



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL / STRATEGIC
ENVIRONMENTAL ASSESSMENT of
SOUTH HAMS SHERFORD NEW
COMMUNITY AREA ACTION PLAN
(SUBMISSION STAGE)**

SUSTAINABILITY APPRAISAL REPORT

APPENDIX V

June 2006

Prepared by

enfusion



APPENDIX V

PROGRESSION OF SUSTAINABILITY APPRAISAL RECOMMENDATIONS: COUNCIL'S RESPONSE TO RECOMMENDATIONS ON PREFERRED OPTIONS AND DRAFT SUBMISSION STAGE AAPs

AAP Proposal / Text / Section	Recommendations from Enfusion	Have taken comments on board √ Yes X No	Explanation
Landscape	It is recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the landscape features of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.		<p>The Ebd Technical Workshops and ongoing EbD work has received advice and information which has guided the preparation of the master plan and the AAP. This is contained in the reports of the EbD.</p> <p>The AAP requires the Developer to submit for approval to the Council a Landscape, Biodiversity and Cultural Heritage Strategy, which will incorporate a comprehensive survey of existing landscape, bio-diversity and cultural heritage features and detailed measures for protection, mitigation, enhancement and management of these features (This is explained within para 7.96 of the AAP). In addition an EIA is required to be undertaken (in accordance with the Town and Country Planning (England and Wales) Regulations 1999), and will ensure that the likely impacts of new development on the environment are fully understood and taken into account during the consideration of the planning application.</p>
Landscape	It is recommended that the Council clarifies the nature of the landscape proposals required in the area identified as 'strategic landscape' in the Key Diagram.	√ Yes	<p>The 'strategic landscape' has been removed and replaced by a 'green buffer' and a 'noise buffer' (running adjacent to the A38).</p> <p>The 'green buffer' establishes the eastern extent of the new community, within which no development will occur and this area is expected to continue within its current use (see policy SNC15).</p> <p>The 'noise buffer' protects the new community from noise disturbance generated from the A38. It will also provide opportunities for public access and structural planting (see Policy SNC 15).</p>
Biodiversity	It is recommended that the Council confirm whether		The Ebd Technical Workshops and ongoing EbD work

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	any appropriate information is available at this stage on the nature and importance of the ecological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.		has received advice and information which has guided the preparation of the master plan and the AAP. This is contained in the reports of the EbD. The AAP requires the Developer to submit for approval to the Council a Landscape, Biodiversity and Cultural Heritage Strategy, which will incorporate a comprehensive survey of existing landscape, bio-diversity and cultural heritage features and detailed measures for protection, mitigation, enhancement and management of these features (This is explained within para 7.96 of the AAP). In addition an EIA is required to be undertaken (in accordance with the Town and Country Planning (England and Wales) Regulations 1999), and will ensure that the likely impacts of new development on the environment are fully understood and taken into account during the consideration of the planning application.
Cultural Heritage	It is recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the archaeological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.		The Ebd Technical Workshops and ongoing EbD work has received advice and information which has guided the preparation of the master plan and the AAP. This is contained in the reports of the EbD. The AAP requires the Developer to submit for approval to the Council a Landscape, Biodiversity and Cultural Heritage Strategy, which will incorporate a comprehensive survey of existing landscape, bio-diversity and cultural heritage features and detailed measures for protection, mitigation, enhancement and management of these features (This is explained within para 7.96 of the AAP). In addition an EIA is required to be undertaken (in accordance with the Town and Country Planning (England and Wales) Regulations 1999), and will ensure that the likely impacts of new development on the environment are fully understood and taken into account during the consideration of the planning application.
Housing	The Proposal should more clearly define the requirement for housing densities within the site.	√ Yes	Average densities suitable for various parts of the site have been included within policies SNC 11 – 14.

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Design	The Proposal should consider including requirements relating to designing out crime, or safety in the built environment.	√ Yes	The design objectives have been readdressed, Para 7.21 states that Sherford... <i>'continues to be designed with consideration of the key features and objectives contained within "Safer Places - the Planning System and Crime Prevention, and Secure by Design"'</i> .
Health	The AAP and its Proposal should identify the potential noise constraint on residential and other noise-sensitive development in close proximity to the A38 dual carriageway (and potentially in other areas), reflect the need for a detailed assessment of the noise environment of the site in relation to suitable locations for housing development, and require mitigation measures to attenuate noise levels where necessary (such as noise barriers, building orientation and design measures).	√ Yes	A 'noise buffer' has been identified on the Proposal Map adjacent to the A38 and is addressed within Policy SNC15. The buffer will protect the new community from noise disturbance generated by the A38, and will also provide opportunities for public access and structural planting. The sustainability checklist which will accompany the application will also have to address noise related issues (para 7.5 f)
Movement and Transport	Measures to ensure a minimal impact from changes in travel patterns and volumes are discussed in the Proposal's supporting text and should also be referred to directly in the Proposal, including: sensitive traffic management for local roads, particularly those linking to Plympton St. Maurice, Elburton and Brixton.	√ Yes	This recommendation is addressed within Policy SNC7 criteria 12 and the supporting text.
Movement and Transport	Further measures to reduce traffic growth are discussed in the Proposal's supporting text and should also be referred to directly in the Proposal, including travel plans and personalised travel planning.	√ Yes	This recommendation is addressed within Policy SNC7 criteria 9, and within the supporting text.
Movement and Transport	The proposed location of transport links to the A379 will need to be defined, in order that the sustainability and environmental effects can be assessed.	√ Yes	This area is located within Plymouth City Council's administrative boundary. Details can be found within the North Plymstock AAP, which will subject to a sustainability appraisal.

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Movement and Transport	The travel impacts and environmental implications of the new community development, in relation to all modes of travel, will need to be fully assessed before any outline planning application is granted.	X Yes	Much of the detailed transport work will be contained within the Transport Assessment (TA) which is being prepared in support of the development, and is required under Policy SNC 17. The TA will appraise the likely traffic generation impacts resulting from the new community and outline measures necessary to mitigate its impact on the transport system and encourage sustainable travel. The TA will require approval by the Council prior to the granting of the planning application.
Community Facilities	The phasing of community facilities in tandem with the site development will require careful consideration in the development proposals to ensure facilities are phased in a way that ensures their viability while helping to support community life from the start, particularly schools and healthcare.	√ Yes	This recommendation is addressed within Policies SNC4, SNC11-14 and SNC16 and their respective supporting text.
Community Facilities	The Proposal itself should include the requirement (discussed elsewhere in the AAP principles and objectives) for employment, retail and commercial uses, schools, healthcare and community facilities to be located within convenient walking distance for residents.	√ Yes	This recommendation is addressed within Policies SNC4, SNC11-14 and SNC16 and their respective supporting text.
	The opportunities to minimise the environmental effects and sustainability impacts of new development should be considered further in the siting, planning and design for the various mixed uses of development being promoted.	√ Yes	This recommendation will be addressed through the subsequent planning application stage and the Town and Detailed Design Codes.
Infrastructure and Utilities	The AAP should attempt to define the likely nature of the requirement for sewage treatment, whether an on-site Sewage Treatment Works would be required, and the likely size, location and type of treatment anticipated, so as to help assess any	√ Yes / X No	SNC5 has been amended and now applies the same level of protection to the sensitive environment of the Yealm SSI/SAC when dealing with SUD's and foul effluent drainage. The likely size, location and type of treatment is not

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	impacts on the site watercourses and catchment.		available at this stage, but will be required as part of the Infrastructure and Utilities Strategy.
Infrastructure and Utilities	The planning and siting of new waste management and wastewater treatment facilities should be carefully planned to avoid detriment to sustainability and environmental objectives.	√ Yes / X No	Environmental Agency advice and regulations will ensure that this is fulfilled.
Infrastructure and Utilities	The relevant health and safety issues concerning the routing of the diversion/undergrounding of high voltage electricity cables through the site should be carefully assessed and taken into account during the development.		It is agreed that this recommendation will be progressed through the planning application stage.
Public Space, Sport and Recreation	The AAP should clarify the term that should be used to describe the Country Park or Community Park within the supporting text and Key Diagram.	√ Yes	The AAP consistently refers to the 'Community Park'.
Public Space, Sport and Recreation	Further expansion of the Country Park/Community Park proposal area would be welcomed to further surround the development area to the south west, north west and north east of the development area, in order to complete the eastern green boundary to the development. It is understood that such additions are to be added before public consultation on the Draft AAP.	√ Yes / X No	<p>The Proposals Map now incorporates a new area of 'green buffer' (<i>within Policy SNC 15</i>) along the N and (part of the) NE boundary to the development site. This acts to further establish the eastern extent of the new community. This area is expected to continue within its current largely agricultural use, and therefore will not be receive significant planting.</p> <p>Together with the mineral, green, noise buffer with the community park the new community is almost entirely surrounded by green areas,</p>
Public Space, Sport and Recreation	The requirements for allotments should be assessed to provide some definition of their size, location and accessibility.	√ Yes	Policy SNC 4 specifies that 4ha of allotments will be required to be distributed proportionally within the mixed use neighbourhoods, with any residual provision located within the community park to ensure maximum accessibility.

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Public Space, Sport and Recreation	AAP could include further definition as to the appropriate local standards the development would be expected to achieve, including the nature, scale, content, location and accessibility of facilities, and the provision and accessibility to recreational open space and natural green spaces (e.g. based on National Playing Fields Association's 'six acre standard', English Nature's Accessible Natural Greenspace Standard (ANGSt).	√ Yes	Policy SNC9 lists all the sport and recreation requirements (based on NPFA standards and Council guidance). It is recognised within Policy SNC9 that the precise location of these facilities will need to be jointly determined by both South Hams and Plymouth City Council to ensure appropriate locations, accessibility and level of provision. However, the Proposals Map defines the proposed location of the formal sports.
Landscape, Biodiversity and Cultural Heritage	<p>The AAP should define the areas of existing woodland and other wildlife habitat that the development would be expected to retain within the development area, in particular the extent of Community Woodland sites, and show these on the Key Diagram.</p> <p>Reference to Community Woodland has been removed from the AAP Submission Stage. The reasons for and implications of this change (loss of woodland?) should be clarified by the Council in the AAP. The Council's response to this recommendation stated that the assessment of wildlife habitats would be incorporated into the Submission Stage, but this commitment has not yet been realised. However, any further ecological information that is available at the AAP stage would be useful to inform the AAP proposals. It is recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the ecological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.</p>	√ Yes	<p>The Ebd Technical Workshops and ongoing EbD work has received advice and information which has guided the preparation of the master plan and the AAP. This is contained in the reports of the EbD.</p> <p>The AAP specifically identifies wildlife corridors and greenways which protect identified woodland and hedgerow features worthy of retention.</p> <p>The AAP requires the Developer to submit for approval to the Council a Landscape, Biodiversity and Cultural Heritage Strategy, which will incorporate a comprehensive survey of existing landscape, biodiversity and cultural heritage features and detailed measures for protection, mitigation, enhancement and management of these features (This is explained within para 7.96 of the AAP). In addition an EIA is required to be undertaken (in accordance with the Town and Country Planning (England and Wales) Regulations 1999), and will ensure that the likely impacts of new development on the environment are fully understood and taken into account during the consideration of the planning application.</p> <p>The Community Woodland has been superceded by the requirement for a Landscape, Biodiversity and Cultural Heritage Strategy which will recommend appropriate woodland and other habitats within and around the</p>

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Landscape, Biodiversity and Cultural Heritage	The Proposal should be amended so that the development is to include a strategy for the conservation and enhancement of wildlife and biodiversity, including the protection of important wildlife habitats and species subject to legal protection or biodiversity action plans. This should explicitly include the protection and management of the wildlife interests at Sherford Quarry.	√ Yes	community. Policy SNC10 requires the approval and implementation of a Landscape, Biodiversity and Cultural Heritage Strategy. Whilst not specifically stating Sherford Quarry in the policy, criterion 6 refers to the need to... <i>'conserve and enhance biodiversity as appropriate within the site. Species and habitats of biodiversity importance or those protected by legislation are to be identified and management plans prepared'</i> which is considered appropriate. Also see point above.
Landscape, Biodiversity and Cultural Heritage	The effects of development on the wildlife interest of Sherford Quarry/woodland should be assessed.	√ Yes	It is agreed that this will also be progressed through the outline planning application stage.
Landscape, Biodiversity and Cultural Heritage	The significance of impacts of the development on the landscape, flora, fauna and biodiversity, on drainage, water quality and flood risks, and appropriate mitigation, should be fully assessed.	√ Yes	It is agreed that this will also be progressed through the outline planning application stage.
Landscape, Biodiversity and Cultural Heritage	The AAP should clarify the nature and degree of protection of archaeological features that is expected within the development area. However, any further archaeological information that is available at the AAP stage would be useful to inform the AAP proposals. It is recommended that the Council confirm whether any appropriate information is available at this stage on the nature and importance of the archaeological resources of the site, in order to inform the Key Diagram and reduce the uncertainties remaining in the current AAP Submission Stage.	√ Yes	The Ebd Technical Workshops and ongoing EbD work has received advice and information which has guided the preparation of the master plan and the AAP. This is contained in the reports of the EbD. The AAP requires the Developer to submit for approval to the Council a Landscape, Biodiversity and Cultural Heritage Strategy, which will incorporate a comprehensive survey of existing landscape, biodiversity and cultural heritage features and detailed measures for protection, mitigation, enhancement and management of these features (This is explained within para 7.96 of the AAP). In addition an EIA is required to be undertaken (in accordance with the Town and Country Planning (England and Wales) Regulations 1999), and will ensure that the likely impacts of new development on the environment are fully understood and taken into account during the consideration of the

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Landscape, Biodiversity and Cultural Heritage	The effects of the development on the archaeological and architectural heritage, and opportunities and requirements for mitigation, should be assessed.	√ Yes	planning application. It is agreed that this will also be progressed through the outline planning application stage.
Sustainable Development	<p>The potential for energy and water conservation in building orientation/layout/ design, and for the generation of renewable energy within the development should be assessed.</p> <p>There is also a mention of the need to require reduced demand for water, but it is recommended that clear guidance be given by the Council of the expectations for water conservation measures in the development.</p>	√ Yes	<p>Requirements for energy conservation and renewal have been strengthened within Policy SNC2</p> <p>Policy SNC5 criteria 5 requires water saving strategies and fittings (to Environment Agency's Guidelines)</p>