



West Devon
Borough
Council

West Devon Borough Council

Sustainability Appraisal Appendix II – Development Strategy and Employment Site Options

February 2015



1. Introduction

a) What is a Sustainability Appraisal?

- 1.1 Sustainability Appraisal (SA) is the process used to assess the environmental, economic and social impacts of a proposal or policy within a plan. The SA ensures that plans are sustainable and that any negative effects identified can be appropriately overcome.
- 1.2 The purpose of the SA is to ‘test’ potential options to see whether they would have positive or negative effects when assessed against a set of objectives. These objectives include protecting and conserving the local environment, ensuring good access to local services (such as schools, or healthcare facilities), minimising flood risk, encouraging economic growth and improving the general health and wellbeing of people living in the area. All of the objectives and the type of criteria we consider are set out in Appendix A.
- 1.3 A full SA is currently being prepared to assess the whole of Our Plan and will be made available alongside the Publication Version of Our Plan in February 2015. This report forms an appendix to the full SA.
- 1.4 This SA helps us to understand the options for the development strategy, namely growth levels, distribution and employment land. Site options for Tavistock and SA of individual settlements are set out in separate Appendices.

b) Can I comment on this SA?

- 1.5 Comments are invited between 26th February and 13th April on the content of this SA Addendum.
- 1.6 Please send us your comments:
 - By email to strategic.planning@westdevon.gov.uk
 - By using the Response Form available at www.westdevon.gov.uk/consultation
 - By writing to The Strategic Planning Team, West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ
- 1.7 Please note that all comments received will be made publicly available. We will not publish any personal information.

c) What is covered in this Sustainability Appraisal?

1.8 This SA sets out the following:

- Growth Options – 3 different scenarios of housing development per annum taken from the West Devon Strategic Housing Market Needs Assessment (2013)
- Distribution Options – 3 different scenarios of where growth can be focused
- Employment Land Options – 7 areas of potential employment development from the Strategic Housing Land Availability and existing employment allocations (from the Core Strategy).

Site options for Tavistock are set out at Appendix III.

2. How to read this document

a) What information is included within each appraisal?

This document presents each option in turn in the following format:

Sustainability Appraisal Scoring Objectives

Option	Sustainability Appraisal Objectives															
	Our Communities		Our Homes	Our Economy	Our Wellbeing			Our Environment			Our Resources					Our Heritage
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Example	++	+	-	?	0	++	++	?	--	?	0	-	+	+	++	-

Score	Significance
++	Potential major positive effects to achievement of the SA objective
+	Potential minor positive effects to achievement of the SA objective
0	No effect (either positive or negative) to achievement of the SA objective
-	Potential minor negative effect to achievement of the SA objective
--	Potential major negative effect to achievement of the SA objective
?	Impact on the SA objective is uncertain

Following the appraisal there is commentary on the appraisal process for each option under the various SA objectives. Also set out are assumptions made during the assessment and a summary.

3. Growth Options

- Scenario 1: Demographic trend-based projections (Indicative requirement - 199-285*dpa)
- Scenario 2: Moderate employment-led projection (Indicative requirement – 250dpa)
- Scenario 3: High employment-led projection (Indicative requirement – 337dpa)

Policy Option	Sustainability Appraisal Objectives															
	Our Communities		Our Homes	Our Economy	Our Wellbeing			Our Environment			Our Resources				Our Heritage	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Scenario 1	+	0	+	+	+	+	+	-	0	0	?	0	0	?	0	0
Scenario 2	+	0	++	+	+	+	+	--	-	0	?	0	0	?	-	0
Scenario 3	+	0	++	++	0	+	0	--	--	0	?	0	-	?	--	-

Assumptions: Affect on the SA objectives has used current requirement of 220 dpa as a benchmark. Conclusions of this assessment have to be read in conjunction with the SA of options. Impact on the SA objectives is considered Borough wide and lacks location specific consideration. It is assumed that with higher levels of growth more benefits are delivered in phase with the development (such as affordable housing, infrastructure, community services and facilities).

- All three scenarios providing housing growth as a minimum in line with previous development plan requirements, and as such have a major positive effect on the delivery of new homes (SA3). In delivering the requirements the development strategy/allocations should make explicit requirements on the mix of housing and provision for specific sectors of the community. This would aid community balance deliver positive effects for SA3 as well as SA1.

- All three scenarios will have a positive effect on the economy through identified growth levels (SA4) and delivery of homes. Greater benefit will be attained through higher growth in scenario 3, which would provide job growth in excess of previous levels. Given the nature of the Borough it would have to be considered given previous trends how realistic this would be. The development strategy needs to consider providing for other needs of the economy, such as choice of premises and infrastructure.
- It is assumed with all three scenarios there will be an improved provision of services and facilities in phase with the development, which in turn can benefit health and wellbeing, through better provision of open space, walking and cycling provision etc. Similarly growth levels can support better public transport provision and walking and cycling infrastructure (SA5,6,7). Development should be located to minimise the need to travel by the provide car and can maximise and enhance public transport offer. However, given existing provision of infrastructure in the main centres, it is expected that the higher growth levels in scenario 3 will result in a 'tipping point' of provision that there is not capacity to support the growth.
- The higher growth options will result in a greater negative impact on the environment (SA8,9) and air quality (SA15). It is unclear at this stage the precise impact on the natural environment. Possibilities to enhance the natural environment should be investigated, such as green infrastructure or biodiversity offsetting, this could improve the overall positive effect of the options on these SA objectives.
- The higher levels of growth with scenario 3 result in a negative impact on SA 13 (greater potential for loss of good quality agricultural land) and 16 (greater negative impact on the historic environment).
- The different scenarios have no direct effect or it is uncertain on a number of SA objectives (SA 10, 11, 12, 14)

Summary

Overall, the three scenarios have a positive effect on a number of SA objectives (SA1, 3, 4, 5, 6, 7). The assessment has demonstrated that the greater the level of growth the more positive the impact will be on the our homes and our economy SA objectives. However, this is at the detriment of Our Nature (and Resources and Heritage) SA objectives. In other words scenarios 1 and 2 have a more balanced impact across all SA objectives, which on the whole produces a positive sustainable outcome. To address the negative impact on the environmental objectives policies should look to conserve and enhance wherever possible, this should include the delivery of green infrastructure or biodiversity offsetting for example. If scenarios 1 or 2 are preferred it is recommended that there is a strong positive economic strategy in the plan that maximises benefits for the local economy.

4. Distribution Options

- Scenario 1: Town-focused development (main towns of Okehampton and Tavistock)
- Scenario 2: Proportional town and village development (across main town, local centres and main villages)
- Scenario 3: Rural-focused development (local centres and villages)

Policy Option	Sustainability Appraisal Objectives															
	Our Communities		Our Homes	Our Economy	Our Wellbeing			Our Environment			Our Resources				Our Heritage	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Scenario 1	0	0	++	+	+	0	0	+	+	0	0	0	0	?	0	0
Scenario 2	+	+	++	+	+	+	+	+	+	0	0	0	0	?	+	0
Scenario 3	-	-	+	-	-	-	-	-	-	0	0	0	-	?	-	0

Assumptions

Based on the development strategy, the total amount of new development to be accommodated is approx 800 dwellings in addition to existing allocations (Okehampton 900 and Tavistock 750) and outstanding commitments (Hatherleigh 106, North Tawton 61 and Bere Alston 17). The existing allocations and commitments (1834) have been taken into account when assessing the three scenarios. Therefore, the three scenarios have appraised the sustainability effects of the 800 dwellings. This has meant that the existing provision and capacity of infrastructure has also had to be taken account when carrying out this appraisal. The Land Availability Assessment and Infrastructure Delivery Plan identify development limitations in Okehampton and Tavistock due to existing infrastructure capacity.

- Overall, given the assumptions above regarding known levels and locations of development and infrastructure

capacity scenarios 1 and 2 provide more positive sustainability effects, with scenario 2 providing the greatest effects. Under normal circumstances it would have been assumed that scenario 1 would have produced the greatest sustainability effects because of the range of services and facilities available in the main towns.

- Scenario 1 and 2 will result in either minor or major positive effects across a considerable number of SA objectives (SA 3, 4, 5, 8, 9). The benefits are achieved on the whole because growth is delivered in a fewer number of locations that on the whole are the most accessible places across the borough. Limiting the number of locations brings with it economies of scale and opportunities to augment the current range of services, facilities, homes and economic infrastructure based on existing capacity and provision.
- Due to infrastructure and landscape constraints and proximity to European protected sites in the main towns scenario 2 out performs scenario 1 under the following SA objectives (1, 2, 6, 7).
- Scenario 3 results in very little positive sustainability effects (SA 8,9). In fact distributing development across the rural areas results in minor negative effects across a range of objectives (SA 1, 2, 4, 5, 6, 7, 13, 15). This results in the opposite effect of scenarios 1 or 2, in that services and facilities are dispersed across the borough and economies of scale are lost with the assumed levels of development.

Summary

In determining which scenario is more appropriate it also has to be borne in mind levels and areas of development that are already predetermined in the development strategy. Namely, the existing allocations in Okehampton and Tavistock and outstanding commitments in Hatherliegh, North Tawton and Bere Alston. The majority of this (90%) is in the main towns of Okehampton and Tavistock. Taking this into account it would seem scenario 2 is more appropriate when the availability of sites, topography, environmental designations and current road and infrastructure capacity are considered. This appraisal should be considered alongside the site specific assessment of development locations.

5. Employment Options

The following employment options across the Borough were appraised:

- Option 1: ED2 – Opportunity Okehampton
- Option 2: SP22B – Okehampton
- Option 3: SP23B – Plymouth Road, Tavistock
- Option 4: Lifton Farm Shop North
- Option 5: Batheway Fields, North Tawton
- Option 6: Yelverton Business Park, Crapstone
- Option 7: Hatchmoor Industrial Estate Hatherleigh

Locations of these options can found in the West Devon Core Strategy or Strategic Housing Land Availability Assessment

Policy Option	Sustainability Appraisal Objectives															
	Our Communities		Our Homes	Our Economy	Our Wellbeing			Our Environment			Our Resources					Our Heritage
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
ED2 Opportunity Okehampton	++	0	0	++	+	++	++	0	-	0	+	?	0	?	+	0
SP22B Okehampton	++	0	0	++	+	++	+	-	-	0	+	?	0	?	0	-
SP23B Plymouth Rd Tavistock	++	0	0	++	+	+	++	-	-	0	+	?	0	?	+	0
Lifton Farm	++	0	0	++	+	++	+	-	-	0	+	?	0	?	0	-

Shop North																
Bathway Fields, North Tawton	++	+	0	++	+	++	+	-	-	0	+	-	0	?	0	-
Yelverton Business Park, Crapstone	++	+	0	++	+	+	+	-	-	0	+	?	0	?	0	0
ED7 Hatchmoor Industrial Estate Hatherleigh	++	+	0	++	+	+	+	0	0	0	+	-	0	?	0	0

Okehampton ED2

- As an Area Centre, Okehampton is an appropriate location in principle for additional employment development.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity.
- Increased local employment opportunities here could make a significant contribution towards helping people remain independent, improving access to key services and reducing the need to travel. The site is potentially large enough to help improve significantly access to employment opportunities and services for Okehampton and its surrounding area.
- A well designed and otherwise sustainable employment development on this site will potentially have a minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Siting within the area, massing and other design considerations will need to be treated carefully in order to minimise impact on the wider landscape, especially views from within the DNP.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The site is large enough to potentially make a significant contribution towards employment provision, thereby increasing the town's self-sufficiency and reducing the level of commuting to centres such as Exeter,

especially by car. The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.

- Appropriate siting and landscaping should mean that employment development on the site would not have an impact on any heritage designations or a significant impact on DNP.

Okehampton SP22B

- As an Area Centre, Okehampton is an appropriate location in principle for additional employment development.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity.
- Increased local employment opportunities here could make a significant contribution towards helping people remain independent, improving access to key services and reducing the need to travel. The site is potentially large enough to help improve significantly access to employment opportunities and services for Okehampton and its surrounding area. This site is currently slightly removed from the built-form of the town and will potentially be on the town's extreme edge. This will make walking less attractive and the site does not adjoin the public transport route along the main road.
- A well designed and otherwise sustainable employment development on this site will potentially have a minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Although the site does have some adjoining development its development would represent an intrusion into the open countryside. Given the site's prominence in views from within DNP, siting within the area, massing and other design considerations will need to be treated especially carefully in order to minimise impact on the wider landscape.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The site is large enough to potentially make a significant contribution towards employment provision, thereby increasing the town's self-sufficiency and reducing the level of commuting to centres such as Exeter, especially by car. The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- The degree of prominence of this site in views from within DNP means that its development for employment purposes is likely to have some negative impact on the wider landscape.

Tavistock

- As an Area Centre, Tavistock is an appropriate location in principle for additional employment development.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity.
- Increased local employment opportunities here could make a significant contribution towards helping people remain independent, improving access to key services and reducing the need to travel. The site is potentially large enough to help improve significantly access to employment opportunities and services for Tavistock and its surrounding area.
- A well designed and otherwise sustainable employment development on this site will potentially have a minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Siting within the area, massing and other design considerations will need to be treated carefully in order to minimise impact on the wider landscape, especially by utilising the lower areas of the site below the ridgeline.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The site is large enough to potentially make a significant contribution towards employment provision, thereby increasing the town's self-sufficiency and reducing the level of commuting especially by car. Such a reduction in commuting by car, principally to Plymouth, could help to reduce pollution levels along the congested A386 corridor. The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- Appropriate siting and landscaping should mean that employment development on the site would not have an impact on any cultural assets and their settings or on any other heritage designations.

Lifton

- As a Local Centre, Lifton is an appropriate location in principle for additional employment development. It would promote a range of community benefits including enabling people to live near to where they work and greater social inclusion. The site is slightly removed from the built form of Lifton so care would need to be taken to ensure that it did not detract from local distinctiveness and sense of place.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and

prosperity. It should provide for the needs of the economy, especially local businesses (could provide opportunity for relocation/expansion), could support the growth of existing businesses and encourage diversification, sustain an active and working countryside including rural diversification and encourage the provision of jobs accessible to all. The site is very accessible to the main road network, being next to the A30T.

- Increased local employment opportunities here could make a significant contribution towards helping people remain independent, improving access to key services and reducing the need to travel. The site is potentially large enough to help improve significantly access to employment opportunities and services for Lifton and its surrounding area. There is footpath connection from the site to the village.
- Well designed and otherwise sustainable employment development on this site will potentially have a minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Siting within the area, massing and other design considerations will need to be treated carefully in order to minimise impact on the wider landscape.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- The south-east corner of the site is opposite the entrance to Lifton Park (A Listed Park or Garden). Care will need to be taken to ensure that any development on this site does not have a significant detrimental impact on this important heritage asset or its setting.

North Tawton

- As a Local Centre, North Tawton is an appropriate location in principle for additional employment development. It would promote a range of community benefits including enabling people to live near to where they work and greater social inclusion. The northern and north-eastern parts of the site relate best to the built form of the settlement and development here could provide easily accessible employment opportunities. Care would need to be taken to ensure that it did not detract from local distinctiveness and sense of place.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity. It should provide for the needs of the economy, especially local businesses (could provide opportunity for relocation/expansion), could support the growth of existing businesses and encourage diversification, sustain an active

and working countryside including rural diversification and encourage the provision of jobs accessible to all.

- Increased local employment opportunities here could make a significant contribution towards helping people remain independent, improving access to key services, reducing the need to travel and to improving pedestrian and cycle connectivity around the edge of the town. The site is potentially large enough to help improve significantly access to employment opportunities and services for North Tawton and its surrounding area.
- Well designed and otherwise sustainable employment development on this site will potentially have a minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Siting within the area, massing and other design considerations will need to be treated carefully in order to minimise impact on the wider landscape, the nearby River Taw and the existing footpath network.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- The site as a whole has been given a precautionary minor negative impact rating in relation to the cultural and historic environment. This is due to the location of the significant SAM to the south of the site, proximity to Listed Buildings and the town's Conservation Area and the potential for other un-designated heritage assets to exist within the site. The location of development within the site and its design will need to take careful and full account of this range of heritage assets.

Crapstone

- Additional small-scale employment development will make a positive contribution towards the community vitality, resilience and balance of the local community. It could also help to maintain and strengthen local distinctiveness.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity. It should provide for the needs of the economy, especially local businesses, could support the growth of existing businesses and encourage diversification, sustain an active and working countryside including rural diversification and encourage the provision of jobs accessible to all.
- Local employment opportunities can help people remain independent, improve access to key services and reduce the need to travel.
- Small-scale, well designed and otherwise sustainable employment development on this site will potentially have a

minor negative effect on the conservation and enhancement of the local landscape quality and biodiversity. Any development will need to be treated especially sensitively given its location within the AONB.

- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- The effect of employment development here on the cultural and historic environment is likely to be neutral.

Hatherleigh

- As a Local Centre, Hatherleigh is an appropriate location in principle for additional employment development. It would promote a range of community benefits including enabling people to live near to where they work and greater social inclusion. The site would be an extension to an existing employment estate and is opposite one of the town's main residential areas.
- An employment development would have no significant effect in relation to providing access to housing and therefore gains a neutral rating.
- Employment development would make a significant contribution towards encouraging economic growth and prosperity. It should provide for the needs of the economy, especially local businesses (could provide opportunity for relocation/expansion), could support the growth of existing businesses and encourage diversification, sustain an active and working countryside including rural diversification and encourage the provision of jobs accessible to all.
- Local employment opportunities can help people remain independent, improve access to key services and reduce the need to travel. Development of this site would form an extension of the Hatchmoor Industrial Estate and is well served by the main road network.
- Small-scale, well designed and otherwise sustainable employment development on this site should potentially have a neutral/minimal effect on the conservation and enhancement of the local landscape quality and biodiversity. This assumes that the necessary safeguards are put in place to protect the nearby watercourses.
- Employment development here could potentially improve the local community's self-sufficiency and reduce the need for energy use (travel). The other potential impacts on Our Resources are either unknown at this stage or are likely to be neutral.
- The effect of employment development here on the cultural and historic environment is likely to be neutral.

Summary

All of these employment sites have been assessed as demonstrating positive effects relating to Our Communities, Our Economy and Our Wellbeing. In some cases potential minor negative effects have been flagged-up relating to Our Nature (landscape and biodiversity) and Our Heritage, but these are inevitable to a degree and mitigatory measures should make their impact acceptable. The assessments of impacts under Our Resources are mainly positive, will have no effect or are not known at this stage.

Appendix A – Sustainability Objectives

SEA Topic	Sustainability Objective	
Our Communities		
Population	SA1	To promote community vitality, resilience and balance <i>Does it:</i> <ul style="list-style-type: none"> • promote a sustainable mix of uses which are compatible to their surroundings? • promote the retention and development of community services and facilities? • facilitate flexible working practices and enable people to live near to where they work? • provide opportunities for communities to respond to unforeseen events and circumstances? • promote social inclusion?
Population and Human Health	SA2	To respect, maintain and strengthen local distinctiveness and sense of place <i>Does it:</i> <ul style="list-style-type: none"> • enhance the quality and character of places? • promote good design including density and site layout appropriate to the character of the location? • encourage the use of local materials?
Our Homes		
Population and Human Health	SA3	To provide access to all types of housing that will help meet needs <i>Does it:</i> <ul style="list-style-type: none"> • improve the mix and quality of housing stock, including open market and affordable to meet a range of needs? • increase needed provision for specific sectors of the community e.g. the elderly, disadvantaged, gypsies and travellers?
Our Economy		
Population and Material Assets	SA4	To encourage economic growth and prosperity <i>Does it:</i> <ul style="list-style-type: none"> • provide for the needs of the economy, particularly local businesses (such as choice of premises, services, infrastructure, skilled workforce)? • support the growth of existing businesses and business sectors and encourage diversification into key growth sectors? • encourage provision of jobs accessible to all?

		<ul style="list-style-type: none"> • <i>sustain an active and working countryside, including rural diversification?</i> • <i>promote competitive town centres which enhance customer choice, retail offer and the individuality and vitality of the centre?</i> • <i>improve access to high quality communications infrastructure?</i> • <i>facilitate the creation of, or sustain local supply chains and retention of spending in the local economy?</i>
Our Wellbeing		
Population and Human Health	SA5	<p>To improve health and wellbeing</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>improve the health of the community and encourage healthy lifestyles?</i> • <i>encourage social interaction in public places?</i> • <i>improve access to open space and sports, leisure and recreation facilities?</i> • <i>improve walking and cycling provision?</i> • <i>help people remain independent?</i> • <i>promote a safe environment, through designing out crime and the fear of crime?</i>
Population and Human Health	SA6	<p>To ensure adequate and accessible provision of services and facilities</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>improve access to key services (education, shops, employment, recreation, health, community services, and cultural assets)?</i> • <i>enhance access to natural green spaces or the countryside?</i> • <i>provide safe pedestrian and cycle routes?</i> • <i>improve and/or sustain public transport or other sustainable transport modes?</i>
Population and Human Health	SA7	<p>To encourage sustainable transport options and make the best use of existing transport infrastructure?</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>reduce the need to travel, especially by car?</i> • <i>help provide walking/cycling/public transport infrastructure?</i> • <i>integrate well or improve the existing public transport infrastructure?</i>
Our Environment		
Landscape	SA8	<p>To conserve and enhance the distinctive character and special qualities and features of the landscape</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>conserve and where possible enhance landscape character?</i>

		<ul style="list-style-type: none"> • <i>conserve and enhance the natural beauty and special qualities of protected landscapes and their settings?</i> • <i>maintain the character of the undeveloped coast?</i>
Biodiversity, Fauna and Flora	SA9	<p>To conserve and enhance biodiversity</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>conserve and where possible, enhance biodiversity, including protected species and habitats?</i> • <i>maintain and enhance green infrastructure?</i>
Water and Climatic Factors	SA10	<p>To protect and enhance water quality</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>protect and improve freshwater and estuarine quality?</i> • <i>provide adequate utilities infrastructure that does not adversely impact on the environment?</i>
Our Resources		
Material Assets and Climatic Factors	SA11	<p>To mitigate and adapt to the effects of climate change</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>help to protect the community from changing weather patterns and environmental conditions and adapt to climate change?</i> • <i>increase the ability of the community to be more self sufficient?</i> • <i>reduce the need for energy use and/or reduce fuel poverty?</i> • <i>support decentralised low carbon and renewable energy generation?</i> • <i>facilitate the generation and use of renewable energy?</i> • <i>support reductions in greenhouse gas emissions?</i>
Water and Climatic Factors	SA12	<p>To minimise the risk from flooding</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>reduce the risk of flooding to the development and surrounding areas?</i> • <i>help to reduce the rate of run-off?</i> • <i>promote sustainable flood risk management?</i> • <i>encourage sustainable drainage?</i>
Soil and Water	SA13	<p>To maintain and improve land quality</p> <p><i>Does it:</i></p>

		<ul style="list-style-type: none"> • <i>make efficient use of land including previously developed land where appropriate?</i> • <i>help remediate contaminated sites?</i> • <i>minimise the loss of good quality agricultural land?</i>
Material Assets, Water, Soil, Human Health and Population	SA14	<p>To minimise the production of waste and encourage the sustainable use of resources</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>reduce the use of primary resources and promote the use of recycled materials?</i> • <i>encourage the use of local products and services?</i>
Air, Climatic Factors and Human Health	SA15	<p>To protect and improve air quality</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>help improve air quality?</i> • <i>support specific actions in designated AQMAs?</i> • <i>help reduce pollution from traffic?</i>
Our Heritage		
Cultural Heritage	SA16	<p>To protect and enhance the cultural and historic environment</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> • <i>continue to protect and enhance historical, archaeological and cultural assets and their settings?</i> • <i>make a positive contribution to existing landscape, townscape and villages and their settings?</i> • <i>promote uses suitable to the historic fabric of the site and surrounding area?</i>