



Sustainability Appraisal / Strategic
Environmental Assessment of the Validation of
Planning Applications Draft Supplementary
Planning Document

Sustainability Appraisal Report

December 2005

South Hams District Council

Integrated SA/SEA of Local Development Documents to be included in the South Hams Local Developments Framework 2001-2016

Sustainability Appraisal Report for the Validation of Planning Applications SPD

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Non Technical Summary

To ensure that new plans and development proposals make a maximum contribution to sustainable development, they should be subject to a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The objective of the SA and SEA process is to ensure a high level of provision is given to environmental protection and the integration of environmental considerations into the preparation and adoption of plans and programmes. In accordance with Government guidance, this SA has adopted an integrated approach to preparing the SA/SEA.

The Draft Validation of Planning Applications Supplementary Planning Document (SPD) outlines to developers the Councils requirements for registering planning applications. This is to ensure that the relevant information needed to properly determine proposals for new development has been submitted, and will ensure that new development will not have a detrimental impact on the social, economic and environmental welfare of the local community. The SPD has been prepared to assist in the implementation of adopted development plan policies SHDC1 and SHDC3.

The first stage of the appraisal compared the benefits of adopting such an SPD, over the benefits of not adopting such an SPD. By testing these options against social, economic and environmental considerations, help to ascertain whether there is any merit in adopting an SPD. In turn, the results concluded that the 'adopt the SPD' option is preferable over the 'business as usual' approach.

The second stage of the Sustainability Appraisal involved looking in detail at the objectives of the SPD itself, and testing these individually against the range of sustainability indicators. Again, these concluded that the objectives of the SPD helped to promote sustainable development.

Overall, the Appraisal supports the introduction of an SPD on validating planning applications. The Appraisal did however, highlight the problems of the SPD itself, in that the SPD can not guide or determine development. However, measures to compensate this have been identified in the preparation of the SPD.

The appraisal also highlights the need to ensure that the mechanisms are in place to ensure proper implementation and monitoring of the SPD.

1 Introduction

- 1.1 The Validation of Planning Applications draft Supplementary Planning Document (SPD) has been prepared to direct developers, agents and other applicants applying for planning permission to the information required by the Authority to properly validate and determine a planning application. Its purpose is to raise the quality of development within the District by ensuring that the level of information accompanying the application has taken account of all the issues that may be affected as a result of that development. The document will also help reduce delay in the determination period, and give certainty to developers as to the level of information that must be submitted with an application.
- 1.2 The SPD has been prepared in the context of National, Regional and Local planning policy. The information that it seeks from developers is derived from Government guidance on good practice and in cases, legislation outside of Town and Country Planning. The SPD has been prepared to assist in the implementation of Development Plan policies SHDC1 and SHDC3, and more notably the 'planning principles' as defined in paragraphs 2.13 to 2.15 of the adopted South Hams District Council Local Plan 1989 to 2001 (1996). These policies allow development to be permitted only where there will be no adverse effects on a number of planning issues. The SPD will ensure that proposals for new development have properly considered, justified and mitigated any such impact.
- 1.3 This Report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Draft SPD on Validation of Planning Applications. The process is required by planning legislation and Government guidance and assists in promoting sustainable development through ongoing dialogue and assessment during the preparation of development planning documents.

Purpose of the SA and the SA Report

- 1.4 In accordance with the Planning Act (2004), Local Development Documents (LDDs) must be subject to a 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.
- 1.5 In preparing LDDs, Local Authorities are also required by European and UK legislation to carry out a Strategic Environmental Assessment (SEA). The objective of the SEA process is to promote sustainable development by ensuring a high level of provision is given to environmental protection and the integration of environmental considerations into the preparation and adoption of plans and programmes. The UK Government has prepared SA Guidance on undertaking SA of LDDs. 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 the SEA to cover the full range of aspects of

sustainability.

- 1.6 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.
- 1.7 This is the SA Report which documents the SA and SEA process. It is being published for consultation with the draft Validation of Planning Applications SPD in accordance with SEA Regulations and SA Guidance.

Compliance with the SEA Directive/Regulations

- 1.8 The SEA Regulations set out certain requirements for reporting the SEA process and specifies that if an integrated appraisal is undertaken 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 in Appendix 1 and the section of the report that progresses each requirement is identified.
- 1.9 Sustainability Appraisal of the Draft Validating Planning Applications SPD has been undertaken at several key stages during its development. At each stage amendments have been made regarding measures for the progression of sustainability to be incorporated with the draft SPD.
- 1.10 Consultation on the SA report for the Validation of Planning Applications SPD will be undertaken at the same time as public consultation is carried out on the draft version of the SPD. This is in accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004. Consultation will also be carried out in accordance with SEA legislation and will involve the four SEA bodies; Environment Agency, Countryside Agency, English Heritage and English Nature, along with other interested parties. Responses to the consultation will be taken into account during the preparation of the revised version of the SPD. The final SA report will be published by South Hams District Council at the same time as the adoption of the Validation of Planning Applications SPD.

How to Comment on the Report

- 1.11 If you have any comments on the SA/SEA for the draft Validation of Planning Applications SPD we would be grateful to receive them. Comments should only be made in respect to the effects of the SPD and the SA Report, and not of the policies in which it is helping to implement. Your views are important and the Council needs to receive them by 5pm on the 2nd February 2006. Comments can be made by completing the Response Forms and sent to Forward Planning by post, fax or e-mail.
- Post: Forward Planning, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE
 - Fax: Forward Planning: 01803 861404
 - E-mail: forward.planning@southhams.gov.uk

2 Appraisal Methodology

Introduction

- 2.1 The Validation of Planning Applications SPD has been prepared to ensure that there is a baseline as to the level of detail the Authority would expect to accompany a planning application. By ensuring that there is an appropriate level of information submitted, South Hams District Council can ensure that only high quality developments will be permitted, without a detrimental impact to the social, environmental and economic welfare of the public.
- 2.2 The SPD is ultimately a land use planning document that indirectly affects the development of land within the District. The principles and objectives of the SPD are therefore consistent with the issues and priorities contained within the adopted Local Plan. However, the principles of sustainable development that under-ride the emerging Local Development Framework have been incorporated into the preparation of the SPD. The sustainability objectives used in the preparation of the LDF documents represents the most recent measures of sustainability in the South Hams. These objectives have therefore been applied in the appraisal of the SPD.

Summary of Appraisal Methodology

- 2.3 The appraisal of the Validation of Planning Applications SPD has been undertaken in two sequential steps. The first was to analyse the options of carrying on with a 'business as usual' approach, compared with the situation should an SPD be adopted. Using the matrix as detailed in Appendix 2, each option was assessed against the SA objectives. An explanation of how these sustainability objectives were derived is explained below from paragraph 2.6. The analysis assesses the social, environmental and economic merits of each option, as well as assessing their current and future impacts.
- 2.4 Having ascertained that Option 2 (adopt the SPD) was feasible, the second step was to undertake a detailed analysis of the SPD objectives against the SA objectives. This analysis is covered in Appendix 3. In this case, the likely affect of a particular SPD objective is indicated through the use of symbols, with a commentary column alongside.

SPD Context and Objectives

- 2.5 The objectives for preparing the Validation of Planning Applications SPD is that when applications are submitted, developers indicate;
1. That proposals for new development will come forward with a supply of housing for local people at affordable levels;
 2. That proposals for new development will not be detrimental to the Districts environmental quality, local distinctiveness and sites of environmental importance, as well as minimising waste and the prudent use of natural resources;
 3. That proposals for new development can deliver quality new jobs

- and business opportunities, and that towns and villages are able to provide a full range of services for their population and that of the surrounding area;
4. That proposals for new development will reduce the need, or distance, to travel, and will not have an adverse affect upon the Highway Network, or jeopardise highway safety;
 5. That proposals for new development does not affect the amenity or health of the population; and
 6. That proposals for new development are capable of being determined by the Local Planning Authority with the information supplied.

Sustainability Context and Objectives

- 2.6 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 and was published in October 2004. The Core Strategy forms part of the Local Development Framework and sets out the key elements of the planning framework for the South Hams. It also establishes the development strategy that will inform other development plan documents including any SPDs. This work has formed the basis for the SA for the Validation of Planning Applications SPD. This SA report prepared for the Core Strategy is available on the Council's website (www.southhams.gov.uk).
- 2.7 Enfusion Ltd was then commissioned in January 2005 by South Hams District Council to progress the SA work associated with the priority Local Development Framework documents but this excluded the SPD on the Validation of Planning Applications. A scoping process was carried out by Enfusion during early 2005 to help ensure that the SA covered the key sustainability issues that are relevant to the development planning system in the South Hams. This work included reviewing relevant plans and programmes to develop a wider understanding of the issues and priorities for the South Hams, together with a description of the current and predicted social, environmental and economic characteristics of the District. As a result of this review, a Scoping Report outlining a Framework of sustainability objectives that would be used as the basis of the LDF Appraisal was prepared and consulted on in April 2005. This Report is available on the Council's website. The Sustainability Objectives are shown at Table 1. The SA for the Validation of Planning Applications SPD has been undertaken in-house using the objectives identified during this previous work.
- 2.8 The key issue and opportunities identified for South Hams from the review of relevant plans and programmes 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.
- 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).

Social, Environmental and Economic Baseline Characteristics

- 2.9 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 or policy. In order to assess how 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.
- 2.10 The now finalised 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. The collection of baseline information that has informed the appraisal objectives for this SA has been derived from the work carried out for the SA Report for the LDF Core Strategy. A table containing the baseline information and key social, environmental and economic trends can be found on the Council's website.
- 2.11 The identification of key sustainability problems, objectives and issues assist in identifying the relevant baseline information required to develop the SA Framework. It is also required to carry out the SEA.

2.12 The Validation of Planning Applications, as part of the LDF, should therefore address and tackle these issues. The findings of this Scoping work have identified what sustainability issues are relevant to the South Hams. As such, the SA Framework of Objectives that have been used to appraise the Validation of Planning Applications SPD have been developed around these issues.

2.13 The following table therefore sets out the Objectives of sustainability that will be used to appraise the SPD. It also sets out decision aiding questions that have been designed to assist in the appraisal.

Table 1: SA Objectives and Decision aiding Questions.

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

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

9	Land and Soil Quality <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"> ▪ Promote high density development ▪ Actively promote the re-use of previously developed land ▪ Remediate contaminated land ▪ Protect the best and most versatile agricultural land
10	Biodiversity <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"> ▪ Promote ecologically based land management ▪ Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value ▪ Avoid habitat fragmentation ▪ Protect and enhance those species and habitats identified in the Devon BAP and the National BAP ▪ Protect and enhance the biodiversity value of the Coastline, including estuaries
11	Historic Environment and Cultural Heritage <i>SEA topic: Cultural Heritage</i>
Protect and enhance cultural resources	<ul style="list-style-type: none"> ▪ Protect and enhance valued architecture, both buildings (including listed buildings) and their settings ▪ Support locally-based cultural resources and activities ▪ Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs) ▪ Protect the important geology of South Hams district ▪ Protect and enhance Conservation Areas
12	Minerals <i>SEA topic: Material Assets</i>
Encourage efficient exploitation of mineral resources	<ul style="list-style-type: none"> ▪ Contribute to the supply of minerals while protecting local communities and the environment ▪ Minimise demand for primary minerals and aggregates ▪ Recycle local stone, where possible, to reinforce local character
13	Energy <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"> ▪ 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) ▪ Support the generation and use of renewable energy, while protecting local communities and the environment ▪ Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car ▪ Promote energy efficiency in the design of new development

14	Air Quality <i>SEA topic: Air, Climatic Factors and Human Health</i>
Protect and improve local and global air quality	<ul style="list-style-type: none"> ▪ Maintain or improve local air quality ▪ Reduce the number of trips made by private car ▪ Reduce CO₂ emissions ▪ Consider the longer term effects
15	Waste <i>SEA topic: Water, Soil, Human Health and Population</i>
Encourage minimisation, reuse and recycling of waste	<ul style="list-style-type: none"> ▪ Encourage provision for local community recycling and waste management facilities, including on new developments ▪ Promote minimisation, reuse and recycling of construction materials and waste
16	Water <i>SEA topic: Water and Climatic Factors</i>
Protect and enhance the water environment	<ul style="list-style-type: none"> ▪ Take into account the predicted effects of climate change ▪ Protect and improve freshwater, estuarine and coastal water quality ▪ Consider the close relationship between water quality, quantity and flood risk management ▪ Increase efficient use and reuse of water resources ▪ Promote sustainable coastal and flood risk management that provides for climate change, where appropriate, in new developments ▪ Promote Sustainable Drainage Systems

3 Appraisal Results

Introduction

- 3.1 As detailed in paragraph 2.3, the Sustainability Appraisal of the Validation of Planning Applications SPD was undertaken in two sequential approaches. The first was to appraise two options. Carry on as with a 'business as usual' approach or, 'adopt the SPD' approach. Both of which was appraised against the sustainability objectives identified for the South Hams. The second was on the basis that the 'adopt the SPD' option was preferable, and was to appraise the objectives of the SPD against the sustainability objectives. The following section outlines the results.

Business as Usual or Adopt the SPD

- 3.2 The first test was to assess two SPD options. That is a 'Business as Usual' option, or 'adopt the SPD' option. The detailed assessment is shown at Appendix 2.

3.3 Option 1 – Business as Usual

- 3.4 Existing legislation outlining the level of information that is required to be submitted with a planning application is fairly limited. Central government policy outlines the nature of information that is required, but the power for Authorities to demand the information is weak. The following results outline the social, economic and environmental attributes of maintaining a 'business as usual' approach. These trends have been derived from the various sustainability objectives used to appraise this option.

3.5 Social

The appraisal only identified a small positive relationship between the 'business as usual' approach and achieving social sustainability objectives.

3.6 Economic

The appraisal only identified a small positive relationship between the 'business as usual' approach and achieving economic sustainability objectives.

3.7 Environmental

The appraisal identified a slightly stronger relationship between the current legislation and policy instruments and in achieving environmental sustainability objectives.

3.8 Option 2 – Adopt the SPD Option

- 3.9 The Validation of Planning Applications SPD goes beyond existing legislation, and highlights to developers the level of detail the Planning Authority reasonably require to determine a planning application. The SPD will draw developer's attention to the types of information that is often required to judge the full merits of a development proposal.

- 3.10 Social
The Appraisal identified a limited interaction between social sustainability objectives and the 'adopt the SPD' option. The SPD does not seek to restrict development, but seeks to ensure that development has properly considered the social welfare, and that only positive developments come forward. The SPD ensures that applications that have social impacts, are only positive, and as such, properly justified.
- 3.11 Economic
The Appraisal identified a limited interaction between economic sustainability objectives and the 'adopt the SPD' option. The SPD does not seek to restrict development, but seeks to ensure that developers can justify the development proposals. The SPD ensures that developments that have economic based impacts are positive to the District, and as such, properly justified.
- 3.12 Environmental
The Appraisal identified significant interaction between environmental sustainability objectives and the 'adopt the SPD' option. The SPD requires applications to be accompanied with sufficient evidence setting out the impact the development will have on the environment.
- 3.13 The types of new development that will be permitted will be those that are in accordance with the development plan. Therefore those development proposals will have to be consistent in achieving the sustainability objectives identified as important to the South Hams. The adopt the SPD option is therefore preferable to the 'business as usual' option as the SPD will highlight to developers the level of detail the Authority will require to properly determine whether the development meets these objectives. The SPD will ensure that new developments will meet the sustainability objectives.

SPD Objectives

- 3.14 The second stage of the appraisal was a detailed analysis of the SPD objectives against the Sustainability Objectives as shown at Appendix 3. Consideration was given as to how the objectives of the SPD meet the sustainability objectives for the South Hams area. The following results represent the key social, economic and environmental findings.
- 3.15 Social
The SPD objectives contribute to meeting social sustainability objectives. The SPD encourages developers to submit as part of a planning application sufficient information that allows proper assessment of the likely impacts and benefits of the development. The social objectives the SPD contributes towards promoting includes creating balanced communities, better access, good health, air quality, quality built environments, and clean water supplies.

- 3.16 Economic
Developments that promote quality new jobs and business opportunities will be encouraged through the SPD. All applications for development will require sufficient information to explain if a development proposal is achievable, and will not be at the economic cost to the locality. The SPD objectives therefore promote economic wellbeing, most notably in encouraging balanced communities, employment and economic growth.
- 3.17 Environmental
The SPD objectives contribute to meeting environmental sustainability objectives. The SPD will ensure that all applications for development will be accompanied with information outlining what impacts the development will have. This will ensure the only quality developments that have full respect to the environment is permitted. The environmental objectives of the SPD will contribute towards encouraging quality built environments, conserving landscapes, maintaining land quality, protecting biodiversity, enhancing the historic built environment and improving water and air quality.
- 3.18 The SPD objectives, therefore contribute to promoting sustainability objectives are achieved in all new developments. The SPD does not seek to restrict development, but ensures that all applications are accompanied with the level of information that is required to determine whether developments contribute towards meeting sustainability objectives. The only SPD objective that did not appear to meet any of the sustainability objectives, was the objective that ensures planning applications can be determined during the allocated period by the planning authority.

4 Mitigation Measures

- 4.1 Overall the appraisal highlights mostly positive impacts in relation to achieving the sustainable objectives relevant to the South Hams in new developments by introducing the Validation of Planning Applications SPD. By comparison, the appraisal highlighted few negative impacts to achieving sustainable objectives in new developments. What the appraisal does not highlight however, is that the SPD can only encourage developers to have regard to these matters when deriving the information required for the planning application. The SPD only requires information and can not actively guide development. The quality of the information submitted however, will help the Local Planning Authority determine the quality of the development.
- 4.2 This therefore represents the inefficiencies of the SPD. The SPD requires the information to be submitted with the application to outline the impacts that the development will have. It will be for the Planning Authority to determine whether those impacts are acceptable, and will achieve the sustainable objectives. To overcome this, the SPD actively encourages pre-application discussions between the developer, Local Planning Authority and relevant stakeholders. This process will allow the developer to discuss their proposals and address what aspects of the proposals can be improved to raise the quality of the development.

5 Implementation and Monitoring

- 5.1 Unlike the old Development Plan system, the new Local Development Framework (LDF) for South Hams is designed to be an ongoing, 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 monitoring the sustainability effects of the implementation of the SPD.
- 5.2 The SPD encourages developers to submit the appropriate information required to properly assess the merits of a development with the submission of the planning application. The success of the SPD will therefore be monitored by assessing the number of applications approved during the statutory determination period. The SPD acts as a formal direction under Town and Country Planning Regulations for developers to produce that information. The principles of the SPD must therefore be implemented by the developer prior to the Local Planning Authority registering the application.
- 5.3 The Validation of Planning Applications SPD conforms to Policy SHDC1 and SHDC3 of the 1996 South Hams Local Plan 1989-2001. Because the Plan predates the EC Directive 2001/42/EC it has not been subject to either SA or SEA. When these policies are reviewed in the LDF Core Policies document, they will be subject to a separate SA/ SEA, and the SPD may need revising or revisiting. Changes in legislation may also require amendments to the SPD.
- 5.4 The development of the LDF monitoring proposals is an ongoing process which is being developed as part of an integrated district wide monitoring strategy. The Council intends to develop a framework to measure the effectiveness of the SPD. This will assist in measuring the effects of the SPD on key sustainability issues identified during the appraisal during the Development Control process. It will also help to identify unforeseen adverse effects of the implementation of the SPD at an early stage and allow remedial actions to be taken.

Appendix 1 - Compliance with SEA Directive

SEA Directive Requirement	Paragraph
Preparation of an Environmental Report, detailed below (Article 5).	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	1.2, 2.5, 2.7, 2.8, 2.10
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation on the plan;	2.6, 2.7, 2.8, 2.9, 2.10, 2.13, 3.2, 3.4, 3.5, 3.6, 3.7
(c) the environmental characteristics of areas likely to be significantly affected;	3.12, 3.17, 3.18 Table 1, Appendices 2 and 3
(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	3.1, 3.4, 3.7, 3.9, 3.12, 3.13, 3.17, 3.18 Table 1, Appendices 2 and 3
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	1.2, 2.5, 3.9 Table 1, Appendices 2 and 3
(f) the likely significant effect (1) on the environment, including 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; and also the secondary, cumulative, synergistic, short, medium, long term, permanent and temporary positive and negative effects.	2.5, 3.9, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, 3.18 Table 1, Appendices 2 and 3
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	4.1, 4.2 Table 1, Appendices 2 and 3
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information;	3.1, 3.2, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	5.0

(j) a non-technical summary of the information provided under the above headings.	Page 4
Consult responsible environmental authorities on the scope and level of detail of the information which must be included in the environmental report.	Scoping was carried out during the initial work for the SA/ SEA for the Core Strategy (2005)
Consult with responsible environmental bodies – the Countryside Agency, Environment Agency, English Heritage, English Nature – and the public on the draft plan and the Environment Report before the plan is adopted (Article 6).	The integrated SA/ SEA report will go out for public comment during the consultation process of the SPD
Take into account the Environment Report and consultation responses during the preparation of the plan before it is adopted (Article 8).	The comments made during the consultation process will help guide further revisions to the final draft
When a plan is adopted Responsible environmental bodies and the public and other relevant bodies will be informed of (Article 9): (a) The plan as adopted; (b) A statement summarizing how environmental considerations have been integrated into the plan, how any consultation responses have been taken into account and the reasons for choosing the plan as adopted; (c) The measures for monitoring.	Relevant bodies and organisations will be informed at adoption
Monitor the significant environmental effects of the implementation of plans to identify at an early stage unforeseen adverse effects and so to take remedial action (Article 10).	This will be part of the LDF's ongoing monitoring process as outlined in 5.4

APPENDIX 2

SUSTAINABILITY APRAISAL FOR THE VALIDATION OF PLANNING APPLICATIONS SPD OPTIONS.

This document sets out the results of the Sustainability Appraisal of options for the Validation of Planning Applications SPD.

The two options considered in this initial scoping exercise are:

- i. No change to existing practice – “business as usual”.
- ii. Implementation of SPD on Validating Planning Applications

For each option, a summary of the reasons for the identification of the options considered is provided, as well as reasons not to consider certain options where relevant. A comparison of the likely, social, environmental and economic effects of implementing those options is then provided in the matrix below. Where adverse effects are identified, potential mitigation measures have been considered where possible. The preferred option (with an outline of reasons) for the progression of sustainability is set out at the bottom of the matrix.

Symbols used in the matrices are to be interpreted as follows:

+	Likely to contribute considerably to the achievement of the sustainability objective
+	Likely to contribute somewhat to the achievement of the sustainability objective
-	Likely to conflict somewhat with the achievement of the sustainability objective
--	Likely to conflict considerably with the achievement of the sustainability objective
●	Negligible effect on the achievement of the sustainability objective
0	No identifiable relationship with the sustainability objective
?	Level of effect on the achievement of the sustainability objective unclear

SA OBJECTIVE	DECISION-AIDING QUESTIONS	PREDICTED EFFECTS OF OPTIONS		NATURE OF EFFECT(S)
		Option 1 Business as usual	Option 2 SPD	
<p>Balanced Communities Promote community viability and balance</p> <p><i>SEA topic: Population</i></p>	<ul style="list-style-type: none"> Promote mixed use, mixed housing type and mixed tenure developments Encourage regeneration and enhancement of viable communities Enable independent lifestyles for the elderly and those with disabilities Provide sites for community services and facilities (education, health, recreation, social care etc) Provide sites for business and employment within communities Enable people to live near to where they work. Promote social inclusion and community ownership 	•	+	Adoption of SPD will ensure that applications for planning permission will be supported with the appropriate information that outlines what the development entails and what is, or is not viable. Applications that do not bring forward suitable proposals, or are prejudice against providing Balanced communities that are not properly justified, will be determined accordingly.
<p>Access Enhance access to jobs, education, services, cultural and leisure facilities for all</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> Enhance access, particularly in rural areas 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 the 	•	+	Adoption of SPD will ensure that applications for planning permission will be supported with sufficient proposals that provide the infrastructure and services at an appropriate level to the development. In large scale developments, where access to vital services are an issue, the developer will be expected to provide appropriate

	<p>Sherford New Community</p> <ul style="list-style-type: none"> • Improve quality and capacity of public transport, particularly in new developments • Encourage integrated public transport • Provide for basic services within walking distance of residents • Reduce isolation of minorities and people with limited mobility 			remedial measures as part of the application. Applications that do not consider and justify such measures will be determined accordingly.
<p>Housing Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Restrict second home ownership • Provide dwellings to allow local residents, including young people, to remain within their communities 	•	++	Adoption of SPD will ensure that applications for planning permission will have considered these issues as part of the application. Applications will be accompanied with supporting information, financial contributions or obligations to ensure that suitable affordable housing is secured.
<p>Quality of the Built Environment Enhance the form and design of the built environment</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Ensure new development is located in line with sustainable principles • Promote high density in new development wherever appropriate • Insist upon high design quality and respect for local character, distinctiveness and surrounding environment in new development • Protect and enhance the quality of green and open 	+	++	Adoption of SPD will ensure that applications for planning permission will have considered these issues as part of the application. Where development proposals prejudice quality environments, that are not properly justified, the application will be determined appropriately.

	spaces			
<p>Health Provide a healthy and safe environment</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Provision of space for informal recreation • Design out crime and fear of crime in local communities • Contribute to a safe, secure built environment • Encourage safe provision for walking and cycling • Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle 	+	++	Adoption of SPD will ensure that applications for planning permission will have considered these issues as part of the application, and will have provided sufficient information to justify providing for, or compensating for.
<p>Employment Promote a range of quality employment opportunities</p> <p><i>SEA topic: Population and Material Assets</i></p>	<ul style="list-style-type: none"> • Promote reuse of redundant agricultural buildings for employment • Encourage provision of jobs accessible to residents • Promote a year-round working countryside • Support provision of employment to allow young people to remain within their communities • Support indigenous growth of small and micro businesses 	+	+	Adoption of SPD will ensure that applications for planning permission will have considered these issues as part of the application. Appropriate levels of information will be submitted justifying the need for the development. Applications that prejudice the loss of employment opportunities, and are not properly justified will be determined accordingly.
<p>Economic Growth Promote sustainable economic development that can capitalise on the local distinctiveness of the area</p>	<ul style="list-style-type: none"> • Taking advantage of Objective II and Regional assistance from SWRDA • Encourage growth of indigenous companies • Encourage diversification into 	0	•	Adoption of SPD will promote the quality of planning application submitted. Appropriate levels of justification submitted with application will ultimately ensure development that promotes sustainable

<p><i>SEA topic: Population and Material Assets</i></p>	<p>key growth sectors, including the environmental sector</p> <ul style="list-style-type: none"> • Provide for the needs of businesses (range of premises, services, infrastructure, skilled workforce) • Enhance the vitality of town, district and local centres and encourage their commercial renewal • Provide for the purchase of goods and use of services locally 			<p>economic growth is permitted.</p>
<p>Landscape Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced</p> <p><i>SEA topic: Landscape</i></p>	<ul style="list-style-type: none"> • Preserve and where possible enhance diverse landscape character and value • Maintain a high quality of undeveloped coastal landscapes • Protect and enhance the Areas of Outstanding Natural Beauty (AONB) and Dartmoor National Park • Maintain and enhance hedgerow cover and traditional field boundaries 	<p>+</p>	<p>++</p>	<p>Adoption of SPD will ensure that applications for planning permission will have considered these issues with the applications, and that appropriate levels of detail will be submitted outlining the level of impact the development will have and how it can be mitigated.</p>
<p>Land and Soil Quality Maintain and improve the quality of land and soil in the region</p> <p><i>SEA topic: Soil and Water</i></p>	<ul style="list-style-type: none"> • Promote high density development • Actively promote the re-use of previously developed land • Remediate contaminated land • Protect the best and most versatile agricultural land 	<p>+</p>	<p>++</p>	<p>Adoption of SPD will ensure that applications for planning permission will have considered these issues and submitted the necessary information justifying the proposed development.</p>

<p>Biodiversity Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species</p> <p><i>SEA topic: Biodiversity, Fauna and Flora</i></p>	<ul style="list-style-type: none"> • Promote ecologically based land management • Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value • Avoid habitat fragmentation • Protect and enhance those species and habitats identified in the Devon BAP 	+	++	Adoption of SPD will ensure that applications for planning permission will have considered these issues with the application, and that the necessary information is submitted justifying the proposed development. The SPD will also require the application to explain what remedial measures are proposed.
<p>Historic Environment and Cultural Heritage Protect and enhance cultural resources</p> <p><i>SEA topic: Cultural Heritage</i></p>	<ul style="list-style-type: none"> • Protect and enhance valued architecture, both buildings (including listed buildings) and their settings • Support locally-based cultural resources and activities • Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs) • Protect the important geology of South Hams district • Protect and enhance Conservation Areas 	+	++	Adoption of SPD will require more detailed drawings to be submitted in respect of Historic Buildings/ settings.
<p>Minerals Encourage efficient exploitation of mineral resources</p> <p><i>SEA topic: Material Assets</i></p>	<ul style="list-style-type: none"> • Contribute to the supply of minerals while protecting local communities and the environment • Minimise demand for primary minerals and aggregates • Recycle local stone, where 	•	•	No significant difference between options.

	possible, to reinforce local character			
Energy Encourage energy efficiency, and promote the generation and use of energy from renewable sources <i>SEA topic: Material Assets and Climatic Factors</i>	<ul style="list-style-type: none"> • 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) • Support the generation and use of renewable energy, while protecting local communities and the environment • Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car • Promote energy efficiency in the design of new development 	0	0	No significant difference between options.
Air Quality Protect and improve local and global air quality <i>SEA topic: Air, Climatic Factors and Human</i>	<ul style="list-style-type: none"> • Maintain or improve local air quality • Reduce the number of trips made by private car • Reduce CO₂ emissions • Consider the longer term effects 	+	++	Adoption of SPD will require applicants to consider air quality as part of the application. Applicants will be expected to submit information explaining the impact development will have, and how it can be mitigated.
Waste Encourage minimisation, reuse and recycling of waste	<ul style="list-style-type: none"> • Encourage provision for local community recycling and waste management facilities, including on new 	0	++	Adoption of SPD will ensure applications for planning permission will have considered this issue, and submitted appropriate

<p><i>SEA topic: Water, Soil, Human Health and Population</i></p>	<p>developments</p> <ul style="list-style-type: none"> Promote minimisation, reuse and recycling of construction materials and waste 			<p>proposals as part of the application.</p>
<p>Water Protect and enhance the water environment</p> <p><i>SEA topic: Water and Climatic Factors</i></p>	<ul style="list-style-type: none"> Take into account the predicted effects of climate change Protect and improve freshwater, estuarine and coastal water quality Consider the close relationship between water 	<p>+</p>	<p>++</p>	<p>Adoption of SPD will ensure that applications for planning permission will have considered this issue and submitted appropriate mitigation measures as part of the application.</p>
<p>Recommendations</p> <p>The introduction and adoption of SPD will require applicants to consider all of the issues that contribute to achieving the sustainability objectives – particularly in relation to housing, quality of the built environment, health, landscape, land and soil quality, bio-diversity, historic environment, air quality, waste and water.</p>				

APPENDIX 3

SUSTAINABILITY APPRAISAL OF VALIDATION OF PLANNING APPLICATIONS SPD OBJECTIVES

A detailed appraisal of the Validating of Planning Applications SPD objectives has been carried out. The likely effect of each objective upon each sustainability objective was considered, with comments about whether the SPD objectives are likely to progress or conflict with each SA objective. The findings have been recorded in a matrix presented in this Appendix.

The SA of the SPD objectives found that, with limited exceptions, the Validation of Planning Applications objectives contribute to the identified sustainability objectives.

Where conflicts were identified, possible measures to offset them are provided in the matrix.

Symbols used in the matrices are to be interpreted as follows:

++	Likely to contribute considerably to the achievement of the sustainability objective
+	Likely to contribute somewhat to the achievement of the sustainability objective
-	Likely to conflict somewhat with the achievement of the sustainability objective
--	Likely to conflict considerably with the achievement of the sustainability objective
●	Negligible effect on the achievement of the sustainability objective
0	No identifiable relationship with the sustainability objective
?	Level of effect on the achievement of the sustainability objective unclear

There are six key objectives identified for the Validation of Planning Application SPD. These correspond to the numbers in the matrix below:

1. That proposals for new development will come forward with a supply of housing for local people at affordable levels;
2. That applications for new development will be accompanied with assessments and measures to ensure that the development will not be detrimental to the Districts environmental quality, local distinctiveness and sites of environmental importance, as well as minimising waste and the prudent use of natural resources;
3. That applications for new development will be accompanied with assessments and measures to ensure that the development can deliver quality new jobs and business opportunities, and that towns and villages are able to provide a full range of services for their population and that of the surrounding area;
4. That applications for new development will be accompanied with assessments and measures to reduce the need, or distance, of travel from the development, and ensure that it will not be an adverse affect upon the Highway Network, or jeopardise highway safety;
5. That applications for new development are accompanied with assessments and measures to ensure that the development does not affect the amenity or health of the population; and
6. That applications for new development are capable of being determined by the Local Planning Authority with the information supplied.

SA OBJECTIVE	DECISION-AIDING QUESTIONS	PREDICTED EFFECTS OF SPD OBJECTIVES						NATURE OF EFFECT(S)
		1	2	3	4	5	6	
<p>Balanced Communities Promote community viability and balance</p> <p><i>SEA topic: Population</i></p>	<ul style="list-style-type: none"> • Promote mixed use, mixed housing type and mixed tenure developments • Encourage regeneration and enhancement of viable communities • Enable independent lifestyles for the elderly and those with disabilities • Provide sites for community services and facilities (education, health, recreation, social care etc) • Provide sites for business 	+	+	++	+	•	?	SPD objectives, notably 1, 2, and 3 ensure that the applicant will have considered this issue as part of the application, and submitted the necessary assessments to justify the development.

	<p>and employment within communities</p> <ul style="list-style-type: none"> • Enable people to live near to where they work. • Promote social inclusion and community ownership 							
<p>Access Enhance access to jobs, education, services, cultural and leisure facilities for all</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Enhance access, particularly in rural areas • 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 • Improve quality and capacity of public transport, particularly in new developments • Encourage integrated public transport • Provide for basic services within walking distance of residents • Reduce isolation of minorities and people with limited mobility 	•	+	+	++	•	?	SPD objectives 2,3 and 4 requires applicants to submit the necessary assessments to ensure that peoples access to services are not affected.
<p>Housing Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for</p>	<ul style="list-style-type: none"> • Restrict second home ownership • Provide dwellings to allow local residents, including young people, to remain within their communities 	++	•	•	•	•	?	SPD objective requires SPD to consider the need for affordable housing as part of the application. ace is limited or unavailable.

<p>identified local needs</p> <p><i>SEA topic: Population and Human Health</i></p>									
<p>Quality of the Built Environment Enhance the form and design of the built environment</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Ensure new development is located in line with sustainable principles • Promote high density in new development wherever appropriate • Insist upon high design quality and respect for local character, distinctiveness and surrounding environment in new development • Protect and enhance the quality of green and open spaces 	+	++	+	+	+	?	<p>Assessing the quality of development is dependant to on the level of information submitted. SPD promotes quality developments, and requires applicants to justify how the development fulfils that.</p>	
<p>Health Provide a healthy and safe environment</p> <p><i>SEA topic: Population and Human Health</i></p>	<ul style="list-style-type: none"> • Provision of space for informal recreation • Design out crime and fear of crime in local communities • Contribute to a safe, secure built environment • Encourage safe provision for walking and cycling • Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle 	•	++	+	++	++	?	<p>An application that contains the relevant assessments and mitigation measures will allow the planning authority to properly access the impact of the development o health.</p>	

<p>Employment Promote a range of quality employment opportunities</p> <p><i>SEA topic: Population and Material Assets</i></p>	<ul style="list-style-type: none"> • Promote reuse of redundant agricultural buildings for employment • Encourage provision of jobs accessible to residents • Promote a year-round working countryside • Support provision of employment to allow young people to remain within their communities • Support indigenous growth of small and micro businesses 	•	++	++	++	+	?	<p>Applications should be accompanied with appropriate viability assessments to ensure the development does not result in lost employment opportunities.</p>
<p>Economic Growth Promote sustainable economic development that can capitalise on the local distinctiveness of the area</p> <p><i>SEA topic: Population and Material Assets</i></p>	<ul style="list-style-type: none"> • Taking advantage of Objective II and Regional assistance from SWRDA • Encourage growth of indigenous companies • Encourage diversification into key growth sectors, including the environmental sector • Provide for the needs of Businesses (range of premises, services, infrastructure, skilled workforce) • Enhance the vitality of town, district and local centres and encourage their commercial renewal • Provide for the purchase of goods and use of services locally 	•	+	++	•	•	?	<p>Applications for development should explain what is proposed, and justify the proposals. Applications should explain importance of development, as well as its impact.</p>

<p>Landscape Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced</p> <p><i>SEA topic: Landscape</i></p>	<ul style="list-style-type: none"> • Preserve and where possible enhance diverse landscape character and value • Maintain a high quality of undeveloped coastal landscapes • Protect and enhance the Areas of Outstanding Natural Beauty (AONB) and Dartmoor National Park • Maintain and enhance hedgerow cover and traditional field boundaries 	•	++	+	•	•	?	Applications for development should be accompanied with assessment of its impact to the landscape, by assessing this, and proposing remedial measures can enhance the development.
<p>Land and Soil Quality Maintain and improve the quality of land and soil in the region</p> <p><i>SEA topic: Soil and Water</i></p>	<ul style="list-style-type: none"> • Promote high density development • Actively promote the re-use of previously developed land • Remediate contaminated land • Protect the best and most versatile agricultural land 	•	+	•	•	+	?	The impact a development has upon land and soil quality will not be known without proper assessment.
<p>Biodiversity Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species</p>	<ul style="list-style-type: none"> • Promote ecologically based land management • Protect and enhance valuable wildlife habitats and species, both those statutorily designated and 	•	++	•	•	•	?	SPD objective 2 ensures that development will not have a detrimental impact on biodiversity.

<p><i>SEA topic: Biodiversity, Fauna and Flora</i></p>	<p>those of local value</p> <ul style="list-style-type: none"> • Avoid habitat fragmentation • Protect and enhance those species and habitats identified in the Devon BAP 							
<p>Historic Environment and Cultural Heritage Protect and enhance cultural resources</p> <p><i>SEA topic: Cultural Heritage</i></p>	<ul style="list-style-type: none"> • Protect and enhance valued architecture, both buildings (including listed buildings) and their settings • Support locally-based cultural resources and activities • Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs) • Protect the important geology of South Hams district • Protect and enhance Conservation Areas 	•	++	•	•	?	?	<p>Protection of historic settings will be enhanced by ensuring appropriate development details are submitted.</p>

<p>Minerals Encourage efficient exploitation of mineral resources</p> <p><i>SEA topic: Material Assets</i></p>	<ul style="list-style-type: none"> • Contribute to the supply of minerals while protecting local communities and the environment • Minimise demand for primary minerals and aggregates • Recycle local stone, where possible, to reinforce local character 	•	++	•	•	•	?	<p>The submission of all development details ensures that the appropriate building materials are used.</p>
<p>Energy Encourage energy efficiency, and promote the generation and use of energy from renewable sources</p> <p><i>SEA topic: Material Assets and Climatic Factors</i></p>	<ul style="list-style-type: none"> • 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) • Support the generation and use of renewable energy, while protecting local communities and the environment • Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car • Promote energy efficiency in the design of new development 	•	+	+	+	•	?	<p>SPD objectives ensure that developers consider energy efficiency as part of the application.</p>
<p>Air Quality Protect and improve local</p>	<ul style="list-style-type: none"> • Maintain or improve local air quality 	•	++	+	•	++	?	<p>The submission of appropriate assessments can ascertain the likely</p>

<p>and global air quality</p> <p><i>SEA topic: Air, Climatic Factors and Human</i></p>	<ul style="list-style-type: none"> • Reduce the number of trips made by private car • Reduce CO₂ emissions • Consider the longer term effects 							<p>impact of the development upon air quality.</p>
<p>Waste Encourage minimisation, reuse and recycling of waste</p> <p><i>SEA topic: Water, Soil, Human Health and Population</i></p>	<ul style="list-style-type: none"> • Encourage provision for local community recycling and waste management facilities, including on new developments • Promote minimisation, reuse and recycling of construction materials and waste 	•	++	•	•	•	?	<p>SPD requires audits of waste arising from new developments. This can help reduce waste.</p>
<p>Water Protect and enhance the water environment</p> <p><i>SEA topic: Water and Climatic Factors</i></p>	<ul style="list-style-type: none"> • Take into account the predicted effects of climate change • Protect and improve freshwater, estuarine and coastal water quality • Consider the close relationship between water 	•	++	•	•	+	?	<p>Submission of appropriate information will allow proper assessment of the developments impact upon water sources.</p>
<p>Recommendations</p> <p>Objectives of SPD do not cause negative effects against SA objectives. However, not all SPD objectives meet SA objectives. However, SA objectives can be met in all new developments (where applicable), providing applications acknowledge these and are inherent as part of the application. SPD particularly contributes to promoting balanced communities, Accessibility, good Health, Quality Built Environments and Employment.</p>								