



**South Hams
District Council**

**SUSTAINABILITY APPRAISAL/
STRATEGIC ENVIRONMENTAL ASSESSMENT
of SOUTH HAMS DISTRICT COUNCIL -
TOTNES/DARTINGTON
DEVELOPMENT PLAN DOCUMENT:
PREFERRED OPTIONS**

SUSTAINABILITY APPRAISAL REPORT

October 2007

prepared by

enfusion



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SUSTAINABILITY APPRAISAL REPORT

for & on behalf of Enfusion Ltd

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SOUTH HAMS DISTRICT COUNCIL

TOTNES/ DARTINGTON DEVELOPMENT PLAN DOCUMENT (DPD): PREFERRED OPTIONS

SUSTAINABILITY APPRAISAL (SA) REPORT

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1.0 SUMMARY AND OUTCOMES

Non Technical Summary

This Sustainability Appraisal (SA) Report

- 1.1 This Report documents the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) for the South Hams District Council Totnes/ Dartington Development Plan Document (DPD) – Preferred Options as required by planning legislation and Government guidance. SA assists in promoting more sustainable development through an ongoing dialogue and assessment during the preparation of development planning documents. SEA considers the potential impacts of planning proposals on the environment and is a requirement of European legislation. In England, SEA is incorporated into the SA process and consideration of socio-economic issues is dealt with to the same level of detail as environmental. The Council commissioned consultants Enfusion to progress the SA work in January 2005.

Sustainability Issues, Problems and Opportunities

- 1.2 During early 2005 a sustainability 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 and public consultation, 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.

Method for Appraising the Sustainability of DPDs & Consultation

- 1.3 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 consultation helped improve the Appraisal Framework.

Appraising the Totnes/Dartington DPD – Preferred Options

- 1.4 The Totnes/ Dartington DPD – Preferred Options is one of the key Local Development Framework (LDF) documents for South Hams. The South

Hams LDF Core Strategy and an Area Action Plan for the Sherford New Community have already been adopted by the Council. The Totnes/Dartington DPD deals with key spatial planning issues in the market town of Totnes and the nearby community of Dartington and their immediate surrounds. The DPD addresses the period up to 2016 and reflects both the strategic direction set by the Core Strategy, and the emergent planning scenario posited by the Regional Spatial Strategy to 2026.

- 1.5 The Totnes/ Dartington DPD – Preferred Options Vision, Strategic Objectives, Development Proposals and Spatial Planning Policies were each appraised using professional judgement and the baseline information against the SA Framework of Objectives. Progression towards or away from sustainable development was recorded; potential predicted effects were reported where applicable, highlighting short/long term effects, and cumulative effects if possible. Where appropriate, suggestions were made for improving the sustainability of the policies and these will be further considered alongside consultation responses in the preparation of the submission document.

SA Findings

- 1.6 Generally the DPD policies were found to positively contribute towards the SA Objectives for Sustainable Development in South Hams. A small number of recommendations were made as a result of the SA which could improve the sustainability of the policies; these are mostly related to sustainable transportation and traffic management measures. Recommendations will be further considered alongside consultation responses in the preparation of the submission document.

Next Steps

- 1.8 This SA/SEA Report is now presented for public consultation, together with the Totnes/Dartington DPD - Preferred Options. Comments received will be reviewed; the DPD and the SA Report will be revised to take account of any significant changes that arise as a result of the consultation. Any significant changes to the DPD will be further appraised and the revised SA Report will then be published with the Submission DPD for examination. A Final SA Report that records the whole SA/SEA process will be published with the adopted DPD.

Statement on the Difference the SA/SEA process has made

- 1.9 The DPD for Totnes/Dartington builds upon the adopted Core Strategy for South Hams. The Core Strategy has been subject to detailed SA/SEA and therefore significant findings would not be expected from this SA. The detailed SA illustrates that the DPD will contribute significantly to sustainable development in the District. A small number of changes to the Strategic Objectives and Spatial planning policies have been

recommended, and these will be further considered, alongside consultation responses, in the preparation of the Submission document.

- 1.10 However, the key difference the SA has made to the process has been through the integration of the SA/SEA consideration of options/alternatives with Council's site selection process, through the use of the SA/SEA Sustainability Threshold Assessment method. This has ensured a robust and sustainable selection process that will help to deliver sustainable outcomes in the provision of approximately 400 dwellings and 5 hectares of new employment land in the Totnes/Dartington area to 2016.

HOW TO COMMENT ON THIS SA REPORT

- 1.11 If you have any comments on the SA/SEA of the Totnes/Dartington DPD - Preferred Options we would be grateful to receive them. Your views are important and the Council needs to receive them by **4pm on 30 November 2007**. Comments may be sent to the Forward Planning Team by post, fax or email.

Post: Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE

Fax: Forward Planning 01803 861404.

Email: forward.planning@southhams.gov.uk

2.0 BACKGROUND

Purpose of the Sustainability Appraisal (SA) and the SA Report

- 2.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Development Documents (LDDs). This requirement is set out in Section 39 (2) of the Planning and Compulsory Purchase Act, 2004 and Planning Policy Statement 12: Local Development Frameworks, 2004. Local Development Documents must also be subject to Strategic Environmental Assessment¹² (SEA) and Government advises³ that an integrated approach is adopted so that the SA process incorporates the SEA requirements.
- 2.2 This is the SA Report that documents the Sustainability Appraisal/Strategic Environmental Assessment processes for the Totnes/Dartington DPD - Preferred Options. The Sustainability Appraisal Framework discussed in Section 3 of this SA Report indicates the relationship between the SA and the SEA; compliance with the SEA Regulations is signposted below in this section. This SA Report is being published for consultation with the Totnes/Dartington DPD - Preferred Options document in accordance with SEA Regulations and SA Guidance.

Totnes/ Dartington DPD – Preferred Options: DPD Contents & Objectives

- 2.3 The Core Strategy is the overarching strategic document of the South Hams Local Development Framework (LDF), and sets out the key elements of the planning framework for the District (apart from the area that lies within the Dartmoor National Park, which will be covered by the Dartmoor LDF). The Core Strategy was developed through 2004 – 2006 with the Submission document published in January 2006; an Examination in Public was held in July 2006 and the Council adopted the Core Strategy in December 2006.
- 2.4 The Totnes/ Dartington DPD – Preferred Options must accord with the planning vision and strategy set for the district by the Core Strategy. In the Core Strategy, Totnes is designated in Policy CS1: Location of Development as an Area Centre and Dartington as a village. Area Centres are defined in the Core Strategy as 'settlements that function as focal points for the sustainable provision of local housing and employment opportunities, education facilities and other local services'. In addition, Policy CS2 of the Core Strategy allocates approximately 400 dwellings to the Totnes area in the period up to 2016, and Policy CS3 allocates 5ha of employment land for the area. It is the role of the Totnes/ Dartington DPD to specify the most

¹ EU Directive 2001/42/EC

² Environmental Assessment of Plans and Programmes Regulations 2004

³ ODPM, 2005 *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*

appropriate location for the dwelling and employment land allocations.

- 2.5 The Totnes/ Dartington DPD contains a vision, strategic objectives, development proposals and Spatial Planning Policies as follows:

The Vision

New development will provide for high quality, locally distinctive, low carbon, sustainable development, that meets the needs of the Totnes / Dartington area, particularly for affordable housing and jobs, in a way that protects and enhances the environment and is well-related to the existing urban fabric.

For Totnes the focus of the town will be widened from the town centre to include the River Dart. This will help to increase the vitality, community togetherness and self containment of the town as a whole and assist the well-being of Bridgetown.

For Dartington the settlement's sustainability will be enhanced through recognition of its inter-dependence with Totnes while ensuring that local character and identity will be preserved.

Strategic Objectives

Housing

- SO1** Ensure that the current and future housing needs of the community are met
- SO2** Provide affordable housing to meet local needs;
- SO3** Secure high quality, locally distinctive, low carbon, sustainable housing developments
- SO4** Promote mixed use, mixed type, tenure blind schemes to meet the range of identified housing needs
- SO5** Provide for housing at the highest densities suitable for the site to ensure an efficient use of land without compromising design and layout quality
- SO24** Ensure green infrastructure is integral to development

Economy

- SO7** Regenerate the district's towns, villages and their hinterlands, using previously developed land and existing buildings where appropriate
- SO8** Provide for business growth and development, supporting indigenous growth, growth sectors, and providing year round sustainable well-paid employment
- SO9** Secure high quality, locally distinctive economic development including tourism
- SO10** Improve the district's economic infrastructure
- SO25** Increase the scope for additional retail activity to meet the needs of both residents and visitors whilst retaining a vibrant and viable Town Centre Zone

- SO26** Maximise the opportunities for Totnes to develop and retain its heritage and cultural uniqueness, building on its existing expertise in the arts, independent retail and environmental / green business

Transport and Accessibility

- SO13** Develop an integrated transport system which minimises the need to travel, optimises the choices between travel modes and reduces the impact of travel on the environment
- SO14** Development that generates a high number of trips must be located where it is accessible to sustainable transport if possible within the Town Centre Zone
- SO16** Support the role of Totnes as a market town, especially the town centre;
- SO17** Retain existing and promote new local services, facilities and amenities for residents and visitors

Environment

- SO18** Conserve and enhance the quality of the locality's countryside and river landscape
- SO19** Conserve and enhance the area's geological resource and the diversity and abundance of wildlife habitats and species
- SO20** Conserve and enhance the historic, architectural and archaeological character and features of the area, with special regard to the Totnes Conservation Area, Totnes Castle and Dartington Hall
- SO21** Promote opportunities for increased sport, recreation and leisure facilities and opportunities in the Totnes and Dartington area including provision for greater enjoyment of the Dart valley
- SO22** Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water
- SO23** Promote low carbon sustainable development which will help to reduce the consumption of fossil fuels and the emission of greenhouse gases

Development Proposals:

- Proposal 1: Riverside, Totnes
 Proposal 2: Meadowside, Dartington and Totnes
 Proposal 3: Market Square & Civic Square, Totnes
 Proposal 4: Bidwell, Dartington
 Proposal 5: Baltic Wharf, Totnes
 Proposal 6: Dairy Crest Site, Totnes
 Proposal 7: Webbers Yard, Dartington

Spatial Planning Policies:

- Proposal 8: Totnes Town Centre Zone
- Proposal 9: Totnes Policy Areas
- Proposal 10: Totnes Access and Transport
- Proposal 11: Dartington Policy Areas

Compliance with the SEA Directive & Regulations

- 2.6 The SEA Regulations set out certain requirements for reporting the SEA process, and specify that if an integrated appraisal is undertaken (ie: SEA is subsumed within the SA process, as for the SAs of the South Hams LDF, including the Totnes/ Dartington DPD), 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.
- 2.7 *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 Totnes/ Dartington DPD. The relationship with other relevant plans is summarised in Section 4 and Appendix I of this report.
- 2.8 *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') is detailed in Appendix II where available.
- 2.9 *The environmental characteristics of areas likely to be significantly affected:*
- Where relevant and available, information regarding particular areas has been included in Appendix II.
- 2.10 *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 area.

- 2.11 *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.
- 2.12 *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 Totnes/ Dartington DPD, since each policy is assessed against each SA Objective.
 - The likely sustainability effects of implementing the Totnes/Dartington DPD (including environmental effects) is summarised in Section 5 of this report, and detailed in Appendices III and IV, and in the shared document *Sustainability Threshold Assessment of Development Site Options*. Where possible, an indication of whether effects are likely to be cumulative, short, medium and long-term etc has been included.
- 2.13 *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 at Appendix III and IV and the accompanying document: *Sustainability Threshold Assessment of Development Site Options* and summarised in Section 5 of this report.
- 2.14 *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:*
- Alternatives were considered through the DPD site selection process, using the Sustainability Threshold Assessment method. A

range of site options were assessed against the SA framework, and this assessment can be found in the document accompanying both the SA and the Preferred Options report: *Sustainability Threshold Assessment of Development Site Options*. The reasons for selecting the preferred options are contained within the Preferred Options document itself, the STA evidence base paper and 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.

2.15 *A description of the measures envisaged concerning monitoring:*

- Measures envisaged concerning the monitoring of the sustainability effects (including environmental effects) of implementing the Totnes/ Dartington DPD are provided in Section 6 of this report.

2.16 *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

Scoping the Key Sustainability Issues

- 3.1 Enfusion Ltd was 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 spatial and development planning system in the South Hams. This included the development of an SA Framework of objectives (presented at the end of section 4 of this report) 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 and is also available on the Council's website. Responses to this consultation, and how they were taken into account, are reported in the SA Report accompanying the Submission Core Strategy.

Appraising the Totnes/ Dartington DPD – Preferred Options

- 3.2 SA incorporating SEA was carried out for the Totnes/ Dartington DPD – Preferred Options. The Totnes/ Dartington DPD builds on the adopted Core Strategy, the Vision and Objectives of which have been subject to SA/SEA and reported. Systematic appraisal of the Totnes/ Dartington DPD Vision, Objectives, Development Proposals and Spatial Policies was progressed using matrices to record the likely sustainability effects of the option or policy against each objective in the SA Framework. Some of the Core Strategy Objectives have been modified to be more locationally specific to the Totnes/ Dartington DPD. These Objectives remain compatible with the SA Objectives.

Appraising the Vision & Objectives

- 3.3 The Vision was appraised against the SA Framework and compatibility with the SA objectives was assessed. Those Strategic Objectives which had been modified from the Core Strategy to reflect area circumstances specific to Totnes/ Dartington were also subject to compatibility analysis against the SA Framework. Detailed matrices are set out in Appendix III.

Appraising the Options & Development Proposals – Sustainability Threshold Assessment (STA)

- 3.4 The SA Framework for appraising the sustainability of South Hams' DPDs was developed in 2005 through the LDF SA Scoping process including public consultation. The SA Framework was agreed to be appropriate for spatial planning and sustainable development in the South Hams area. For the Totnes/Dartington DPD that considers the relative sustainability of potential sites, there are other site-specific factors that also need to be taken into account in the sites assessment process.

- 3.5 Any decision-aiding questions that were not relevant for site specific issues were excluded, and other more detailed decision-aiding questions added. For example, questions to better inform the site selection with regard to topography, accessibility, and integration into the urban form and local landscape were developed. The development of the SA Framework to make it more specific and relevant to sites selection in Totnes/Dartington and using the Sustainability Threshold Assessment (STA) method is outlined in the document: *Sustainability Threshold Assessment of Development Site Options* accompanying this report.
- 3.6 The Sustainability Threshold Assessment method uses grades of assessment that are comparable to the SA method. Colour is also used in STA in order to make the comparisons between sites easier to consider.

KEY	
Red	Absolute sustainability constraints to development
Orange	Problematical and improbable because of known sustainability issues
Yellow	Potential sustainability issues; mitigation and/or negotiation possible
Light Green	No sustainability constraints and development acceptable
Dark Green	Development actively encouraged as it would resolve an existing environmental problem
Blue	Neutral or Unknown effect
White	Not applicable

- 3.7 The summary findings of STA are presented in the accompanying document *Sustainability Threshold Assessment of Development Site Options* with a colour shown against each SA/STA objective. An overall impression of the relative sustainability of each of the potential sites can be readily identified. Professional judgement was used and a commentary is given for each relevant STA objective in the detailed matrix. By using the SA framework of objectives amended to be relevant to site selection for Totnes/Dartington, the method serves as an integrated site selection/ SA process. This approach addresses the requirement of the SEA Regulations and SA Guidance that options and alternatives are given consideration. Summary comments in relation to the particular sustainability characteristics and issues for each site are also provided, as relevant.

Appraising the Spatial Planning Policies

- 3.8 Each Spatial Planning Policy was appraised using the SA Framework against relevant Objectives for sustainability and the detailed matrices are set out in Appendix IV. Where potential adverse effects are predicted or opportunities for enhancement identified, recommendations were made. These recommendations will be

considered in the preparation of the DPD Submission document, alongside consultation responses received.

Summary of SA Method

- 3.9 The method used for this Sustainability Appraisal of the Totnes/Dartington DPD comprises the following elements:
- Identifying relevant baseline information and other plans or programmes that influence this DPD, its proposals and policies
 - Comments against each relevant objective of the SA Framework, drawing out and detailing, the areas where each policy/ proposal has specific potential impacts; highlighting short/long term effects, cumulative effects, with recommendations for proposed mitigation or enhancement where identified
 - Comparison with the proposal options using the STA methodology
- 3.7 The SA has been carried out using professional judgment with the Sustainability Appraisal Framework and drawing upon selected information in the Review of Plans and Programmes, and the Baseline Information (SHDC, 2005) (also available separately as Appendices I and II).

Consultation

- 3.8 The key sustainability issues were identified through the SA scoping process that was subject for formal consultation by the Council with the public and other stakeholders during early 2005. The SA of the Core Strategy Objectives and Strategic Policies was carried out during May - June 2005 and the Preferred Options were subject to formal consultation. The Core Strategy was further refined as a result of this consultation and the Submission Document with the final SA report were published for consultation and examination in January 2006. Details of the SA consultation are presented in the final SA Report for the Core Strategy.
- 3.9 This SA Report is being published for public consultation along with the Totnes/Dartington DPD - Preferred Options, in accordance with SEA Regulations and SA Guidance. It will be published on the Council's website www.southhams.gov.uk and sent to statutory consultees and the wider stakeholder group that was consulted on the SA Scoping process.

4.0 SUSTAINABILITY CONTEXT

Introduction and Sustainability Baseline Characteristics

- 4.1 The details of the SA scoping process for South Hams are presented in the SA Scoping Report (SHDC, 2005). The key issues, problems, objectives and opportunities for sustainable development, spatial and development control planning were identified from:
- A review of plans and programmes
 - Analysis of baseline information
 - Consultation
- 4.2 The key strategic characteristics for sustainable development in South Hams were detailed in the SA of the Core Strategy and are summarised as follows:
- Affordable housing
 - Local employment and prosperous economy
 - Sherford new community
 - High design standards for development
 - Protecting environmental quality
 - Second homes
 - Car usage
 - accessibility
- 4.3 The baseline information is not reproduced here but can be found on the South Hams District Council website, along with the full list of plans and programmes, at http://www.southhams.gov.uk/index/business_index/ksp_development_and_planning/ksp-development_and_planning-forward/sp-forward_planning-local_development_framework/sp-forward_planning-totnes_dartington.htm. The Baseline and Plans and Programmes review can also be found as a separate Appendix to this report.
- 4.4 This SA of the Totnes/ Dartington DPD has also been informed by recent and ongoing strategies and studies that provide more detailed information and contextual analysis for the Totnes area. Relevant strategies, studies and plans are outlined below in Section 4.5. The key issues arising [as reflected in the Totnes and District Community Plan for example] that are priorities for this area are summarised as follows:
- **Affordable housing** - for local people and key workers
 - **Economy and Tourism** – adding value to the current tourist base and encouraging new business
 - **Access to services** – community facilities for culture and recreation
 - **Heritage, culture and the arts** – protecting historic settlements, promoting the arts

- **Environment** – high conservation both built and natural environment and landscape value
- **Traffic Management** – severe congestion in Totnes
- **Youth Facilities** – addressing young peoples' needs in the context of an ageing population
- **Civic Hall and Market Square Regeneration** – developing the town centre

Local Plans and Programmes Relevant to the Totnes/Dartington DPD

- 4.5 Devon Local Transport Plan (2006-2011)
 South Hams LDF Adopted Core Strategy, December (2006)
 South Hams Housing and Market Needs Assessment (2006)
 South Hams Strategic Partnership's Sustainable Community Strategy 2007-2011
 Employment Land Review (commissioned by South Hams, North Devon & Torridge District Councils, West Devon Borough Council, 2006)
 Urban Capacity Study (Baker Associates, 2006)
 South Hams Draft Public Open Space Strategy (2006)
 South Hams Sustainable Community Strategy (2007)
 South Hams Strategic Flood Risk Assessment (2006)
 Totnes and District Community Plan (2005)
 Totnes Town Council Strategic Plan (2007)
 Study of Totnes retail provision and street frontage analysis (2007)

The SA Framework

- 4.6 The SA Framework presented in the following table comprises a set of Objectives for sustainability that was defined from the SA Scoping process. Each SA Objective has a number of decision-aiding questions (or sub-objectives) that are designed to help the appraisal by clarifying the details of the sustainability issues as well as helping to improve the objectivity of the appraisal. They help to ensure that the SA is relevant to spatial planning and the characteristics of the South Hams area. In addition a set of Totnes/Dartington specific questions are included. This ensures that the Framework for SA reflects local circumstances.

Table 1: Sustainability Appraisal Framework

	SA 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 	<ul style="list-style-type: none"> ▪ Is the site topography suitable for housing for families, the elderly and those with disabilities? ▪ Is there an appropriate level of accessibility to existing services and

		<p>for the elderly and those with disabilities</p> <ul style="list-style-type: none"> ▪ 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 	<p>employment opportunities?</p>
2	Access		
	<i>SEA topic: Population and Human Health</i>		
	<p>Enhance access to jobs, education, services, cultural and leisure facilities for all</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 	<ul style="list-style-type: none"> ▪ What is the level of accessibility to existing services and employment opportunities? [primary school, secondary school, local shops/ convenience store, town centre, train station, bus stop, cycleway, POS/ play areas, open countryside, good footpath links] ▪ Can a through-route across the site for pedestrians/ cyclists be achieved? ▪ Can development on the site facilitate off site improvements?
3	Housing		
	<i>SEA topic: Population and Human Health</i>		
	<p>Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs</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 	<ul style="list-style-type: none"> ▪ Can the site promote mixed housing type and mixed tenure development? ▪ Can the site adequately provide for the identified local housing need?

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 	<ul style="list-style-type: none"> ▪ Can the site be integrated well with the existing urban form/ townscape? ▪ Does the proposed development in the site relate well to the adjoining land uses visually and functionally? ▪ Could development of the site contribute to improving the quality of the public realm and accessibility in the immediate vicinity?
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 	<ul style="list-style-type: none"> ▪ What is the proximity to [public open space, children's play area, open countryside, allotments, footways, footpaths, cycle routes, sports centre (Totnes Pavilion)] ▪ What is accessibility to [doctor's surgery, dental surgery]
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 	<ul style="list-style-type: none"> ▪ Can the site adequately provide for the identified local employment needs? ▪ Can the site be adequately serviced by the supporting infrastructure? ▪ How well is the site located in relation to where the local workforce lives? ▪ How well is the site served by public transport, footpaths and cycleways linking to residential locations?

			<ul style="list-style-type: none"> How well is the site served by the public highway network?
7	Economic Growth <i>SEA topic: Population and Material Assets</i>		
	<p>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 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 	<ul style="list-style-type: none"> If the site will provide employment, what kind of employment? Does it compliment existing employment needs? Does it contribute to the economic vibrancy of the town and locality? Does it put people in the right place to contribute to the economic vibrancy of the town and locality?
8	Landscape <i>SEA topic: Landscape</i>		
	<p>Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced</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 	<ul style="list-style-type: none"> How successfully could development on the site be integrated into the landscape setting? How well will the existing landform and landscape features be able to contain development on the site? Will development of the site be able to deliver any benefits to the local landscape beyond the site boundaries?
9	Land and Soil Quality <i>SEA topic: Soil and Water</i>		
	<p>Maintain and improve the quality of land and soil in the region</p>	<ul style="list-style-type: none"> Promote high density development Actively promote the re-use of previously developed land Remediate contaminated 	<ul style="list-style-type: none"> What is the agricultural land classification of the site? Could the site accommodate allotments or community gardens?

		land <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Will the development impact significant habitats or species? Is there scope to provide for improved or new habitats in association with development on the site?
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 	<ul style="list-style-type: none"> Is the site within or adjacent to the Totnes Conservation Area? Is development of the site likely to have a significant impact on the character of the Totnes Conservation Area? Is the site near to a Listed Building? Is development of the site likely to have a significant impact on the setting of a Listed Building?
12	Minerals <i>SEA topic: Material Assets</i>		
	Encourage efficient exploitation of mineral	<ul style="list-style-type: none"> Contribute to the supply of minerals while protecting local communities and the environment 	<ul style="list-style-type: none"> Are there any materials on or adjoining the site that could be used in association with its

	resources	<ul style="list-style-type: none"> ▪ Minimise demand for primary minerals and aggregates ▪ Recycle local stone, where possible, to reinforce local character ▪ 	development?
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 	<ul style="list-style-type: none"> ▪ Could development on the site take advantage of passive solar gain through the appropriate orientation? ▪ Will the topography and gradient of the site lead to additional short term build energy and additional long term CO² emissions? ▪ Does distance to services/ facilities/ employment and strategic road/ rail networks minimise long term energy use? ▪ Will occupiers walk or drive from this site for their day to day service needs? ▪ Could development on the site incorporate provision for climate change proofing, sustainable design principles and on-site renewable energy?
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 	<ul style="list-style-type: none"> ▪ Would people moving to/from the site have convenient alternatives to using private cars?
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, 	<ul style="list-style-type: none"> ▪ Could the site provide local community recycling facilities, composting facilities etc?

		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 	<ul style="list-style-type: none"> ▪ Which Flood Zone is the site located in (SFRA Level 1)? ▪ If appropriate, has an Exception Test for the site been undertaken (Level 2)? ▪ If appropriate has a detailed FRA of the site been undertaken?

Symbols used in this matrix are to be interpreted as follows:

KEY	
++	Positive Compatible - Likely to contribute considerably to the achievement of the sustainability objective
+	Compatible - Likely to contribute somewhat to the achievement of the sustainability objective
-	Potential Conflict - Likely to conflict somewhat with the achievement of the sustainability objective
--	Incompatible - Likely to conflict considerably with the achievement of the sustainability objective
0	Neutral/ Not relevant
?	Uncertain, dependent on other factors or further details

Habitats Regulations Assessment

4.7 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- 4.8 Articles 6 (3) and 6 (4) of the Habitats Directive require Appropriate Assessment (AA) to be undertaken on proposed plans or projects which are not necessary for the management of the site but which are likely to have a significant effect on one or more Natura 2000 sites either individually, or in combination with other plans and projects.⁴ In August 2007, this requirement was transposed into UK law in Part IVA of the Habitats Regulations (The Conservation (Natural Habitats, & c.)(Amendment) (England and Wales) Regulations 2007). These regulations require the application of AA to all land use plans that form part of the Local Development Document suite.
- 4.9 This DPD has been subject to a detailed Appropriate Assessment relating to the Habitats Regulations. A draft of this assessment is available as part of the LDF evidence base on request and will be completed as required ahead of adoption of this DPD.

⁴ Determining whether an effect is 'significant' is undertaken in relation to the designated interest features and conservation objectives of the Natura 2000 sites. If an impact on any conservation objective is assessed as being adverse then it should be treated as significant. Where information is limited the precautionary principle applies and significant effects should be assumed until evidence exists to the contrary.

5.0 SUSTAINABILITY APPRAISAL OF TOTNES/DARTINGTON DPD

SA of Vision & Strategic Objectives

- 5.1 A compatibility analysis of the emerging Totnes / Dartington DPD Vision and Objectives was carried out using the SA Framework of objectives in September 2007.

Vision

- 5.2 The compatibility analysis found that the vision demonstrates a clear sustainable focus and is clearly grounded in sustainable development (SD) principles that are strongly compatible with the SD objectives in the sustainability appraisal framework.
- 5.3 While the vision is required to be strategic and overarching, it was considered that there is opportunity to reflect some elements that will enhance and support the delivery of more sustainable outcomes. Recommendations included reference to: access/ transportation and its role in supporting town vitality and community cohesion; sustainable construction practice/ standards and the contribution that innovation in building can make to sustainable [housing/ industry] development; and the explicit protection of historic and cultural assets and their contribution to local character and distinctiveness. It may be more appropriate to reflect these sustainability issues in lower level policy.

Objectives

- 5.4 A number of the Strategic Objectives for the DPD were modified from the Core Strategy to reflect area circumstances specific to Totnes/ Dartington. Where this was the case, these were also subject to compatibility analysis against the SA Framework. The analysis found that:
- 5.5 The strategic objectives relating to *housing*, SO 3, 4 & 24 provide a strong foundation for development and are clearly compatible with sustainability objectives. The objectives combine local environmental and community concerns with wider sustainable development that are relevant at a more global level.
- 5.6 The strategic objectives relating to *economy*, SO25, 26 encourage increased retail activity [that meets the needs of residents] and are strongly compatible with sustainability objective for the community, economy and employment. Potential conflicts exist between new development and natural assets that may be negatively impacted [air, water etc] by development and growth. These conflicts can be managed by adequate mitigation measures as driven by the overarching vision for development that is low carbon and sustainable.
- 5.7 Strategic Objectives 14, 16 and 17 relate to *transport and accessibility*, aiming to link new development with sustainable transport

requirements. The objectives are strongly supportive of and compatible with sustainability objectives for access, communities, economy and the environment and the approach adopted provides strong foundations for development.

- 5.8 The strategic objectives relating to the *environment* (SO 18, 20, 21 and 23) highlight the potential for conflict between objectives for conservation and protection of the built and natural environment and those for economic growth and development. However, it is clear that the vision for the DPD recognises the need for growth to be sustainable and for environmental needs to be integrated with social needs – so there are clear mitigation approaches in place.
- 5.9 Similarly the promotion of leisure activities is strongly compatible with economic and community/ access objectives, but must take account of potential impacts on landscape and biodiversity where recreation assets are promoted in the wider/ natural environment.
- 5.10 On the whole, the findings of the compatibility analysis suggest that the Totnes / Dartington DPD vision and objectives will make a significant contribution to the progression of SA objectives.

SA of Options/ Site Selection Process

- 5.11 As discussed in the methodology in Section 3, an integrated site selection/ SEA process was used in order to assess the varying site specific options available to the Council in the preparation of the DPD. The SA Framework was amended to ensure its relevance for site selection for Totnes/Dartington, and this process is documented in the accompanying document: *Sustainability Threshold Assessment of Development Site Options*. This approach addresses the requirement of the SEA Regulations and SA Guidance that options and alternatives are given consideration.
- 5.12 The site selection process/Sustainability Appraisal of options was undertaken primarily by South Hams Officers, using local knowledge, available information and studies (including the SA/SEA Baseline) and professional judgement. The process was overseen by consultants Enfusion, who provided training and guidance relating to the application of Sustainability Threshold Assessment, and quality assurance to ensure the effective use and transparency of the Appraisal.
- 5.13 The summary findings of the assessment are presented in the accompanying document *Sustainability Threshold Assessment of Development Site Options* with a colour shown against each SA/STA objective. An overall impression of the relative sustainability of each of the potential sites can be readily identified. A commentary is given for each relevant STA objective in the detailed matrix. Summary comments in relation to the particular sustainability characteristics and issues for each site are also provided, as relevant.

- 5.14 The outcomes of the Sustainability Threshold Assessment formed the basis of Council's Preferred Development Site Options, and within that, the 7 Development Proposals:

Proposal 1: Riverside, Totnes
Proposal 2: Meadowside, Dartington and Totnes
Proposal 3: Market Square & Civic Square, Totnes
Proposal 4: Bidwell, Dartington
Proposal 5: Baltic Wharf, Totnes
Proposal 6: Dairy Crest Site, Totnes
Proposal 7: Webbers Yard, Dartington

- 5.15 Further detail on the benefits and constraints of the 7 sites proposed above is provided in Section 9 of the Preferred Options DPD.
- 5.16 A do-nothing approach was excluded from all options, as it was considered to fail to address the opportunity for regeneration in Totnes/Dartington, would be contrary to government's objectives to promote better and more effective use of land, and would fail to assist in meeting housing need in the District.

SA of Spatial Planning Policies

- 5.17 An SA of the proposed Spatial Planning Policies was undertaken in September 2007, with each proposal assessed against relevant SA objectives. The findings of the SA were generally positive. The proposals were considered to be consistent with national guidance, conforming to the over riding Government objective of achieving sustainable development, and providing more detail on the policy themes in the Core Strategy. The SA is summarised below, with detailed appraisal matrices provided at Appendix IV.

Proposal 8: TOTNES TOWN CENTRE ZONE

- 5.18 This proposal provides clear benefits for key sustainability objectives. In particular, it promotes a framework for accommodating economic growth in a sustainable way that reflects key issues of local character, accessibility and the provision of facilities and employment for local people. This approach supports the delivery of Core Strategy objectives for the economy and accessible services.

Proposal 9: TOTNES POLICY AREAS

- 5.19 The proposals are strongly supported by sustainability appraisal and reflect core sustainable development principles and objectives. The proposals offer a range of long term benefits for the local community (for recreation, leisure, health and amenity) contributing to core national aims that planning delivers safe, healthy and attractive environments for local people.

- 5.20 The proposals also have the potential to deliver effectively the Core Strategy intentions to provide for recreational use and enjoyment of the district's towns and villages.

Proposal 10: TOTNES ACCESS AND TRANSPORT

- 5.21 The proposals will encourage improved access for pedestrians supporting sustainability objectives aims to make walking easier and safer in the town centre. There is potential for the proposals to offer greater options for alternative transport such as cycling.

- 5.22 Wider benefits from reduced town centre traffic are also likely for health and environmental objectives on air quality. The approach outlined accords with the Totnes/Dartington DPD objectives to develop a more integrated transport system.

Proposal 11: DARTINGTON POLICY AREAS

- 5.23 The proposals perform well against relevant sustainability objectives and provide a robust approach in support of Totnes/Dartington DPD strategic objectives. The proposals also support wider sustainability aims for the promotion of appropriately located employment and tourism opportunities. Overall, there is excellent potential for positive cumulative effects for sustainability.

Progression of SA Recommendations

- 5.24 The recommendations arising from the combined Sustainability Appraisal/ Site selection of the Development proposals have already been incorporated into the Preferred Options document through the selection of the 7 favoured development proposals. The use of Sustainability Threshold Assessment has allowed a fully integrated assessment process allowing the SA to make a significant contribution to the selection of sustainable locations for development.

- 5.25 The recommendations arising from the SA of the vision and objectives and the spatial planning policies will be further considered alongside the consultation responses received for this SA Report, and will be fully documented in the submission stage SA report.

6.0 IMPLEMENTATION AND MONITORING

6.1 SA monitoring should be uncomplicated and integrated with the monitoring of the LDF. The SA Scoping Report (2005) for the LDF suggested targets and indicators, and as a result of consultation further refinement of possible SA indicators and targets were published in the Final SA Report (January 2006) with the Core Strategy. Particularly relevant indicators for this DPD could include the following:

- Mix of housing completed by house size and house tenure
- Supply of affordable housing
- House prices and affordability
- Percentage of new and converted dwellings built on previously developed land
- Provision for on-site renewable energy generation to contribute to the development's energy requirements
- Amount of land developed for employment by type
- Percentage of developments and buildings meeting 'excellent' or 'very good' BREEAM and BRE EcoHomes standards
- Number of features of historic and cultural interest protected
- Proximity of new housing to local facilities
- Loss of existing services and facilities
- New retail and office development in town centres
- Percentage of development with Sustainable Drainage Systems
- Town centre vitality
- Achievement of Biodiversity Action Plan targets

6.2 This consultation process of the Preferred Options for the DPD and the SA is offered as an opportunity for interested parties to suggest any further amendments to the Indicators and Targets that could be more locationally specific to the Totnes/Dartington DPD area.

APPENDICES

- I Review of Relevant Plans and Programmes (work undertaken in 2005)
(available separately)
- II Collation & Analysis of Baseline Information (work undertaken in 2005)
(available separately)
- III SA of Vision and Strategic Objectives (attached)
- IV SA of Spatial Planning Policies (attached)

SHARED ANNEX (available separately in the evidence base to accompany the DPD and SA)

Sustainability Threshold Assessment of Development Site Options

Appendix III: SA of Vision and Strategic Objectives

1. The Vision

The Vision		
<p>New development will provide for high quality, locally distinctive, ecologically responsible sustainable development, that meets the needs of the Totnes / Dartington area, particularly for affordable housing and jobs, in a way that protects and enhances the environment and is well-related to the existing urban fabric.</p> <p>For Totnes the River Dart and the town centre will become the focus of the town. This will help to increase the town's vitality, community togetherness and self containment.</p> <p>For Dartington the settlements sustainability will be enhanced through recognition of the inter-dependence of the village to Totnes while ensuring that the local character and identity will be preserved.</p>		
SA Framework	Compatibility	
<p>1. Balanced Communities: Promote community viability and balance.</p>	<ul style="list-style-type: none"> The vision strongly supports objective aims to regenerate and enhance communities 	++
<p>2. Access: Enhance access to jobs, education, services, cultural and leisure facilities for all.</p>	<ul style="list-style-type: none"> The vision is compatible with access objective, it is implicit in the phrases ' ... meets the needs of ...' and ' ...well related...'. However, there is no explicit mention of promoting sustainable transportation in the context of access which would enhance the vision. 	+
<p>3. 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>	<ul style="list-style-type: none"> Strong compatibility with clear support for sustainability objectives on affordable housing. 	++
<p>4. Quality of the Built Environment: Enhance the form and design of the built</p>	<ul style="list-style-type: none"> The vision reflects sustainability aims for a high quality built environment and one 	+

The Vision		
<p>New development will provide for high quality, locally distinctive, ecologically responsible sustainable development, that meets the needs of the Totnes / Dartington area, particularly for affordable housing and jobs, in a way that protects and enhances the environment and is well-related to the existing urban fabric.</p> <p>For Totnes the River Dart and the town centre will become the focus of the town. This will help to increase the town's vitality, community togetherness and self containment.</p> <p>For Dartington the settlements sustainability will be enhanced through recognition of the inter-dependence of the village to Totnes while ensuring that the local character and identity will be preserved.</p>		
SA Framework	Compatibility	
environment.	that reflect sustainable approaches. Potential to reflect an aim for sustainable construction standards – although also appropriate to reflect in lower level policy.	
5. Health: Provide a healthy and safe environment.	<ul style="list-style-type: none"> The vision is compatible with objectives for health – although it would reinforce sustainability objectives by expressing aims for safety & well being alongside environmental protection. 	+
6. Employment: Promote a range of quality employment opportunities.	<ul style="list-style-type: none"> Compatible, with sustainability objectives – in particular the emphasis on the town centre as the focus and town vitality. 	+
7. Economic Growth: Promote sustainable economic development that can capitalize on the local distinctiveness of the area.	<ul style="list-style-type: none"> Aims to increase town vitality are compatible with sustainability objectives – the vision does not explicitly mention economic development, although this is implicit in the DPD. 	+
8. Landscape: Ensure that special and distinctive landscapes, and the features within them are conserved and enhanced.	<ul style="list-style-type: none"> Strongly compatible, clear aspirations in the vision to preserve local character and identity. 	++
9. Land and Soil Quality: Maintain and improve the quality of the	<ul style="list-style-type: none"> The vision aims to enhance the environment, and deliver ecologically responsible 	+

The Vision		
<p>New development will provide for high quality, locally distinctive, ecologically responsible sustainable development, that meets the needs of the Totnes / Dartington area, particularly for affordable housing and jobs, in a way that protects and enhances the environment and is well-related to the existing urban fabric.</p> <p>For Totnes the River Dart and the town centre will become the focus of the town. This will help to increase the town's vitality, community togetherness and self containment.</p> <p>For Dartington the settlements sustainability will be enhanced through recognition of the inter-dependence of the village to Totnes while ensuring that the local character and identity will be preserved.</p>		
SA Framework	Compatibility	
land and soil in the region.	development, which supports land re-use.	
10. Biodiversity: Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species.	<ul style="list-style-type: none"> Strongly compatible – the vision is explicit about ecologically responsible development and environmental protection. 	++
11. Historic Environment and Cultural Heritage: Protect and enhance cultural resources.	<ul style="list-style-type: none"> No explicit mention of historic and cultural heritage, however the vision clearly states intent to enhance and preserve local character and identity. Compatible. 	+
12. Minerals: Encourage efficient exploitation of mineral resources.	<ul style="list-style-type: none"> Not relevant to SA objective. 	0
13. Energy: Encourage energy efficiency, and promote the generation and use of energy from renewable resources.	<ul style="list-style-type: none"> The vision is compatible with this objective and energy efficiency is implicit in ecologically responsible sustainable development - energy efficiency commitments could be explicitly driven by lower level policy. 	+
14. Air Quality: Protect and improve local and global air quality.	<ul style="list-style-type: none"> Compatible and implicit in the vision's stated intent to protect and enhance environmental assets. 	+
15. Waste:		

The Vision		
<p>New development will provide for high quality, locally distinctive, ecologically responsible sustainable development, that meets the needs of the Totnes / Dartington area, particularly for affordable housing and jobs, in a way that protects and enhances the environment and is well-related to the existing urban fabric.</p> <p>For Totnes the River Dart and the town centre will become the focus of the town. This will help to increase the town's vitality, community togetherness and self containment.</p> <p>For Dartington the settlements sustainability will be enhanced through recognition of the inter-dependence of the village to Totnes while ensuring that the local character and identity will be preserved.</p>		
SA Framework	Compatibility	
Encourage minimisation, reuse and recycling of waste.	<ul style="list-style-type: none"> Compatible and implicit in the vision's stated intent to protect and enhance environmental assets. 	+
16. Water: Protect and enhance the water environment.	<ul style="list-style-type: none"> Compatible and implicit in the vision's stated intent to protect and enhance environmental assets. 	+
<p>Summary:</p> <p>The vision demonstrates a clear sustainable focus and is clearly grounded in sustainable development principles that are strongly compatible with the SD objectives in the sustainability appraisal framework.</p> <p>While the vision is required to be strategic and overarching for this development area, there is opportunity to reflect some elements that will enhance and support the delivery of more sustainable outcomes.</p> <p>They include: reference to access/ transportation and its role in supporting town vitality and community cohesion; sustainable construction practice/ standards and the contribution that innovation in building can make to sustainable [housing/ industry] development; the explicit protection of historic and cultural assets and their contribution to local character and distinctiveness. It may be more appropriate to reflect these sustainability issues in lower level policy.</p>		

Key to Compatibility Analysis	
++	Strongly Compatible
+	Compatible
-	Incompatible
--	Strongly Incompatible
?	Uncertain
0	Not relevant to SA Objective

2. Strategic Objectives

Strategic Objectives		SA Framework															
		Balanced Communities	Access	Housing	Quality of the Built Environment	Health	Employment	Economic Growth	Landscape	Land and Soil Quality	Biodiversity	Historic Environment and Cultural Heritage	Minerals	Energy	Air Quality	Waste	Water
The strategic objectives have been modified from the Core Strategy to reflect area circumstances. Those DPD objectives that are identical to the Adopted CS Objectives have not been assessed in this table.																	
Housing		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SO3	Secure high quality, locally distinctive, ecologically responsible sustainable housing developments.	++	+	++	++	+	+	+	+	++	+	+	0	+	+	+	+
SO4	Promote mixed use, mixed type, tenure blind schemes to meet the range of identified housing needs.	++	+	++	+	+	?	?	?	0	?	0	0	0/?	0/?	0/?	0/?

		SA Framework															
Strategic Objectives		Balanced Communities	Access	Housing	Quality of the Built Environment	Health	Employment	Economic Growth	Landscape	Land and Soil Quality	Biodiversity	Historic Environment and Cultural Heritage	Minerals	Energy	Air Quality	Waste	Water
<p>The strategic objectives have been modified from the Core Strategy to reflect area circumstances. Those DPD objectives that are identical to the Adopted CS Objectives have not been assessed in this table.</p>																	
SO24	Ensure green infrastructure is integral to development.	+	0/+	0	0/+	+	0	0	++	++	++	0	0	+	++		+
Economy																	
SO25	Increase the scope for additional retail activity to meet the needs of both residents and visitors whilst retaining a vibrant and viable Town Centre Zone.	+	+	0	+	0/-	++	++	-/0	0/+	0	0/-	0	-/0	-/0	-/0	-/0
SO26	Maximise the opportunities for Totnes to develop and retain its heritage and cultural uniqueness, building on its existing expertise in the arts, independent retail and environmental / green business.	+	0	0	0/+	0	++	++	0/+	0	+	++	0	0	0	0	0
Transport and Accessibility																	
SO14	Development that generates a high number of trips must be located where it is accessible to sustainable transport if possible within the Town Centre Zone.	+	++	++	++	+	0	+	0/+	0	0/+	0	0	+	++	0	0/+
SO16	Support the role of Totnes as a market town, especially the town centre.	+	+	0/+	+	0	+	++	0	0	0	+	0	0	0	0	0

		SA Framework															
		Balanced Communities	Access	Housing	Quality of the Built Environment	Health	Employment	Economic Growth	Landscape	Land and Soil Quality	Biodiversity	Historic Environment and Cultural Heritage	Minerals	Energy	Air Quality	Waste	Water
<p>Strategic Objectives</p> <p>The strategic objectives have been modified from the Core Strategy to reflect area circumstances. Those DPD objectives that are identical to the Adopted CS Objectives have not been assessed in this table.</p>																	
SO17	Retain existing and promote new local services, facilities and amenities for residents and visitors.	+	++	0	+	0/+	++	++	0	0	0	+/0	0	0	0	0	0
Environment																	
SO18	Conserve and enhance the quality of the localities countryside and river landscape.	+	0	0	+	+	0/-	0/-	++	0/+	++	0	0	0	+	0/+	+
SO19	Conserve and enhance the historic, architectural and archaeological character and features of the area, with special regard to the Totnes Conservation area, Totnes Castle and Dartington Hall.	0	0	0	+	0	0	0/-	++	0	0	++	+	0	0	0	0
SO21	Promote opportunities for increased sport, recreation and leisure facilities and opportunities in the Totnes and Dartington area including provision for greater enjoyment of the Dart valley.	++	++	0	0	++	+	+	0/-	0	0/-	0	0	0	0	0	0
SO23	Promote ecologically responsible development which will help to reduce the consumption of fossil fuels and the emission of	0	0	0	+	+	0	0	+	+	++	0	0/+	++	+	+	+

		SA Framework															
Strategic Objectives		Balanced Communities	Access	Housing	Quality of the Built Environment	Health	Employment	Economic Growth	Landscape	Land and Soil Quality	Biodiversity	Historic Environment and Cultural Heritage	Minerals	Energy	Air Quality	Waste	Water
<p>The strategic objectives have been modified from the Core Strategy to reflect area circumstances. Those DPD objectives that are identical to the Adopted CS Objectives have not been assessed in this table.</p>																	
	greenhouse gases.																
<p>Summary:</p> <p>Housing SO3,4 & 24 provide a strong foundation for development and are clearly compatible with sustainability objectives. The objectives combine local environmental and community concerns with wider sustainable development that are relevant at a more global level.</p> <p>Economy Increased retail activity [that meets the needs of residents] is strongly compatible with sustainability objective for the community, economy and employment. Potential conflicts exist between new development and natural assets that may be negatively impacted [air, water etc] by development and growth. These conflicts can be managed by adequate mitigation measures as driven by the overarching vision for development that is ecologically sound. New retail development also generates potential safety/ crime issues that need to be accounted for in delivery.</p> <p>Transport and Accessibility Linking new development with sustainable transport requirements/ accessibility is strongly supportive of and compatible with sustainability objectives for access, communities, economy and the environment. This approach provides strong foundations for development.</p> <p>Environment There is the potential for conflict between objectives for conservation and protection of the built and natural environment and those for</p>																	

	SA Framework															
Strategic Objectives The strategic objectives have been modified from the Core Strategy to reflect area circumstances. Those DPD objectives that are identical to the Adopted CS Objectives have not been assessed in this table.	Balanced Communities	Access	Housing	Quality of the Built Environment	Health	Employment	Economic Growth	Landscape	Land and Soil Quality	Biodiversity	Historic Environment and Cultural Heritage	Minerals	Energy	Air Quality	Waste	Water
economic growth and development. However, it is clear that the vision for the DPD recognises the need for growth to be sustainable and for environmental needs to be integrated with social needs – so there are clear mitigation approaches in place. Similarly the promotion of leisure activities is strongly compatible with economic and community/ access objectives, but must take account of potential impacts on landscape and biodiversity where recreation assets are promoted in the wider/ natural environment.																

Key to Compatibility Analysis	
++	Strongly Compatible
+	Compatible
-	Incompatible
--	Strongly Incompatible
?	Uncertain
0	Not relevant to SA Objective

Appendix IV: SA of Spatial Planning Policies

SPATIAL PLANNING POLICIES

1. Totnes Policy Areas

Proposal 8: TOTNES TOWN CENTRE ZONE

- a) A Town Centre Zone is designated to **help sustain and enhance the vitality and viability of central Totnes**. Within the Town Centre Zone, a Primary Shopping Area and a Core Zone are defined to provide a **focus for retail activity**.
- b) Within the Core Zone, in **order to safeguard its special shopping character**:
- I. At least 70% of the frontage should remain in Use Class A1
 - II. Proposals for residential development at ground floor level will not be permitted.
- c) Amusement centres will not be permitted in Totnes except** where they would cause **no harm to conservation interest, road safety or the amenity of local residents** and will not conflict with other Town Centre Zone Policies.

Relevant SA Objective		Assessment of Effects: Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1/2	Balanced Communities/ Access	<p>The aim of the balanced communities objective is to encourage regeneration and enhance viable communities. In particular, sustainability aims include ensuring that services and employment opportunities are accessible.</p> <p>The provision of a focused retail area in the most accessible area or hub of the Town Centre, provides positive long term benefits for sustainability objectives (e.g. allowing more sustainable public transport solutions). The application of safeguards to the valued character of the Town Centre will enhance these benefits. Additionally ensuring that core retail areas are protected may lead to cumulative benefits in the longer term.</p> <p>This approach supports national and Core Strategy policy to ensure that development reflects and is cognisant of the</p>

		social fabric of communities.
4/ 11	Quality of Built Environment/ Historic Environment & Cultural Heritage	<p>For Totnes, sustainability objectives for the built environment include ensuring that development respects local character and distinctiveness.</p> <p>This proposal makes explicit reference to the need for development to cause no harm to conservation interests and recognises that the principal shopping area has a special character that relates to the presence of Listed Buildings.</p> <p>The proposal's focus on safeguarding these characteristics will have long term positive impacts for the built environment.</p>
6/ 7	Employment/ Economic Growth	<p>Accessibility of employment, diversification and enhancing the vitality of town and local centres are core aspects of the sustainability objectives for employment and economic growth.</p> <p>The policy's aim to provide a focus of retail activity in an area that is widely accessible to all has clear benefits for these objectives. The expansion of the primary shopping area has the potential to support growth and provide opportunity for new business development supporting aims to encourage the provision of jobs accessible to resident. Potential for long term positive impacts.</p>
Summary Assessment		
<p>This proposal provides clear benefits for key sustainability objectives. In particular, it promotes a framework for accommodating economic growth in a sustainable way that reflects key issues of local character, accessibility and the provision of facilities and employment for local people. This approach supports the delivery of Core Strategy objectives for the economy and accessible services.</p>		DG

Proposal 9: TOTNES POLICY AREAS

- a) Development for **educational, sport, recreational and community purposes** will be permitted within the Policy Area at KEVICC.
- b) The Grove Primary School site, shown as a Policy Area, should be **retained for community uses, providing a youth centre** and associated facilities and **public open spaces** including retention of the existing play pitch and provision of children's play facilities.
- c) At the Rotherfold, shown as a Policy Area on the Proposals Map, re-development to deliver a **comprehensive enhancement scheme** will be acceptable in principle. This should include a **substantial public open space and environmental enhancement**.
- d) Changes of use resulting in **the loss of land or premises** from Use Classes B1 and B2 and other employment uses will **not be permitted** within Policy Area 1 at Malt Mill, Policy Area 2 at Babbage Road, Policy Area 3 at St Peter's Quay and Policy Area 4 at Steamer Quay Road.
- e) Borough Park, shown as Policy Area 5 should be retained for **sport, recreation, leisure and public open space uses**.
- f) The area around Totnes Castle, shown as Policy Area 6, should be **kept free from development and retained predominantly as open space** in order to maintain the vital contribution it makes to the setting of the Castle and the visual character of the area.
- g) Developments that would **increase the number of vehicles on the road** in the area around Cherry Cross, delineated as Policy Area 7, will **not be permitted**.
- h) Development that would **damage or alter the low density and character of**, or **increase the number of vehicles in**, Policy Area 8 in northern Bridgetown will **not be permitted**.
- i) The open area comprising Bridgetown green corridor, shown as Policy Area 9, should be **retained as open space** in order to maintain the contribution it makes to the **visual character and amenities of the area**.
- j) A **wetland amenity area is proposed** on the low lying land adjacent to the River Dart between Totnes Bridge and Brutus Bridge.

Relevant SA Objective		Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1/5	Balanced Communities/ Health	Sustainability objectives for balanced communities in Totnes are clear about the need for accessible recreation and leisure sites to promote community viability and balance. The proposal makes a number of recommendations to provide formal and informal recreational facilities which, if met, will enhance the health and well being of communities in the long term. The benefits of recreational and open space are wide and cumulative for local populations.
2	Access	The proposal provides clear support and long term benefits for sustainability objectives in promoting accessible

		<p>sports & leisure facilities and open space and amenity. In particular, retention and promotion of the central Borough Park is essential in providing a facility that all can enjoy.</p> <p>The re-provision of space at the Grove School site also promotes accessible facilities to underserved elements of the community (young people/ teenagers) supporting equality of access.</p> <p>The combined proposals have long term benefits.</p>
8	Landscape	<p>The proposal addresses the key role that distinctive landscapes play in the environmental quality and aesthetic of the local area. By ensuring that the area around the Castle is conserved and enhanced, long term positive benefits are likely.</p>
10	Biodiversity	<p>The proposal's support for green space and amenity land strongly enhances sustainability objectives for biodiversity. The specific provision of a wetland amenity also has long term benefits for biodiversity.</p> <p>The establishment and protection of green infrastructure provides both amenity and direct biodiversity benefits, for example by avoiding habitat fragmentation.</p> <p>The proposals have no significant negative impacts for biodiversity and include a good range of enhancement opportunities that will benefit the local environment and community.</p>
13/14	Energy/ Air Quality	<p>The proposals support for green infrastructure promotes sustainability objectives aimed at protecting and improving local and global air quality.</p> <p>In addition, the proposal's intent to prevent development encouraging car travel will have long term positive impacts for air quality by reducing CO² and other greenhouse gas emissions from vehicles.</p>
Summary Assessment		
<p>The proposals are strongly supported by sustainability appraisal and reflect core sustainable development principles and objectives. The proposals offer a range of long term benefits for the local community (for recreation, leisure, health and amenity) contributing to core national aims that planning delivers safe, healthy and attractive environments for local people.</p> <p>The proposals also have the potential to deliver effectively the Core Strategy intentions to provide for recreational use and enjoyment of the district's towns and villages.</p>		LG

Proposal 10: TOTNES ACCESS AND TRANSPORT	
<ol style="list-style-type: none"> 1. A pedestrian priority scheme is proposed in Fore Street and High Street. Traffic management in the town centre will be promoted in conjunction with any pedestrian scheme. 2. A park and stride scheme is proposed at a site adjoining the A381 at Brutus Bridge. 3. Riverside walks on both banks of the River Dart and footpath connections to these from surrounding areas are proposed. A new pedestrian footbridge link across the river from Steamer Quay to Vire Island and on to town marsh is also proposed. Development schemes on sites adjoining the River Dart in Totnes should include provision for continuous public access to the riverside (or a financial contribution toward such provision) and a financial contribution towards the provision of a new pedestrian link across the River Dart. 	
Relevant SA Objective	Assessment of Effects: Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1	Access
	<p>The proposal's intent to deliver pedestrian priority schemes is central to sustainability objectives for access. Pedestrian schemes in the Town Centre have the potential to slow and reduce traffic flow providing a safer and healthier environment for local residents.</p> <p>The proposed park and stride schemes is an innovative approach to congestion in the central shopping areas. The proposal at Brutus Bridge has the potential to provide access and wider health and air quality improvements by reducing car travel within the town centre – alongside the health benefits that come from encouraging more walking.</p>
5	Health
	<p>The SA objective for health seeks to provide a healthy and safe environment for all. Key support for this objective comes from encouraging the provision of safe walking and cycling routes.</p> <p>The proposals make strong provision for pedestrian access across and around the town centre which has good potential for long term benefits. Greater attention could be given to opportunities for shared access routes in order to encourage cycling as an alternative sustainable travel option. Traffic management measures could also be combined with improved accessibility to public transport options.</p>
Summary Assessment	
The proposals will encourage improved access for pedestrians supporting sustainability objectives aims to make walking easier and safer	
LG	

in the town centre. There is potential for the proposals to offer greater options for alternative transport such as cycling.

Wider benefits from reduced town centre traffic are also likely for health and environmental objectives on air quality. The approach outlined accords with Core Strategy objectives to develop a more integrated transport system.

2. Dartington Policy Areas

Proposal 11: DARTINGTON POLICY AREAS

- a) The open areas to the north of Forder Lane, west of Newman Crescent, between Hunters Moon Estate and the Cott Inn and within the Hunters Mon Estate shown as Policy Areas 1,2,3 and 4 on the Proposals, should be **retained as open spaces** in order to maintain the contribution they would make to the **visual character of the area**.
- b) Developments which would **significantly alter the density of buildings** or **damage the landscape and character of the area** around Hunters Moon House and Winhills, shown in Policy Area 5 on the Proposals map will **not be permitted**.
- c) A site of about 4.5 hectares opposite Webbers yard is proposed for **sports pitches and public open space**.
- d) Development for educational, agricultural, cultural, research, renewable sustainable energy, small scale employment initiatives or rural diversification purposes within the Dartington Special Policy Area shown on the Proposals Map will be permitted provided that it will have **little adverse impact on the appearance, tranquility or amenities of the area** and that there is no significant loss of agricultural land. Alternative uses other than those listed above may be permitted to Listed and other historic buildings within the Special Policy Area, provided it can be demonstrated that the **proposal will sustain the Listed or historic buildings**.

Relevant SA Objective		Assessment of Effects: Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
8	Landscape	The proposals make clear provision to maintain valuable open/ green and public space for communities. This approach strongly supports sustainability objectives to preserve landscape character and avoid the fragmentation of defined open areas. Ensuring that areas of tranquility and natural space are maintained also has long term positive impacts for wider sustainability objectives for biodiversity, health and balanced communities.
11	Historic Environment &	The sustainability objectives for the historic environment support the protection and enhancement of valued architecture and its setting. The proposals for the Dartington Special Policy area reflect these aims well and

Cultural Heritage	implementation should ensure positive impacts in the long term.
Summary Assessment	LG
<p>The proposals perform well against relevant sustainability objectives and provide a robust approach in support of Core Strategy strategic objectives. The proposals also support wider sustainability aims for the promotion of appropriately located employment and tourism opportunities. Excellent potential for positive cumulative effects for sustainability.</p>	

Key:	
DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No Sustainability constraints and development acceptable
B	Neutral effect
Y	Potential sustainability issues; mitigation and /or negotiation possible
O	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
R	Absolute sustainability constraints to development
W	Not applicable