hams. This included the development of an SA Framework of objectives (presented in section 4.4) to comprise the basis for appraisal. A Scoping Report was prepared to summarise the findings of the Scoping process. This was published in April 2005 for consultation with stakeholders. The Report is also available on the Council's website.

##### *Appraising the Core Strategy*

- 3.3 The appraisal of the content of the Core Strategy was then undertaken by Enfusion. Systematic appraisal of the Core Strategy options, objectives and policies was progressed using matrices to record the likely sustainability effects of the option or policy against each objective in the SA Framework.

##### *Spatial Strategy Options*

- 3.4 During the development of the Local Plan Review, detailed options were considered and consulted upon, and these remain relevant for the LDF and in particular the Core Strategy. The options considered during the development of the Core Strategy were subject to SA. Preferred options for the progression of sustainability in the South Hams were recommended. Ideally this options appraisal would have taken place during the preliminary SA work undertaken during 2004, in advance of the publication of the Issues and Options Report. It was decided to undertake appraisal of Spatial Strategy options during the development of Core Strategy policies, with the potential to revisit aspects of the Spatial Strategy should the preferred options resulting from the SA conflict with the preferred options being developed in the Core Strategy. In the event, each of the preferred options resulting from the SA corresponded with the preferred options being progressed within the Core Strategy. The matrices and recommendations resulting from the SA of the options for the Spatial Strategy are presented in Appendix IV and summarised in section 5 of this report.

*Core Strategy Objectives*

- 3.5 The appraisal of the Core Strategy objectives was undertaken during May 2005. Recommendations resulting from the SA were presented to South Hams such that recommended changes could be incorporated within the emerging Core Strategy. The outcome of this appraisal is detailed in Appendix V and summarised in section 6 of this report. The progression or otherwise, with reasons, of SA recommendations regarding the Core Strategy objectives is detailed in Appendix VII.

*Core Strategy Policies*

- 3.6 The appraisal of Core Strategy policies (including Spatial Strategy and Strategic Policies) was undertaken during two main stages. An initial SA of draft policies was undertaken at a relatively early stage in their development (during May 2005). Recommendations resulting from the SA were then presented to South Hams, such that recommended changes could be incorporated within the emerging Core Strategy in a genuinely iterative manner. The outcome of the appraisal is detailed in Appendix V and summarised in section 6 of this report. South Hams Council then provided a summary of whether the initial SA recommendations regarding the Core Strategy policies could be progressed within the Core Strategy, with reasons. This is provided in Appendix VII.
- 3.7 A modified version of the Core Strategy was then appraised in more detail (during June 2005). The matrices and recommendations resulting from the SA of the options for the Spatial Strategy and Strategic Policies are presented in Appendix VI and summarised in section 7 of this report. Again, a summary of progression or otherwise of each recommendation, with reasons, has been provided by South Hams, and is presented in Appendix VIII, with a summary in section 7 of this report.

*This Report*

- 3.8 This Report – including the findings of the Scoping Process and the SA of the different emerging elements of the Core Strategy, has been prepared during June 2005, for publication with the Core Strategy Preferred Options document on June 24<sup>th</sup> 2005, in accordance with requirements for SA and SEA.

**CONSULTATION**

**Notification of SA Process and Information Requests**

- 3.9 In January 2005, during the SA Scoping process, Enfusion contacted key stakeholders (including the four statutory SEA consultees) to inform them that the SA process was being undertaken, and to notify them that they would be receiving the Scoping Report for comment in April 2005.

- 3.10 Enfusion were required as part of the Scoping process to supplement information collated as part of the preliminary SA work, in order to collate baseline information of a sufficient scope and level of detail to allow the likely significant effects of the plan upon sustainability to be identified during subsequent assessment. In recognition of the need to ensure that sustainability concerns of particular stakeholders are properly understood and given rigorous consideration in Plan development, we requested that stakeholders (listed in section 4.9) provide any information, targets, relevant planned actions etc they considered might be relevant for the SA process. Several stakeholders responded with relevant plans and information which were included in the Review of Plans and Programmes (see Appendix I) and the Baseline information (see Appendix II).

### **Consultation on the Scope of the SA**

- 3.11 The SEA Regulations and SA Guidance require that consultation on the scope of the SA should be undertaken with the four statutory SEA consultees (Countryside Agency, English Heritage, English Nature, Environment Agency). It was decided to consult with stakeholders more widely than statutorily required, in order to broaden the predominantly environmental focus of the statutory consultees to reflect the full remit for sustainability. The following stakeholders were consulted:

- Caradon District Council
- Countryside Agency
- Dartmoor National Park Authority
- Defra
- Devon County Council
- English Heritage
- English Nature
- Enterprise South Devon
- Environment Agency
- Government Office for the South West
- Job Centre Plus
- Learning & Skills Council Devon & Cornwall
- Plymouth County Council
- Scott Wilson Ltd
- South Hams Council for Voluntary Service
- South & West Devon Primary Care Trust
- South West Regional Assembly
- South West Regional Development Agency
- South West Water
- Teignbridge District Council
- Torbay Council
- Tor Homes
- West Devon District Council

- 3.12 The aim of the Scoping consultation was to ensure that all the relevant issues were identified and discussed at an early stage of the process so that they could then be addressed during the SA and plan making. The Scoping Report

included a series of questions asking consultees to comment on particular aspects of the information, including the proposed SA Framework of sustainability objectives, and potential Sustainability Indicators and Targets.

3.13 The Scoping Report was sent to the relevant stakeholders, and was available for consultation for a period of five weeks (21 April to 26 May 2005). Details of the responses received to the Scoping Consultation, and the response and/or action progressed to address the comments is provided in Appendix III.

3.14 The following stakeholders responded to the Scoping Consultation:

- English Nature
- English Heritage
- Countryside Agency
- South West Regional Development Agency
- Scott Wilson Ltd

3.15 A Summary of the responses received to the Scoping Consultation, and the response and/or action progressed to address the comments is provided in Appendix III. Stakeholders made suggestions relating to indicators for monitoring the sustainability effects of implementing the LDF, which have been taken into account in Section 8 of this report. A small number of changes were also made to the SA Framework of objectives and decision aiding questions, as set out below. (The development and purpose of this SA Framework is described in Section 4, along with the Framework itself).

3.16 Objective 10 (Biodiversity)

- Amend decision aiding question 4 as follows:

Protect and enhance those species and habitats identified in the Devon BAP  
**and the National BAP**

- Additional decision aiding question as follows:

**Protect and enhance the biodiversity value of the Coastline, including estuaries**

3.17 Objective 11 (Historic Environment and Cultural Heritage)

- Amended objective as follows:

Protect and enhance **historic** and cultural resources

*Preferred Options Consultation*

**Consultation on the SA Report**

3.18 This SA Report is being published for public consultation along with the Core Strategy Preferred Options document, in accordance with SEA Regulations

and SA Guidance. It will be published on the Council's website ([www.southhams.gov.uk](http://www.southhams.gov.uk)) and sent to statutory consultees and the wider group consulted on the SA Scoping Report.

## 4.0 SUSTAINABILITY CONTEXT AND OBJECTIVES

- 4.1 This section summarises the findings of the SA Scoping process. The Scoping process helps to ensure that the SA covers the key sustainability issues that are relevant to the development planning system in the South Hams.

### REVIEW OF RELEVANT PLANS AND PROGRAMMES

#### *Introduction*

- 4.2 In order to establish a clear scope for the SA of the Community Strategy and LDF it was necessary (and a requirement of SEA) to review and develop an understanding of the wider range of policies, plans and strategies that are relevant to the Community Strategy and LDF. This included International, EU, National, Regional and local level policies, plans and strategies.

#### *Methodology*

- 4.3 A list of relevant plans and programmes (PPs) for the SA was compiled and for each PP, objectives and issues relevant to the SA, Community Strategy and LDF processes were identified. In order to avoid repetition and duplication, and to accommodate the tight timescale required by the Local Development Scheme (LDS), the review of PPs undertaken at the regional level (for the SA of the South West Regional Spatial Strategy) has been drawn upon. This is in accordance with advice from the SW Regional Assembly<sup>5</sup>. This regional PP review can be found on the SW Regional Assembly's Website ([http://www.southwest-ra.gov.uk/swra/ourwork/RSS/RSS\\_index.shtml](http://www.southwest-ra.gov.uk/swra/ourwork/RSS/RSS_index.shtml)).
- 4.4 Thus the PP review for the South Hams SA was able to focus upon County and Local PPs. Information obtained for each PP included title, date, publishing organisation, and objectives or requirements relevant to South Hams. Consideration was given to any key constraints, opportunities, challenges or synergies to help identify potential implications for the Community Strategy and LDF and SA/SEA processes. The review of relevant PPs is set out in Appendix I.

#### *Key Issues and Opportunities*

- 4.5 Key issues and opportunities identified for South Hams from the review of relevant plans and programmes (PP) include:
- provision of a range of affordable housing to meet local needs
  - development of year-round prosperity and raising wage levels by encouraging local businesses, employment and lifelong learning opportunities.
  - regeneration of towns, villages and hinterlands to support viable sustainable communities
  - protecting and enhancing the quality of the environment, local distinctiveness, cultural and historical heritage

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<sup>5</sup> letter from Director, Policy & Planning, SWRA to all SW Local Authorities 31 January 2005

- Sherford new community in the Plymouth Sub-Region
- promotion of good design and quality developments with most developments concentrated in and around main towns and large villages
- adhering to the waste hierarchy and maximising recycling
- developing sustainable green tourism
- promoting sustainable travel and access to services and facilities
- reducing the fear of crime
- enhancing the diversity of the District's wildlife habitats and species
- taking full account of the purposes of the Area of Outstanding Natural Beauty and National Park designations
- maintaining the high-quality undeveloped coastal landscape
- protecting the natural beauty and functioning of South Ham's estuaries including the River Dart estuary, Kingsbridge estuary (also designated a Site of Special Scientific Interest) and Yealm estuary (also a candidate Special Area of Conservation)

- 4.6 The findings of this review of relevant plans and programmes has informed Section 4 of this report (sustainability problems, objectives and key issues) which provides a summary of how the LDF can progress the identified issues, and will be drawn upon during the assessment of effects.

#### **DESCRIPTION OF THE SOCIAL, ENVIRONMENTAL AND ECONOMIC BASELINE CHARACTERISTICS AND THE PREDICTED FUTURE BASELINE**

##### *Introduction*

- 4.7 Collection of baseline information is fundamental to the SA process to provide a background to, and evidence base, for identifying both sustainability problems in South Hams and alternative ways of dealing with them, developing the SA Framework, and providing the basis for predicting and monitoring effects of the plans. In order to assess how the Community Strategy and policies of the LDF can contribute to sustainable development it is essential to understand the economic, environmental and social circumstances in South Hams today and their likely evolution in the future. This is also required under the SEA legislation. The aim is to collect only relevant and sufficient data on the present and future state of the plan area (i.e. South Hams District) to allow the potential effects of the plan to be adequately predicted.
- 4.8 The draft SA Guidance proposes a practical approach to data collection, recognising that information may not yet be available now, and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the SA process guides plan making and as new information becomes available.

*Methodology*

- 4.9 Information was compiled from a variety of sources, including relevant PPs and National, Regional, County and Local datasets and resources. Although data had been collected during the preliminary SA work in October 2004, to assist and update the baseline review, information requests were sent to the following:
- Environment Agency
  - Countryside Agency
  - English Nature
  - English Heritage
  - South West Regional Development Agency
  - South and West Devon Primary Care Trust
  - South Hams Council for Voluntary Service
  - Learning and Skills, Devon and Cornwall
  - Job Centre Plus
  - Enterprise South Devon
  - Local Service Group, Devon County Council
  - Tor Homes
  - South Hams District Council Departments
- 4.10 The baseline information has been compiled into a table under each of the topics listed in the SEA Regulations (under Schedule 2 Information for Environmental Reports) in order to demonstrate legislative compliance. The table (shown in Appendix II) contains the following information:
- The type of information, i.e. the subject
  - Data source - indication of source reliability
  - The current local situation - to assess against comparators or targets, where available.
  - Comparators or thresholds and targets - a point of reference to which local data may be compared, how far is the current situation from established thresholds and targets.
  - Local trends – to assist in the prediction of the likely future state of the plan area and whether a particular situation is improving or worsening.
  - Issues - identification of potential positive/negative issues for sustainability, including sensitivity/importance; reversibility/permanence; ability to offset/remedy; cumulative/synergistic effects.
  - Any relevant comments about the data itself.

*Summary of Information Collected and Reviewed*

- 4.11 Key information collated in relation to social, economic and environmental issues are presented below with some examples to illustrate the characteristics of South Hams.
- 4.12 Social trends include:
- *Population* including distribution, age structure, ethnicity, religion: for example, the South Hams population has increased by 5.5% between

1991 and 2001, particularly to due to immigration; the average age in the District is 4 years above that of England and Wales (2001)

- *Human health*, including cancer, circulatory disease, road accidents: for example, the percentage of residents describing their health as good was above the national average; the number of deaths from cancer and circulatory disease in South Hams is lower than the national average.
- *Education and training* e.g. number of students/schoolchildren, qualifications and unauthorised absences: for example, fewer of the resident population (aged 16 to 74) in South Hams have no qualifications compared to the national average, whilst more are qualified to degree level or higher.
- *Housing*, including dwelling provision, average house price, affordable housing, homelessness, housing construction, second homes: for example, South Hams has the highest number of second homes in England apart from the Isles of Scilly, with 11% of homes in South Hams being second homes (compared with 6.7% in Devon County, in 2001); the number of homeless households in temporary accommodation in priority need has increased by over 100% since 1998. Also, the proportion of households unable to purchase in the lower quartile in South Hams is 80.5% compared to the national average of 32.5% (2004). The net shortfall for affordable housing in South Hams has been identified as 330 dwellings per year (2002).
- *Crime*, such as notable offences, types of crime and fear of crime: for example, notable offences and types of crime compared to national averages are low, as is the fear of burglary (despite PP objectives identifying the need to reduce the fear of crime).

4.13 Economic trends include:

- *Employment statistics*, benefits, average incomes and weekly earnings: for example, average earnings are lower than the national average; house prices were approximately 10 times the average local wage in 2003.
- *Employment land provision, employment structure and sector employment and activities*: for example, South Hams is an area of European Objective 2 Status and is receiving Regional Assistance to create or safeguard jobs.

4.14 Environmental information was collected for a wide number of topics including those required by the SEA Directive and Regulations. These topics included *air quality, climate, water, biodiversity, landscape, land use, cultural/built heritage, geology, soils, waste, transport and their interrelationships* (human health and population were also considered, see Section 3.5). For example, South Hams has increased its compliance with the Bathing Water Directive since 1999. South Hams contains a number of SACs, 29 SSSIs and over 500 County and Local Wildlife Sites, as well as containing over 300 sq km of AONB and 165 sq km of Dartmoor National Park. The District contains significant numbers of Listed Buildings (3463 in 2003), as well as 52 Conservation Areas, many Scheduled Monuments, historic parks and gardens, and 46 County Geological Sites. Within South Hams recycling rates are increasing with 62% of households on Household Recycling

Schemes. Forecasts of growths in the number of cars per household and car trip generation in South Hams are greater than those for Devon with this comparison being reflected in the percent of households with two or more cars or vans (2001).

4.15 The SEA Directive requires identification of "*the relevant aspects of the current state of the environment and likely evolution thereof without implementation of the plan or programme*". Prediction of future trends can be highly uncertain but key trends identified from the available baseline data, and therefore potential sustainability issues, are as follows:

- A growth in cars per household and trip generation above those predicted for Devon
- An increase in people travelling to work by car
- An increase in population, with no apparent increase in birth rate
- A rise in average house prices, an increase of 116% between 1998 and 2003
- An increase in the number on the common housing register; total local authority and housing association lettings; over 100% increase (1998 to 2003) in number of homeless households in temporary accommodation in priority need
- An increase in the number of households; increasing number of second/holiday homes
- An increase in provision of new housing on brownfield sites (however discussions with the Council have established that the provision on brownfield sites is likely to drop as new greenfield sites are progressed through the LDF, especially at Sherford)
- Attainment of GCSEs is improving
- A rise in economically active persons
- Average earnings have been reasonably stable
- An increase in tourist spending (36% increase between 1993 and 2003)

4.16 The findings of this review of baseline information has informed Section 4 of this Report (sustainability problems, objectives and key issues) which provides a summary of how the LDF can progress the identified issues, and will be drawn upon during the assessment of effects.

*Difficulties in collecting data and limitations of the data*

4.17 Unavoidably there are gaps within the information provided due to the scale and availability of data. In some cases information was not feasibly available for the South Hams District or Devon County levels, for example, information on the impact of climate change is only available at a Regional level. Information on past or predicted future trends was often not readily available.

**MAIN SOCIAL, ENVIRONMENTAL AND ECONOMIC ISSUES AND PROBLEMS IDENTIFIED**

4.18 Identification of key sustainability problems, objectives and issues assist in identifying the relevant baseline information and developing the SA Framework and is required for compliant SEA.

- 4.19 Key sustainability problems, objectives and issues have been identified through:
- the previous SA work of the Council, including working groups with Members and Officers from different departments to prepare a draft SA Framework. This draft framework was tested on key chapters of the Council's Deposit Local Plan Review. The results of this trial were published alongside the Deposit Local Plan in January 2002. Much of the work remains relevant and has been brought forward and incorporated within this Scoping exercise.
  - review of other relevant PPs
  - analysis of currently available baseline information
  - preliminary consultations with key stakeholders
- 4.20 The Community Strategy will set a vision to achieve sustainable communities. The LDF is a key component in the delivery of the Community Strategy and is able to promote sustainable development through its influence on land use. The key strategic problems, objectives and issues for sustainability identified for South Hams are set out below, along with a summary of how the Community Strategy and LDF should address and/or progress them.
- **Affordable housing**  
The LDF has a key role in enabling the delivery of affordable homes to address the significant shortfall identified by the Housing Needs Survey and other evidence and the Supplementary Planning Guidance on affordable housing. This will need to be progressed through appropriate allocations and policies to influence the provision, mix, type and tenure of housing. A partnership approach will be integral to the delivery of affordable homes and the Community Strategy can help to secure these partnerships.
  - **Local employment & prosperous economy**  
The LDF should actively seek to provide appropriately located sites and premises for local businesses, taking into account their particular needs, as well as the objectives of year-round employment and reducing the need to travel by car. Partnership will again be key to delivering such objectives and the Community Strategy can help.
  - **Sherford new community**  
The LDF is required (by the Devon Structure Plan) to accommodate Sherford New Community. There will be a key role for the LDF (especially the Sherford Area Action Plan) in ensuring effective integration of the new community within its social, environmental and economic context. The LDF will also need to ensure delivery of the supporting community infrastructure in phase with the development. The Council will be able to draw upon existing work already undertaken including the draft SPG on Sustainable Development of Large Sites and the outputs of the Sherford Enquiry by Design process.

- **High design standards for development**  
The LDF exerts an important influence upon the design of new development. The LDF will require high standards of design in new development which respects and enhances local character.
- **Protecting environmental quality**, including biodiversity, landscape, cultural and historical resources. The LDF has an integral role in ensuring the sensitive and appropriate siting of land uses in order to protect and enhance the quality of the local environment.
- **Second homes**  
The issue of second homes cannot directly be tackled by the LDF but it can include policies which give priority to local people in the occupation of new affordable housing developments.
- **Car usage**  
The LDF will propose development which minimises the need to travel by car, for example pursuing the provision of services within walking distance of residents.
- **Accessibility**  
The LDF will consider the existing provision and accessibility of services, education, recreational facilities etc for particular local communities (including minority groups such as those with limited mobility), and enable the provision of more accessible services and facilities where required

## THE SA FRAMEWORK OF OBJECTIVES

- 4.21 The SA Framework presented in Table 1 includes a set of Objectives for sustainability (separate from the Core Strategy objectives, although some overlap may occur), together with decision-aiding questions. The decision-aiding questions have been designed to assist in the appraisal as they clarify the details of the sustainability issues relevant to the sustainability objectives, as well as improving appraiser objectivity. They also ensure that the appraisal is relevant to spatial planning, and make the appraisal more specific to South Hams. It is important that the SA Framework reflects local circumstances that can be influenced by the new development planning system.
- 4.22 Sustainable Development recognises that social, economic and environmental factors are interconnected, and SA aims to take an integrated approach. Accordingly, the proposed SA Framework does not categorise Objectives into Social, Economic and Environmental. It is also necessary to demonstrate compliance with the SEA requirement to assess certain environmental topics. For each SA objective we have therefore specified the relevant SEA topics.
- 4.23 The SA Framework provides a way in which sustainability effects of a plan or programme can be described, analysed and compared. The SA methodology involves considering the content (including objectives, options and policies) of

the Core Strategy against each SA objective. Comments about whether the content of the Core Strategy is likely to progress or conflict with each SA objective are recorded in matrices. Where significant conflicts are identified, possible measures to offset adverse effects are considered, with recommendations to amend the content accordingly.

**TABLE 1: Proposed SA Framework Objectives and Decision-Aiding Questions**

4.24 These SA Objectives and Decision-Aiding Questions have been devised through identification and consideration of sustainability and the relevant issues within South Hams, as well as Scoping Consultation as described in Section 3. This SA Framework of Objectives and Decision-Aiding Questions has provided the basis for the appraisal of the content of the Core Strategy.

	OBJECTIVE	DECISION-AIDING QUESTIONS
<b>1</b>	<b>Balanced Communities</b> <i>SEA topic: Population</i>	
	Promote community viability and balance	<ul style="list-style-type: none"> <li>▪ Promote mixed use, mixed housing type and mixed tenure developments</li> <li>▪ Encourage regeneration and enhancement of viable communities</li> <li>▪ Enable independent lifestyles for the elderly and those with disabilities</li> <li>▪ Provide sites for community services and facilities (education, health, recreation, social care etc)</li> <li>▪ Provide sites for business and employment within communities</li> <li>▪ Enable people to live near to where they work.</li> <li>▪ Promote social inclusion and community ownership</li> </ul>
<b>2</b>	<b>Access</b> <i>SEA topic: Population and Human Health</i>	
	Enhance access to jobs, education, services, cultural and leisure facilities for all	<ul style="list-style-type: none"> <li>▪ Enhance access, particularly in rural areas</li> <li>▪ Promote accessible jobs, services and facilities such as shops, schools, banks, health centres, community centres, libraries, sports and leisure facilities, especially in under-served localities and Sherford New Community</li> <li>▪ Improve quality and capacity of public transport, particularly in new developments</li> <li>▪ Encourage integrated public transport</li> <li>▪ Provide for basic services within walking distance of residents</li> <li>▪ Reduce isolation of minorities and people with limited mobility</li> </ul>
<b>3</b>	<b>Housing</b> <i>SEA topic: Population and Human Health</i>	
	Ensure that all have access to a range of good quality housing to	<ul style="list-style-type: none"> <li>▪ Restrict second home ownership</li> <li>▪ Provide dwellings to allow local residents,</li> </ul>

	meet their needs, particularly affordable housing for identified local needs	including young people, to remain within their communities
<b>4</b>	<b>Quality of the Built Environment</b> <i>SEA topic: Population and Human Health</i>	
	Enhance the form and design of the built environment	<ul style="list-style-type: none"> <li>▪ Ensure new development is located in line with sustainable principles</li> <li>▪ Promote high density in new development wherever appropriate</li> <li>▪ Insist upon high design quality and respect for local character, distinctiveness and surrounding environment in new development</li> <li>▪ Protect and enhance the quality of green and open spaces</li> </ul>
<b>5</b>	<b>Health</b> <i>SEA topic: Population and Human Health</i>	
	Provide a healthy and safe environment	<ul style="list-style-type: none"> <li>▪ Provision of space for informal recreation</li> <li>▪ Design out crime and fear of crime in local communities</li> <li>▪ Contribute to a safe, secure built environment</li> <li>▪ Encourage safe provision for walking and cycling</li> <li>▪ Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle</li> </ul>
<b>6</b>	<b>Employment</b> <i>SEA topic: Population and Material Assets</i>	
	Promote a range of quality employment opportunities	<ul style="list-style-type: none"> <li>▪ Promote reuse of redundant agricultural buildings for employment</li> <li>▪ Encourage provision of jobs accessible to residents</li> <li>▪ Promote a year-round working countryside</li> <li>▪ Support provision of employment to allow young people to remain within their communities</li> <li>▪ Support indigenous growth of small and micro businesses</li> </ul>
<b>7</b>	<b>Economic Growth</b> <i>SEA topic: Population and Material Assets</i>	
	Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<ul style="list-style-type: none"> <li>▪ Taking advantage of Objective II and Regional assistance from SWRDA</li> <li>▪ Encourage growth of indigenous companies</li> <li>▪ Encourage diversification into key growth sectors, including the environmental sector</li> <li>▪ Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce)</li> <li>▪ Enhance the vitality of town, district and local centres and encourage their commercial renewal</li> <li>▪ Provide for the purchase of goods and use of services locally</li> </ul>
<b>8</b>	<b>Landscape</b> <i>SEA topic: Landscape</i>	
	Ensure that special and distinctive landscapes, and the features within	<ul style="list-style-type: none"> <li>▪ Preserve and where possible enhance diverse landscape character and value</li> </ul>

	them, are conserved and enhanced	<ul style="list-style-type: none"> <li>▪ Maintain a high quality of undeveloped coastal landscapes</li> <li>▪ Protect and enhance the Areas of Outstanding Natural Beauty (AONB) and Dartmoor National Park</li> <li>▪ Maintain and enhance hedgerow cover and traditional field boundaries</li> </ul>
<b>9</b>	<b>Land and Soil Quality</b> <i>SEA topic: Soil and Water</i>	
	Maintain and improve the quality of land and soil in the region	<ul style="list-style-type: none"> <li>▪ Promote high density development</li> <li>▪ Actively promote the re-use of previously developed land</li> <li>▪ Remediate contaminated land</li> <li>▪ Protect the best and most versatile agricultural land</li> </ul>
<b>10</b>	<b>Biodiversity</b> <i>SEA topic: Biodiversity, Fauna and Flora</i>	
	Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	<ul style="list-style-type: none"> <li>▪ Promote ecologically based land management</li> <li>▪ Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value</li> <li>▪ Avoid habitat fragmentation</li> <li>▪ Protect and enhance those species and habitats identified in the Devon BAP and the National BAP</li> <li>▪ Protect and enhance the biodiversity value of the Coastline, including estuaries</li> </ul>
<b>11</b>	<b>Historic Environment and Cultural Heritage</b> <i>SEA topic: Cultural Heritage</i>	
	Protect and enhance cultural resources	<ul style="list-style-type: none"> <li>▪ Protect and enhance valued architecture, both buildings (including listed buildings) and their settings</li> <li>▪ Support locally-based cultural resources and activities</li> <li>▪ Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs)</li> <li>▪ Protect the important geology of South Hams district</li> <li>▪ Protect and enhance Conservation Areas</li> </ul>
<b>12</b>	<b>Minerals</b> <i>SEA topic: Material Assets</i>	
	Encourage efficient exploitation of mineral resources	<ul style="list-style-type: none"> <li>▪ Contribute to the supply of minerals while protecting local communities and the environment</li> <li>▪ Minimise demand for primary minerals and aggregates</li> <li>▪ Recycle local stone, where possible, to reinforce local character</li> </ul>

<b>13</b>	<b>Energy</b> <i>SEA topic: Material Assets and Climatic Factors</i>	
	Encourage energy efficiency, and promote the generation and use of energy from renewable sources	<ul style="list-style-type: none"> <li>▪ Avoid exacerbating climate change by reducing energy usage (including through design of new development, and sustainable location of development to encourage accessibility by means other than the car)</li> <li>▪ Support the generation and use of renewable energy, while protecting local communities and the environment</li> <li>▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car</li> <li>▪ Promote energy efficiency in the design of new development</li> </ul>
<b>14</b>	<b>Air Quality</b> <i>SEA topic: Air, Climatic Factors and Human Health</i>	
	Protect and improve local and global air quality	<ul style="list-style-type: none"> <li>▪ Maintain or improve local air quality</li> <li>▪ Reduce the number of trips made by private car</li> <li>▪ Reduce CO<sub>2</sub> emissions</li> <li>▪ Consider the longer term effects</li> </ul>
<b>15</b>	<b>Waste</b> <i>SEA topic: Water, Soil, Human Health and Population</i>	
	Encourage minimisation, reuse and recycling of waste	<ul style="list-style-type: none"> <li>▪ Encourage provision for local community recycling and waste management facilities, including on new developments</li> <li>▪ Promote minimisation, reuse and recycling of construction materials and waste</li> </ul>
<b>16</b>	<b>Water</b> <i>SEA topic: Water and Climatic Factors</i>	
	Protect and enhance the water environment	<ul style="list-style-type: none"> <li>▪ Take into account the predicted effects of climate change</li> <li>▪ Protect and improve freshwater, estuarine and coastal water quality</li> <li>▪ Consider the close relationship between water quality, quantity and flood risk management</li> <li>▪ Increase efficient use and reuse of water resources</li> <li>▪ Promote sustainable coastal and flood risk management that provides for climate change, where appropriate, in new developments</li> <li>▪ Promote Sustainable Drainage Systems</li> </ul>

## **5.0 CORE STRATEGY OPTIONS**

### **INTRODUCTION**

- 5.1 The Core Strategy has been significantly informed during its development by work undertaken for the South Hams Local Plan Review. In March 1999 a paper including a questionnaire was sent to every household in the District. This sought the opinion of the public on the appropriate future role of the District, and more specifically for particular settlements, in accommodating new dwellings and employment land, as well as a range of community facilities. Questions were also posed regarding transport, environment and conservation, and tourism. The questionnaire set out options to gauge the preferences of the local community. The results of the consultation were summarised in a published Issues Report, and were taken into account during the further development of the Local Plan Review. Many of the issues and options set out for consideration at this stage remain relevant to the Core Strategy, and have informed the progression of preferred options.
- 5.2 During the development of their Core Strategy, South Hams District Council continued to consider various strategic options for the Spatial Strategy – in particular the accommodation of housing and employment land. As part of the SA and SEA of the Core Strategy, these options were appraised to clarify their relative performance with respect to sustainability for South Hams. The outcome of the SA strongly endorsed South Hams District Council's approach.

### **COMPARISON OF MAIN STRATEGIC OPTIONS CONSIDERED AND PREFERRED OPTIONS**

- 5.3 The results of the SA, including matrix based appraisal of each set of options, is presented in Appendix IV. A comparison of the likely social, environmental and economic effects of implementing the options is provided in the matrices. For each set of options considered, a preferred option (with an outline of reasons) for the progression of sustainability is set out in the bottom row of each matrix.
- 5.4 For each set of options, this section summarises the reasons for the identification of the options considered, as well as reasons not to consider certain options where relevant. The preferred option from a sustainability perspective for each set of options is set out, along with a brief summary of reasons.

### **Settlement Designation**

#### **Principle of planning on the basis of designated hierarchy of settlements**

- 5.5 South Hams has long worked with an established settlement hierarchy which informs the appropriate role of settlements in the District. This hierarchy of Area Centres and Local Centres has been developed in accordance with Structure Plan policy.

5.6 Options for the Core Strategy:

1. Continue to work with a hierarchy of settlements for the planning of the district
2. Plan the district in the absence of the settlement hierarchy

5.7 Option 1 is clearly the preferred option. Continuing to work with the existing settlement hierarchy will ensure the retention of a coherent context from which to plan the distribution of new development, in order to retain and enhance appropriate roles for settlements. This will provide a strategic framework within which to promote balanced communities and reduce the need to travel by private car.

**Settlement Designation**

**Designation of particular settlements**

5.8 Within South Hams' established settlement hierarchy, there are four Area Centres and five Local Centres, as follows:

Area Centres

- Dartmouth
- Ivybridge
- Kingsbridge
- Totnes

Local Centres

- Chillington /  
Stokenham
- Modbury
- Salcombe
- Woolwell
- Yealmpton

5.9 Within Option 1 (continue to work with a hierarchy of settlements for the planning of the district), different combinations of settlements classified as Area Centres and Local Centres were not considered in any detail. The four towns designated as area centres have long served as focal points for their surrounding rural areas in terms of providing key facilities and local services. In terms of scale and function there are no feasible alternative or additional existing settlements which warrant the designation of Area Centre. Similarly for the Local Centres, the existing five centres fall naturally within the appropriate size and functional range. A few other larger villages were briefly considered for designation as Local Centres. However, their proximity to settlements designated as Area Centres means that residents access many services and facilities from the Area Centres, such that the viability of services in the villages themselves is limited (Dartington being very close to Totnes, Kingswear close to Dartmouth, and Marldon and Stoke Gabriel being close to Torbay).

5.10 South Hams District Council is required by the Devon Structure Plan (and as part of the Plymouth Sub-Region) to accommodate a new community at Sherford. An Area Action Plan for the implementation of this new community

is being prepared. The merits of allocating Sherford as an Area Centre, a Local Centre, or neither were considered, as follows:

5.11 Options for the Core Strategy:

1. Allocate Sherford new community as an Area Centre
2. Allocate Sherford new community as a Local Centre
3. Do not allocate Sherford as an Area Centre or Local Centre

5.12 Option 1 is clearly the preferred option for the progression of a genuinely sustainable new community at Sherford. Designation as an Area Centre will provide an appropriate context from which to plan the appropriate range of employment, services, facilities and infrastructure in phase with the provision of housing. This should help ensure the new settlement is sensitively integrated within its setting, and allow it to evolve as a balanced community where residents have equitable and easy access to jobs and services by means other than the car. Were the provision of appropriate services, facilities and infrastructure to lag behind the provision of dwellings, this could lead to entrenched pattern of much less sustainable living, where residents commute outside of the community on a regular basis to access jobs and services. Once established, such a pattern could be difficult to reverse, making it more difficult to 'retrofit' viable services at a later date.

**Housing Land Provision  
Extent of Provision**

5.13 Devon Structure Plan requires the provision of a significant amount of new housing in the South Hams part of the Plymouth PUA, including a new community at Sherford of at least 4000 dwellings. The principle of accommodating this new community has been decided at the Structure Plan level. The number of dwellings to be provided has also been a matter for strategic determination as part of the Structure Planning process, and continues to be considered as part of the planning of the Plymouth Sub-Region. Consequently it is not appropriate for South Hams to consider alternative levels of provision at the new community.

5.14 In the rest of the South Hams (outside the Plymouth PUA) the Structure Plan requires the provision of 3,850 dwellings during the plan period, only about 400 of which would require the allocation of new housing land. In preparing their Core Strategy, South Hams District Council has considered options regarding the accommodation of dwellings for 'the rest of' South Hams, as follows.

5.15 Options for the Core Strategy:

1. Under-provision
2. Meet closely the Structure Plan requirement

3. Over-provision

- 5.16 The outcome of this appraisal would indicate that for sustainability reasons, the Council should feel encouraged to allocate additional dwellings in the South Hams over and above the Structure Plan allocation. Shortage of affordable housing is an acute problem facing South Hams (with significant implications for the quality of life of residents unable to compete on the housing market, and the retention of viable, balanced communities), and it would seem that only by exceeding the allocation can the Council start to redress the existing shortage. Clearly, the more dwellings to be accommodated, the more potential for adverse impacts upon landscape and biodiversity. However, it is not possible to predict the impacts upon such issues at this stage, along with others such as the historic environment and the water environment. The potential for such impacts should not be considered prohibitive since it should be possible to provide adequate mitigation, as well as enhancement, through the LDF.

**Housing Land Provision  
Distribution**

- 5.17 South Hams District Council also considered options regarding the distribution of allocated dwellings, as follows:
- 5.18 Options for the Core Strategy:
1. Concentration in a limited number of settlements
  2. Dispersion according to need, but within existing settlements
  3. Wide dispersion according to need, not limited to existing settlements
- 5.19 Option 2 - Dispersion according to need, but within existing settlements – is the preferred approach. It is considered that this option would achieve a balance between matching supply and demand for housing (and it is recommended that demand is defined according to the extent of affordable rather than open market housing need), whilst preventing the incremental encroachment upon habitats, landscapes, the historic environment as well as the water environment which could result from a dispersed approach. Restricting the majority of new dwellings to existing settlements should also promote viable, balanced communities. It is recommended that the dispersion of new dwellings within existing settlements is compatible with the settlement hierarchy.
- 5.20 In addition to the allocation at Sherford and the allocations to existing settlements in accordance with the settlement hierarchy, Newnham has been allocated to accommodate up to 450 new dwellings. The appropriateness of Newnham and Woolwell for accommodating a new community (as an alternative to Sherford) was considered as part of the approach to the planning of Plymouth sub-region. Sherford emerged as the preferred option. Apart

from Sherford, the Structure Plan does not require any other housing developments on new sites in the South Hams. However, South Hams District Council consider it appropriate to accommodate a significant number of dwellings at Newnham in order to contribute towards the overall provision of new dwellings for the District, and in particular to work towards redressing the existing shortage of affordable housing. The Council does not consider that Woolwell is a sustainable location for modest or large scale growth because of traffic congestion on the A386, landscape intrusion (particularly from Dartmoor) and deficiencies in community infrastructure (particularly the absence of a secondary school). The detailed implications of accommodating up to 450 dwellings at Newnham will be considered during the development of other Local Development Documents.

### **Employment Land Provision**

#### **Extent of Provision**

- 5.21 The strategic context for provision of employment land is set by the Devon Structure Plan which establishes that South Hams will need to accommodate 105 hectares of new employment land during 2001-2016. Of this total, 80 hectares must be in the South Hams part of the Plymouth Principal Urban Area (PUA) (immediately adjoining Plymouth), leaving 25 hectares to be distributed in the rest of the district.
- 5.22 Of the 80 hectares to be provided in the South Hams part of the Plymouth PUA, approximately half has already been committed - mainly at Langage. This lies to the north of the A38 on the eastern edge of Plympton and is designated a Strategic Employment Site. Subtracting employment land already developed since 2001 and land that has been granted planning permission but has not yet been developed, leaves 39 hectares of new employment land to be provided within the South Hams part of the Plymouth PUA during the remainder of the plan period. The Council's preferred approach is to accommodate much of the outstanding balance of employment land around the A38 Deep Lane junction, at Langage and Sherford. This would effectively group the Langage and Sherford employment proposals resulting in a significant strategic employment site proposal.
- 5.23 Similarly, subtracting employment land already developed since 2001 and land that has been granted planning permission but has not yet been developed, leaves 13.9 hectares of new employment land to be accommodated elsewhere in the district during the remainder of the plan period. In preparing the Core Strategy, South Hams District Council has considered options regarding the accommodation of employment land for 'the rest of' South Hams, as follows.
- 5.24 Options for the Core Strategy:
1. Under-provision
  2. Meet closely the Structure Plan requirement

3. Over-provision
- 5.25 The preferred approach for sustainability requires a balance between increasing the employment opportunities (including diversity of opportunities) currently available with protection of the district from excessive new development that could erode the high quality of the environment. It is considered that a low level of provision would not only decrease employment opportunities, impede economic growth, threaten the viability of communities and increase out-commuting, but could also result in the incremental erosion of the quality of the environment and new development, with less resources available for protection and enhancement.
- 5.26 In the light of these considerations, it is recommended that if South Hams pursues the preferred option of housing provision in excess of the SP allocation, then the extent of employment land allocated should reflect this, and somewhat exceed the SP allocation. This is not to suggest an approach of securing as much employment land as possible. Rather, employment land provision should be closely related to need. Possible adverse effects on the local environment will need to be carefully mitigated – and whilst it is not the role of the spatial strategy to set out requirements relating to design, this should be ensured through other elements of the LDF.

#### **Employment Land Provision Distribution**

- 5.27 South Hams District Council has also considered the distribution of employment land for allocation, outside of the Principal Urban Area.
- 5.28 Options for the Core Strategy:
  1. Concentration in a limited number of settlements
  2. Dispersion according to need, but within existing settlements
  3. Wide dispersion, not limited to existing settlements
- 5.29 Option 2 is the preferred approach. However, this does not preclude significant employment nodes being allocated in appropriate locations should the need be there. For example, the majority of employment land could be located within Area Centres (according to need), with smaller sites allocated in Local Centres as well as villages if appropriate sites and access arrangements are available.

#### **SUMMARY OF PROGRESSION**

- 5.30 All preferred options for sustainability are being progressed as preferred options within the Core Strategy. This provides a very positive sustainable context from which to develop the detail of the Core Strategy as well as other Local Development Documents to implement the Core Strategy.

## 6.0 INITIAL SA OF CORE STRATEGY OBJECTIVES, SPATIAL STRATEGY AND STRATEGIC POLICIES

### INTRODUCTION

- 6.1 An initial SA of the Core Strategy draft Objectives, Spatial Strategy and Strategic Policies was undertaken at a relatively early stage in their development (during May 2005). Recommendations resulting from the SA were then presented to South Hams, such that recommended changes could be incorporated within the emerging Core Strategy in a genuinely iterative manner.
- 6.2 Appendix VII presents the detail of this SA, with comments regarding the extent to which each element of the Core Strategy is considered likely to progress sustainability for South Hams. Recommendations to improve the progression of sustainability or mitigate potential adverse effects were made – including some recommended changes to the wording of objectives and policies. These are presented alongside the commentary in Appendix VII.
- 6.3 A summary of findings and recommendations is presented below. Recommendations focus on aspects for improvement, thus the content of the report is necessarily skewed towards those aspects where potential adverse effects could arise. On the whole, the findings of the SA suggest that the emerging Core Strategy will make significant contributions to the progression of SA objectives.

### SUMMARY OF INITIAL SA OF CORE STRATEGY OBJECTIVES

- 6.4 At least one Core Strategy objective was found to be relevant for each SA objective – indicating relatively good coverage of sustainability issues. However, some were much more rigorously addressed than others. Some SA objectives were only implicitly progressed (see more detailed comments in Appendix V) with no explicit mention for example of minerals, waste, walking and cycling, and flooding. The Council might consider implicit progression to be appropriate in some instances to allow the Core Strategy objectives to remain succinct and focused upon priorities. However, some recommendations were provided as follows where we considered elaboration might prove beneficial.
- 6.4 The LDF strategic objectives in relation to housing are to:-
- a) Provide affordable housing to meet the needs of local people;
  - b) Meet the strategic requirements for housing;
  - c) Secure high quality, locally distinctive, sustainable housing developments;
  - d) Promote mixed use, mixed type, mixed tenure schemes; and
  - e) Provide for housing at the highest densities suitable for the site.

The LDF strategic objectives in relation to the economy are to:

- f) Regenerate the district's towns, villages and their hinterlands, **and reuse existing buildings where appropriate;**
- g) Provide for business growth and development, **supporting indigenous growth, growth sectors, and** providing year-round sustainable, well-paid employment;  
**New objective – Secure high quality, locally distinctive, sustainable economic development**
- h) Improve the district's economic infrastructure; and
- i) Retain and develop a prosperous working countryside.

The LDF strategic objectives in relation to accessible services are to:

- j) Reduce rural isolation;
- k) Support the role of market towns and other local centres;
- l) Retain existing and promote new local services and facilities **accessible by foot or by bicycle;**
- m) Promote **high trip generating** development at locations accessible by sustainable transport.

The LDF strategic objectives in relation to the environment are to:

- n) Conserve and enhance the quality of the district's countryside and coastal landscapes;
- o) Conserve and enhance the diversity **and abundance** of wildlife, **especially protected, natural or semi natural habitats and species;**
- p) Conserve and enhance the historic and archaeological features of the district, **including valued architectural features;**
- q) Provide for recreational use and enjoyment of the district's towns **and** villages **(including accessible green spaces)**, countryside and coast;
- r) Require that new development is of a high quality, respects its location and is compatible with the sustainable management of land, soil, **air** and water.

- 6.5 Details of which of these recommendations were progressed in the developing Core Strategy, with reasons, are provided in Appendix VII.

### **SUMMARY OF INITIAL SA OF SPATIAL STRATEGY AND STRATEGIC POLICIES**

- 6.6 Commentary regarding the extent to which the emerging Spatial Strategy and Strategic Policies were considered to progress sustainability for South Hams is provided in Appendix V. The findings of the SA were predominantly positive, but a number of recommendations were suggested to improve the performance of the Spatial Strategy and Strategic Policies with respect to sustainability. These are detailed in Appendix V with some examples of recommendations:

#### **Policy CS1 Settlement Designation**

- 6.7 Further elaboration of the type of development to be accommodated in Area and Local Centres is required to adequately convey the principle of the roles of each. For example clarification of 'other local services' for the Area

Centres could be provided, as well as the role of the Local Centres with respect to housing, and what is or is not likely to be acceptable in villages.

### **Policy CS2 Housing Land Provision**

- 6.8 During subsequent LDF development, clearly the Council will need to seek to minimise potential adverse impacts such as visual impacts, especially within the AONB. (This is likely to be a particular issue for Dartmouth, considering its location within the AONB and the number of dwellings to be accommodated). New residential development at Kingsbridge will need to respect the integrity of the Salcombe/Kingsbridge SSSI. The Environment Agency's indicative floodplain map indicates that there may be particular issues with flooding for Totnes, and new residential development here will need to be particularly sensitively sited to ensure no net loss of flood storage capacity.

### **Policy CS3 Employment Land Provision**

- 6.9 We note that the villages of Torr Quarry and Wrangaton are proposed to accommodate significantly more employment land than the Area Centres, Local Centres or any of the Villages. The reasons for this could usefully be described.

#### ***Strategic Policies:***

### **Policy CS4 Previously Developed Land**

- 6.10 The policy should encourage conversion of existing buildings which will help ensure that the existing building stock remains in productive use, and will reduce demand for new building materials.

### **Policy CS5 Affordable Housing on Proposed Sites**

- 6.11 The Council should bear in mind that the additional housing is likely to entail a need for (albeit incremental) provision of facilities – and ensure that affordable housing is not pursued at the expense of securing sufficient high-quality infrastructure (including environmental infrastructure such as flood risk management, water efficiency and biodiversity measures). This is in recognition that in the long-term, local communities will be more receptive to accommodating new dwellings if they are carefully implemented and integrated with the local communities. This consideration can probably be sufficiently progressed through other Core Strategy (and other LDD) policies.

### **Development in Towns and Villages**

- 6.12 In the paragraph which begins “Within Development Boundaries, development is acceptable in principle” the Council might usefully add impacts upon the receiving environment to the range of detailed planning considerations listed.

### Policy CS7: Development Boundaries

- 6.13 It was suggested that a further criterion could be added about safeguarding or enhancing pedestrian routes and cycleways.

### Policy CS8 Development Outside the Development Boundaries

- 6.14 The sentence “*In all cases, the development will only be permitted providing that there would be little adverse effect on the character, appearance, wildlife or amenities of the area*” is considered somewhat negative, and whilst not precluding beneficial impacts, does not actively encourage them. An alternative form of wording could be: “*In all cases, the development will only be permitted providing that there would be little adverse effect on the character, appearance, wildlife or amenities of the area, and where possible, development should seek to contribute positively to its surroundings.*”
- 6.15 In the final sentence of the Policy, SA objectives might be better progressed by substituting ‘or’ for ‘and’ such that development would support the area’s conservation or enhancement **and** would foster its social and economic wellbeing (with the final part of the sentence deleted).

### Policy CS10 Design of New Development

- 6.16 It is considered that the criteria in section 4 of the Policy could be slightly amended or elaborated as follows:
- iii Safe and convenient access for all potential users **including by foot, bicycle, and taking into account the needs of the mobility impaired**
  - iv Use of appropriate building materials, **sourced locally where possible**, and techniques respecting local tradition
  - vi Necessary and appropriate street lighting, **avoiding unnecessary light pollution, and** appropriate street furniture and public art
  - vii Energy **and water** conservation features...

Additional criteria to consider:

- ix Contributions to enhancing local biodiversity value
  - x Space for information recreation
- 6.17 The written justification could also mention that larger scale development provides opportunities for particularly innovative design and proactive environmental management measures, such as measures to reduce fluctuations in run off including sustainable urban drainage and green roofs, greywater recycling, provision for biodiversity, renewable energy schemes, and provision for walking and cycling.

### Policy CS11 Infrastructure Provision

- 6.18 There may well be instances where the need for green infrastructure functions such as additional flood risk management infrastructure and biodiversity mitigation can be shown to be directly related to the development (particularly for larger scale developments). In these instances, the potential to provide multifunctional green infrastructure should be considered, as well as the potential to pool contributions where appropriate.

**Policy CS12 Renewable Energy**

- 6.19 Minor amendments are suggested to the criteria as follows:
- I There is no unacceptable harm to amenity (ie delete residential)
  - II the proposal minimises its visual impact, through appropriate siting, layout, landscaping, design and use of materials, **and remaining visual impacts are acceptable**
  - III measures are taken to minimise increases in ambient noise levels, dust, odour, and traffic generation **to acceptable levels**

**Policy CS13 Energy Efficiency**

- 6.20 There may be a danger that developers take ‘at least 10%’ to mean that 10% is the standard to aim for. Perhaps an additional comment to the effect that the Council will look more favourably upon developments proposing to provide more than 10% of the development’s energy requirement from on-site renewables could be included.

**SUMMARY OF PROGRESSION OF RECOMMENDATIONS**

- 6.21 South Hams District Council has provided a summary of whether the detailed SA recommendations can be progressed within the Core Strategy, with reasons. This is presented in Appendix VII.

## 7.0 CORE STRATEGY POLICIES – DETAILED SA

### INTRODUCTION

- 7.1 During June 2005, a later version of the Core Strategy policies at a relatively advanced stage of development was appraised in detail. The likely effect of each policy upon each sustainability objective was considered, with comments about whether policy is likely to progress or conflict with each SA objective recorded in matrices. These matrices are presented in Appendix VI. As detailed, this SA of the Core Strategy policies found that, for the most part, the policies were strongly progressive for sustainability.
- 7.2 Where conflicts were identified, possible measures to offset adverse effects were considered, with recommendations to offset them provided in the bottom row of each matrix, again presented in Appendix VII. Often, these recommendations do not seek a modification to the Core Strategy itself. Rather, they highlight important aspects or uncertainties regarding the sustainability of policies during implementation, which will need to be taken into account in the development of other Local Development Documents, or in the preparation of development briefs etc.

### SUMMARY OF DETAILED SA OF SPATIAL STRATEGY AND STRATEGIC POLICIES

- 7.3 A summary of findings and recommendations is presented below. Recommendations focus on aspects for improvement, thus the content of the report is necessarily skewed towards those aspects where potential adverse effects could arise. On the whole, the findings of the SA suggest that the emerging Core Strategy will make significant contributions to the progression of SA objectives.

#### **Policy CS 1: Settlement Designation**

- 7.4 Policies elsewhere in the LDF (e.g. development control) should ensure that small scale business development and employment are permitted despite the overall strategic focus.

#### **Policy CS 2: Housing Land Provision**

- 7.5 The urban districts in which most of the allocations under this policy are located may have a value for biodiversity – for instance by providing bat roosts. This need not be a negative sustainability point for this policy, providing the interest is recognised in development control policies. It is important that when this strategic policy is turned into site-specific policies that the suitability of the local drainage infrastructure matches not only the norm for the development, and existing needs, but also allows for the predicted effects of climate change.

#### **Policy CS4: Previously Developed Land**

- 7.6 The policy has, overall, significantly positive sustainability effects. However, there is a tension between the strongly aspirational target of 50% of housing on PDL, and the acute need for affordable housing in the district. Put simply, if there is already a problem with affordable housing availability, restricting possible locations further is likely to make this worse - unless the issue is tackled adequately by other policies and initiatives. There should be a firm evidence base for the 50% target if it is to be retained.

#### **Policies CS5 and CS6: Affordable Housing and Affordable Housing on Windfall Sites**

- 7.7 Consideration should be given to producing a guide on Sustainable Construction, covering specifically matters such as reducing the use of minerals, recycling (and using recycled products), cutting energy and water consumption, minimising waste and CO<sub>2</sub>, both during the construction phase, but also, by design, over the decades or centuries of use that will follow. To mitigate any local negative impacts on Air Quality, site specific policies and others should establish and encourage Affordable Housing In locations that will minimise car use and facilitate pedestrian/cycle access and the public transport.

#### **Policy CS8: Areas of Outstanding Natural Beauty (AONB)**

- 7.8 Design issues take on an even greater importance in AONBs, and consideration should be given to mentioning these issues in the supporting text and linking them to policy CS10 and a more detailed explanation in a design guide. Consideration should be given to modifying this policy to specifically mention the issue of renewable energy proposals, which might occur within AONBs (e.g. wind turbines)

#### **Policy CS9: Coastal Preservation Area**

- 7.9 Given the high quality of the area's landscape, consideration should be given as to whether higher standards of design and use of local styles / materials should be insisted on when development is permitted. Consideration should be given as to whether the policy should be expanded to take account of future proposals for renewable energy development.

#### **Policy CS10: Design**

- 7.10 The specific mention of green spaces and space for informal recreation (where appropriate) would help enhance the positive sustainability effect of this policy, as would specifically mentioning some possibilities, such as walking and cycling. Mention should also be made of the potential of good design to reduce negative impacts of noise and light and odour pollution which can have an indirect impact on health through quality of life and mental well-being. Modify paragraph 6.35 to specifically mention historic buildings Conservation Areas and their settings. Perhaps as follows. '...biodiversity **and cultural heritage** implications....'

### **Policy CS11: Infrastructure Provision**

- 7.11 Consideration should be given to strengthening the policy, for instance a minor change in the wording as follows; ‘where existing infrastructure is inadequate, new or improved infrastructure and facilities should **always** be provided.’”

### **Policies CS12 and CS 13: Renewable Energy and Energy Efficiency**

- 7.12 Climate change is one of the greatest challenges the District has ever faced. The potential negative impacts for both humans and biodiversity are considerable. These consequences should be spelt out so that the community can better understand, feel ownership of, and hopefully get behind the principle of the policy. An additional paragraph should be inserted by way of an introduction and explanation. The potential positive sustainability impact of the policy (for example in the areas of Quality of The Built Environment, Energy / Air Quality) would be enhanced if the wording were amended, and the commitment to renewables consequently strengthened, by replacing ‘minimal’ in point 2 of the policy, with ‘acceptable’. There may be some visual consequences of this technology, but the consequences of alternative forms of power generation, or of climate change, are likely to be worse overall from a sustainability point of view.

### **SUMMARY OF PROGRESSION OF RECOMMENDATIONS**

- 7.15 Details of the progression or otherwise of each recommendation, with reasons, has been provided by South Hams District Council, and is presented in Appendix VIII. As a result of the short timescale available for the detailed SA prior to the publication of the Preferred Options document, many of the recommendations are to be considered during the preparation of the Core Strategy Submission document.
- 7.16 In addition, during the appraisal there was substantial uncertainty about the sustainability implications of certain policies upon certain SA objectives. This is because much depends upon the sustainable implementation of the Core Strategy policies via other Local Development Documents. It is not the role of the Core Strategy to set out details regarding, for example, the means by which issues such as biodiversity, cultural heritage and the historic environment, landscape, and the water environment, should be taken into account in the design of particular developments or when allocating specific sites. However, a particularly valuable aspect of the SA recommendations for the Core Strategy policies has been highlighting issues which will need careful consideration in the development of other Local Development Documents.
- 7.17 For example, the SA of the Previously Developed Land (PDL) Policy identified an uncertain impact for biodiversity since PDL can be valued for its biodiversity. Whilst not necessitating a modification to the principle of accommodating development on PDL, this uncertainty is something that should be considered during the development of Local Development

Documents to implement the Core Strategy to ensure that the flora and fauna value of PDL sites are accounted for in the development process. South Hams District Council has identified that it will take the comment into account in the Core Policies Development Plan Document (see Appendix VIII).

## 8.0 IMPLEMENTATION

### **PROPOSALS FOR MONITORING THE SUSTAINABILITY EFFECTS OF THE IMPLEMENTATION OF THE SOUTH HAMS DISTRICT COUNCIL LDF CORE STRATEGY**

8.1 Unlike the old Development Plan system, the new Local Development Framework (LDF) for South Hams is designed to be an on-going, iterative process, in which all sections are kept up to date through a rolling process of public involvement, monitoring and, where necessary, adjustment. The monitoring of the significant effects of any plan of this type is seen as essential by the European SEA Directive, and the council believes that all stakeholders should have an early opportunity to be part of the process. The purpose of this section is to briefly suggest proposals for a strategy governing how monitoring of the sustainability effects of the implementation of the Core Strategy could be done. This is intended to inform and assist an open public debate.

8.2 The proposed monitoring strategy should:

- Clearly set out who is responsible for the monitoring, as well as its timing, frequency and format for presenting results;
- By collecting new information, update and strengthen original baseline data, rectifying any deficiencies, and thereby provide an improved basis for the formulation of future plans;
- Establish a mechanism for action to enhance positive effects of the plan, mitigate any negative ones and assess any areas that were originally identified as containing uncertainty. The aim should be to keep the LDF working at maximum effectiveness for the benefit of the community; and,
- Empower all of the community by providing a clear and easily understandable picture of how actual implementation of the LDF is affecting the district. Is it moving the area towards or away from the more sustainable future we intended? Are any significant effects identified actually happening? Are any unforeseen consequences being felt? Are any mitigation measures that were proposed operating effectively?

8.3 Indicators should measure all relevant aspects of life in the district – social and economic as well as environmental. These could be drawn from:

- Objectives and targets set out in the LDF – these will mostly be quantitative and may be expressed as maps, graphs, diagrams or percentages (e.g. Percentage of new housing built on brownfield land, target of 10% of energy on major new developments to be provided by renewables etc.);
- Indicators already identified and used in the Sustainability Appraisal process, again mostly likely to be quantitative;
- Measures drawn from the baseline data collected during the early stages of the LDF or from the previous Local Plan (e.g. air quality, extent of wildlife habitats, need for affordable housing); and,

- Any other measures suggested by the community. These might be more qualitative (e.g. quality of life) and could be useful in enriching understanding and giving people a sense of ownership of the LDF.
- 8.4 The development of the monitoring proposals is an ongoing process which is being developed as part of an integrated district-wide monitoring strategy. The council intends to develop one set of indicators to meet the monitoring requirements for both the Core Strategy and SA processes. The key sustainability issues have been identified from the appraisal of the Core Strategy and subsequently indicators have been proposed as part of monitoring the sustainability of the LDD implementation. Targets are also proposed where appropriate and available.
- 8.5 Indicators should be relevant to the remit of the particular Local Development Document. The following draft indicators are proposed for **discussion and refinement** (particularly in the light of consultation with stakeholders and the public, as well as linking with the Core Strategy monitoring strategy to be developed for the Submission document) as follows:

**Table 2 Core Strategy Proposed Indicators and Targets**

Potential Significant Sustainability Issues Identified	Proposed Indicator	Proposed Target
Affordable housing	Supply of affordable housing	66% of new homes on allocated sites should be available at affordable prices 50% of new homes on 'windfall' sites should be available at affordable prices
Previously developed land	% of housing development on previously developed land	Outside the Plymouth PUA achieve 50% provision of new homes on previously developed land and through conversion of existing buildings
Renewable energy	Provision for on-site renewable energy generation to contribute to the development's energy requirements	Provision for on-site renewable energy generation to provide at least 10% energy requirements of major developments (10 dwellings or more)
Landscape	AONB headline indicators currently being developed - as specified in 'South Devon AONB	

	Management Plan 2004 – 2009’ p.48	
Employment land provision	Employment land provision	Achieve Core Strategy allocations within LDF period
Energy efficiency	% of developments and buildings meeting ‘good’ BREEAM and BRE EcoHomes standards	40%
Heritage	Number of features of historic and cultural interest protected AND Number of features of historic and cultural interest enhanced (including access to)	
Accessibility	% new housing within 15 minutes walking distance of (a) shops, (b) primary school, (c) healthcare and within 5 minutes walking distance of (d) bus stop and (e) public open space (adapted from Better places to live by design: a companion guide to PPG3 ‘movement and place making’ and English Nature Accessible Natural Greenspaces Standards)	50%
Economic growth	Number of planning applications received per year for new / expanding businesses	
Development boundaries	% development within development boundaries	