West Devon Borough Council

Sustainability Appraisal
Appendix V – SA of Policies

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 and draft policies 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 An SA report 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 sustainability impact of the proposed policies in Our Plan.

b) Can I comment on this SA?

1.5 Comments are invited between 26\(^{th}\) February and 13\(^{th}\) 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 an appraisal of the following draft policies:

- Our Vision
- Our Objectives
  - Our Wellbeing
- Policy OP1: Wellbeing
  - Our Communities
- Policy OP2: Sustainable Development
- Policy OP3: Meeting Future Development Needs
- Policy OP4: Borough Wide Development Strategy
- Policy OP5: Minimum Planned Requirements
- Policy OP6: East of Okehampton Strategic Employment Site
- Policy OP7: East of Okehampton Strategic Housing Site
- Policy OP8: Area of Employment Opportunity - Land at Plymouth Road, Tavistock
- Policy OP9: Land at Callington Road Strategic Housing Site
- Policy OP10: Area of Employment Opportunity, Land at Pixon Lane, Tavistock
- Policy OP11: Area of Employment Opportunity - The Station, Bere Alston
- Policy OP12: Area of Employment Opportunity - Hatchmoor
- Policy OP13: Mixed Use Regeneration Site, Hatherleigh Market
- Policy OP14: Mixed Use Regeneration Site, Woollen Mill, North Tawton
- Policy OP15: Land at Mount Kelly
- Policy OP16: Land at Brook Farm
- Policy OP17: Land at New Launceston Road
- Policy OP18: Area of Employment Opportunity – Strawberry Farm Fields, Lifton
• Policy OP20: Managing Development in Our Main Towns, Local Centres and Main Villages
• Policy OP21: Managing Development in Smaller Villages, Hamlets and the Open Countryside
• Policy OP22: Neighbourhood Development Plans and Orders
• Policy OP23: Neighbourhood Planning – Meeting Planned Requirements
  
  **Our Economy**
  • Policy OP24: Supporting West Devon’s Economy
  • Policy OP25: Existing Employment Sites
  • Policy OP26: Promoting Competitive Town Centres
  • Policy OP27: Primary and Secondary Shopping Frontages
  • Policy OP28: Out of Centre Shopping
  • Policy OP29: Neighbourhood and Village shopping
  
  **Our Homes**
  • Policy OP30: Inclusive Communities
  • Policy OP31: Affordable Housing
  
  **Our Infrastructure**
  • Policy OP32: Infrastructure Provision
  • Policy OP33: Communications Infrastructure
  • Policy OP34: Transport Infrastructure
  • Policy OP35: Open Space, Sport and Recreation
  • Policy OP36: Community Services and Facilities
  
  **Our Environment**
  • Policy OP37: Nationally Protected Landscapes
  • Policy OP38: Landscape Character
  • Policy OP39: Green Infrastructure
  • Policy OP40: Biodiversity
  • Policy OP41: Flood Risk
• Policy OP42: Resource Quality
• Policy OP43: Design
• Policy OP44: General Amenity
  Our Heritage
• Policy OP45: Historic Environment
  Our Resources
• Policy OP46: Low Carbon Future
• Policy OP47: New Development and Sustainable Energy
• Policy OP48: Renewable and Low Carbon Energy (including heat)
• Policy OP49: Community Energy
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**

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Following the appraisal there is commentary on the appraisal process for each option under the various SA objectives.
3. Sustainability Appraisal of Vision, Objectives and Policies

Our Vision

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Our Vision Commentary

- The vision seeks to enhance the quality of life for individuals and communities, therefore, produces a positive effect across a range of SA objectives.
- Sustainability could be improved even further if Our Environment and Our Resources SA objectives were more explicit, such as conserving and enhancing the natural environment.
## Our Objectives

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Sustainability Appraisal Appendix V – SA of Policies
Commentary

Our Wellbeing Objectives:
- These objectives aim to support the wellbeing of communities and as such provide major positive effects to the our wellbeing SA objectives and should also provide minor positive effects to Our Communities, Our Homes and Our Economy SA objectives.
- These objectives could also provide indirect positive impacts on other aspects of development such as local distinctiveness, sense of place and green infrastructure.

Our Communities Objectives:
- Overall, these objectives produce positive impacts across a range of SA objectives.
- Sustainability credentials of these objectives could be strengthened even further by including a reference to access to services and sustainable transport options.

Our Homes Objectives:
- These objectives focus primarily on the amount, quality and range of housing to meet different needs.
- It could be strengthened to recognise the importance of sustainable locations for development.

Our Economy Objectives:
- These objectives focus on high level growth and prosperity. Specific reference to our rural economy and flexible working patterns would enhance the economic SA objectives.

Our Infrastructure Objectives:
- The objectives recognise the importance of infrastructure provision. Sustainability credentials could be improved if explicit reference is made to the need to provide an adequate infrastructure to support the development needs (e.g. housing and employment) of the area.

Our Environment Objectives:
- These objectives provide a strong framework to protect and enhance the natural environment. Further sustainability benefits could be achieved by making reference to sustainable drainage, enhance and improve water and air quality.

Our Heritage Objectives:
- This objective aims to protect and enhance the heritage assets but could be improved by referring to the wider historic environment and the benefit of looking for alternative viable uses for heritage assets.
**Our Resources Objectives:**
- These objectives aim to make a significant impact on addressing the challenge of climate change. This includes supporting local community energy projects.

**Summary:**
Overall, the objectives provide a strong framework to support and encourage sustainable development in West Devon. However, recommendations are included which would further improve the sustainability of the plan’s objectives. The appraisal has highlighted that one SA objective (SA13) is not addressed through the objectives of the plan. It suggested that this is included within the Our Resources objectives.

**Our Wellbeing**
**Policy OP1: Our Wellbeing**

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**Policy OP1: Our Wellbeing**

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This policy aims to support new development which seeks to contribute to reducing identified health inequalities.

- This policy sets out some of the detail around how the Council will reduce health inequalities and improve the overall health and wellbeing of our communities. There are a number of criteria which focus on different aspects of this including promoting walking and cycling, wider access to community facilities, social interaction, and quality of the local environment. (SA1)
- It contains a number of criteria which support proposals that could enhance local distinctiveness, sense of place, and the quality of the local area. (SA2)
- This policy seeks to support proposals which provide for specific housing to meet the needs of a specific group. The policy could cross refer to other policies in the Plan. (SA3)
- This policy includes specific reference to the importance of the economic base of the Borough by measures to increase access to jobs and improve the skills base and average wages. (SA4)
- There is nothing in the policy about the benefits of being connected to broadband which enables social interaction, skill sharing, live-work units, and small rural businesses. (SA1, SA4)
- This policy has positive impacts on SA5, SA6, and SA7 by setting out a range of criteria which cover the SA objectives for our Wellbeing.
- It has no direct impacts on SA7, SA8, SA9, SA10, SA11, SA12, SA13, SA14, SA15 and SA16. However, the projects which could be considered against this policy could have impacts and therefore there should some cross reference within the supporting text to other policies in Our Plan.

**Summary**

Following the SA assessment, OP1 is the amalgamation of two previous policies which avoids over duplication and proposes a clearer policy which focuses on specific areas which contribute to the well being of its communities. The role of having a job in contributing to a person’s wellbeing has been recognised through the SA work, and criteria included supporting proposals which improve access to existing employment centres, broaden the skill base of the local workforce and increase average income.
### Our Communities

**Policy OP2: Sustainable Development**

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This policy sets out the Council’s approach in relation to sustainable development and sets out a number of criteria to assess how sustainable proposals are in terms of the presumption of sustainable development.

- The policy could benefit from being packaged into economic, environmental and social aspects.
- The policy sets out that development should promote community vitality, resilience and balance. Could this be expanded to give examples of how this could be achieved, for example by promoting a sustainable mix of uses, promoting social inclusion and enabling flexible working patterns. (SA1)
- This policy has criteria which relate to local distinctiveness, a sense of place and scale and seeks to ensure that proposals relate positively to the built environment. (SA2)
- The policy includes criteria which relate specifically to affordable housing and housing which meets local identified need. However, it doesn’t include anything which relates to providing access to all types of housing and improving the mix and quality of the housing stock for all needs.
(SA3)

- The policy contains criteria which relate to economic growth and prosperity and that encourage other modes of transport and providing infrastructure. The policy could benefit from having some additional criteria such as sustaining an active and working countryside including rural diversification, promoting competitive town centres, facilitating small businesses, providing live-work spaces, encouraging small work hubs on new development, community shops etc. (SA4)

- The policy has criteria which relate to wellbeing by encouraging healthy lifestyles and environments which are also free from crime. Proposals for new development should take a holistic approach to development and ensure that proposals meet with the key strands of sustainable development. The Wellbeing policy covers some of these issues and could be cross referred to in this policy. If the housing criteria were expanded to include all mix, types and quality this would support meeting a range of needs of the community. (SA5)

- The policy has criteria which relate to ensuring that development is accessible to a range of services, facilities and places of work through a choice of transport including walking, cycling and public transport. This could be expanded to refer to meeting the needs of all the community. (SA6, SA7)

- The policy contains criteria which relate to designated landscapes. However, this could be expanded to include the quality of local landscape character. (SA8)

- The policy includes criteria which relate to improving biodiversity and green infrastructure (SA9)

- The policy includes criteria which relate to mitigating for the impacts of soil, air and water pollution which may enhance these elements of the environment. The proposal could be expanded to both recognise the importance of soil, air and water quality and encourage enhancement where appropriate as well as ensuring mitigation against negative impacts. (SA10, SA12, SA13, SA15)

- The policy includes criteria which relate to mitigation and adaption of the impact of development on climate change, minimising the use of resources and energy consumption and encouraging the use of renewable resources. These criteria could be split into two separate clauses. (SA11, SA12). The policy could also reflect the social aspects of climate change, for example proposals which reduce fuel poverty or increase the ability for a community to be more self-sufficient through local renewable energy schemes. (SA11, SA12)

- The policy does have criteria which relate to using land efficiently, including the re-use of previously developed land, but it could be expanded to recognise the need to minimise the loss of good quality land. (SA13)
- The policy does not include any criteria which relate to minimising the production of waste and encourage sustainable use of resources, local products and services. (SA14)
- The policy includes criteria which relate to protecting and enhancing the historic environment. This could this be expanded to include the local cultural environment. Reference could also be made to archaeology, heritage assets and their settings. (SA16)

**Summary**
OP2 has been expanded to include criteria to cover points highlighted by the sustainability appraisal. These changes include general needs housing and expanding the criteria relating to the local economy. However, there are some areas that have not been addressed such as measures to enhance air, soil and water quality when considering the impacts of development, expanding aspects of the historic environment, highlighting the social benefits to local proposals to address climate change and clarifying what is meant by promoting community vitality, resilience and balance.

This policy could benefit from some rationalisation, perhaps as suggested by the above commentary by grouping criteria according to social, economic and environmental aspects of sustainable development. This could provide for a more succinct high level policy which reflects the NPPF and at the same time highlights aspects which the Borough considers needs specific details when managing development.

**OP3: Meeting Future Needs**

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• This policy will provide sufficient housing to meet needs arising from the forecast population and household change.
• Past trends show that this policy is deliverable although it is less than average completion rates of 260 homes a year over the last 10 years (NB: this average is skewed by a few ‘peaks’ between 2007 and 2011 due to completions of large allocations. These high levels of growth are unlikely to be deliverable or sustainable in the long term. Conversely, lower rates of completions over the last few years reflect a period of suppressed delivery because of the recession and there are indications that completions will rise again to pre-2012 levels within the next few years). This level of growth has helped to contribute towards highest rate of population growth in the Plymouth HMA and the creation of an average of 120 jobs per annum which has proven to be a sustainable level of economic growth.
• This policy will maintain the rate of population growth around current levels (9.8% between 2001 and 2011)
• This policy will help to enable the ‘status quo’ to be maintained by responding to natural changes whilst also providing opportunities to rebalance to mix of ages and socio-economic backgrounds in our communities.
• This level of housebuilding can be accommodated in the Borough as demonstrated through the Land Availability Assessment.
• The policy enables the Council to deliver development in the right places and most sustainable locations because of the level of growth proposed.
• At an average of 30% affordable housing (as per the proposed AH policy), this policy could deliver c. 65 affordable units per year. This is comparable to the net annual arising need of 67 affordable units per year. A higher level of housing growth would offer more potential to secure more affordable housing.
• The policy will enable young people and families to be retained in the Borough as there will be more opportunities for affordable housing and more supply of housing to balance any demands created by new jobs in the Borough
• The policy supports self-containment through the provision of increased jobs in the Borough and increases the availability of a local workforce by ensuring there are sufficient homes to meet future population changes. A higher proposed rate of job growth could increase local job opportunities but the moderate levels proposed by the policy reflect a realistic assessment of economic potential and higher rates may therefore be unachievable.
• The policy supports a moderate level of housing and job growth complements our larger than local ambitions to support high economic growth focussed around the city of Plymouth and other economic objectives such as LEP, City Deal etc.
• The policy seeks to protect and enhance our natural landscapes by providing potential to avoid our most sensitive landscapes, heritage assets and other environmental resources.
• The policy recognises and promotes what makes the area ‘special’ as lower levels of growth will help to maintain the character of our area and tranquillity of many places
• The policy seeks to improve access to services as these levels of development could help to support more sustainable communities through the provision and retention of local facilities.
The policy responds positively to climate change as a balanced level of housing and job growth could improve levels of self containment and reduce out commuting to major employment destinations such as Plymouth, Exeter and Torbay.

**OP4: Borough Wide Development Strategy**

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- Dispersing development around the Borough in way that is proportional to each community’s existing size will help to ensure that new development integrates as sensitively as possible with its surroundings.
- Additional development in the Local Centres and Main Villages in particular will support local services and facilities where they exist, helping to promote their longer term retention and contributing positively to community vitality, resilience and social inclusion.
- The combination of housing and employment opportunities promoted by this policy will help to facilitate flexible working practices, enabling people to live near to where they work. The policy has sufficient caveats to ensure that development does not become a free for all in the countryside but seeks to limit this to proposals which genuinely meet identified local needs.
- Through proposing levels of development which promote between 1% and 5% growth in the Local Centres and Main Villages, there are significant opportunities for new development to be sensitively integrated into the existing landscapes and for the character of such places to be preserved.
- Higher levels of growth are planned for the Main Towns of Okehampton and Tavistock. However, in both cases, extensive masterplanning exercises have already been undertaken which demonstrate how local distinctiveness and sense of place can be maintained and strengthened through new development.
• Each individual development will be subject to specific design policies as set out elsewhere in Our Plan which will help to respect, maintain and strengthen local distinctiveness and sense of place.
• The policy does not specifically refer to types of housing or to the proportion of affordable housing to be achieved. However, it is not considered to be necessary within this policy as these requirements are covered elsewhere in Our Plan.
• The reference to meeting identified local needs in relation to the smaller villages, hamlets and countryside provides an important opportunity for different types of housing to meet specific sectors of the community in places where development may not have previously been supported which has a positive benefit in terms of helping to provide access to all types of housing that will help meet needs.
• The policy refers to the distribution of both housing and employment growth which is essential in helping to encourage economic growth and prosperity.
• The distinction in the policy between what types of employment opportunities may be supported in the different settlement classifications helps to clarify the different ways in which the economy will be supported. The policy could benefit from further clarification about this, particularly in respect of the types of industry to be encouraged and supported in the Main Towns and reference to sustaining an active and working countryside, including rural diversification, for the Local Centres, Main Villages, Smaller Villages, Hamlets and Countryside.
• Clearly, the majority of facilities (including the main healthcare and leisure facilities, community services, cultural assets and public transport) are located in the Main Towns of Okehampton and Tavistock. The majority of new growth (c.75%) will be located within these places which will help to ensure that development is supported by adequate and accessible provision of services and facilities, thus contributing to the positive health and wellbeing of our communities. Smaller levels of growth (c.15%) in the Local Centres and Main Villages, although being less well supported by such facilities, will nevertheless benefit from the presence of some local services (such as primary schools, community buildings and pubs) which in turn will benefit from more development in the local area. Many of these places are vibrant communities with many clubs, societies and support networks which collectively support the health and wellbeing of those living there.
• The exceptional nature of development in the Smaller Villages, Hamlets and Open Countryside will ensure that development in these locations is only permitted where there is a particular need and where, in itself, it will lead to the improved health and wellbeing of individuals and communities.
• The Main Towns benefit from accessible and regular public transport services as well as national cycle networks. The majority of development is directed towards these and will therefore have positive benefits for reducing the need to travel by car and making the best use of existing transport infrastructure.
• The remaining settlements are less well served by accessible and regular public transport services and therefore there is a potential minor negative effects when considered against the objective of reducing the need to travel by car. However, there is a general acceptance across the wider community that use of the private car is part and parcel of the rural nature of the Borough and a realistic view of this has to be
taken. As such, given that the proportion of development to be accommodated within these areas is relatively small, it is considered that this potential minor negative effect is not sufficient to outweigh the other benefits of the proposed strategy for distribution.

- Dispersing development around the Borough in way that is proportional to each community’s existing size will help to ensure that new development integrates as sensitively as possible with its surroundings. Evidence gathered in the Land Availability Assessment identifies some landscape, biodiversity, land quality, air quality heritage and flood risk constraints which particularly affect the Main Towns and limit opportunities for further expansion beyond the existing allocations. Therefore, the wider distribution of development around the Borough in smaller quantities of development will help to have positive effects on conserving and enhancing the quality of landscape character, biodiversity and water quality.

- The proposed distribution of development seeks to support the long term resilience of both the town and rural communities. By locating the majority of development in the Main Towns, development is being directed to those places which are considered to be the most ‘sustainable’ settlements in the Borough. Small scale development in the remaining settlements will, on the other hand, help to support the retention of local rural facilities whilst also enable opportunities for people to live near to where they work or stay close to families. Collectively, the strategy therefore supports a reduction in greenhouse gas emissions by seeking to reduce use of the private car, increases the ability of communities to become self sufficient and limits the extent of development in the Main Towns which would otherwise have to be accommodated in more sensitive landscapes and environments which are more vulnerable to climate change.

### OP5: Minimum Planned Requirements

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NB: Appendix IV is appended to this SA report which appraises each settlement individually to assess the effects of the proposed minimum planned requirements for each place.

- Dispersing development around the Borough in a way that is proportional to each community’s existing size will help to ensure that new development integrates as sensitively as possible with its surroundings.
- Additional development in the Local Centres and Main Villages in particular will support local services and facilities where they exist, helping to promote their longer term retention and contributing positively to community vitality, resilience and social inclusion.
- The reference to phasing is particularly important, particularly for the settlements which are experiencing higher rates of growth. Having development phased over a period of time will help to ensure that both a steady supply of housing is maintained and that there are opportunities for new development to integrate at a planned rate of growth.
- Through proposing levels of development which promote between 1% and 5% growth in the Local Centres and Main Villages, there are significant opportunities for new development to be sensitively integrated into the existing landscapes and for the character of such places to be preserved.
- Higher levels of growth are planned for the Main Towns of Okehampton and Tavistock. However, in both cases, extensive masterplanning exercises have already been undertaken which demonstrate how local distinctiveness and sense of place can be maintained and strengthened through new development.
- Each individual development will be subject to specific design policies as set out elsewhere in Our Plan which will help to respect, maintain and strengthen local distinctiveness and sense of place.
- The policy refers specifically to the need to secure on site affordable housing through allocations where there is an identified need within the settlement. This is particularly important given the recent affordable housing thresholds introduced by central Government. Whilst this limits to an extent the ability of individual communities to plan for smaller allocations (below 11 units) it is a necessary caveat to ensure that affordable housing can be delivered where it is needed.
- The policy provides an important contingency to ensure that in the event a five year land supply cannot be demonstrated, there is a mechanism in place to enable the continued delivery of homes, albeit in an alternative way to the preferred strategy. This has a positive effect on ensuring that access can be provided to all types of housing that will help meet needs.
- The policy relates specifically to the allocation of housing numbers and therefore there is no direct impact on employment opportunities, other than to ensure that there is adequate housing to sustain a local workforce across the Borough.
- Clearly, the majority of facilities (including the main healthcare and leisure facilities, community services, cultural assets and public transport) are located in the Main Towns of Okehampton and Tavistock. The majority of new growth (c.75%) will be located within these places which will help to ensure that development is supported by adequate and accessible provision of services and facilities, thus
contributing to the positive health and wellbeing of our communities. Smaller levels of growth (c.15%) in the Local Centres and Main Villages, although being less well supported by such facilities, will nevertheless benefit from the presence of some local services (such as primary schools, community buildings and pubs) which in turn will benefit from more development in the local area. Many of these places are vibrant communities with many clubs, societies and support networks which collectively support the health and wellbeing of those living there.

- The exceptional nature of development in the Smaller Villages, Hamlets and Open Countryside will ensure that development in these locations is only permitted where there is a particular need and where, in itself, it will lead to the improved health and wellbeing of individuals and communities.
- The Main Towns benefit from accessible and regular public transport services as well as national cycle networks. The majority of development is directed towards these and will therefore have positive benefits for reducing the need to travel by car and making the best use of existing transport infrastructure.
- The remaining settlements are less well served by accessible and regular public transport services and therefore there is a potential minor negative effects when considered against the objective of reducing the need to travel by car. However, there is a general acceptance across the wider community that use of the private car is part and parcel of the rural nature of the Borough and a realistic view of this has to be taken. As such, given that the proportion of development to be accommodated within these areas is relatively small, it is considered that this potential minor negative effect is not sufficient to outweigh the other benefits of the proposed strategy for distribution.
- Dispersing development around the Borough in way that is proportional to each community’s existing size will help to ensure that new development integrates as sensitively as possible with its surroundings. Evidence gathered in the Land Availability Assessment identifies some landscape, biodiversity, land quality, air quality heritage and flood risk constraints which particularly affect the Main Towns and limit opportunities for further expansion beyond the existing allocations. Therefore, the wider distribution of development around the Borough in smaller quantities of development will help to have positive effects on conserving and enhancing the quality of landscape character, biodiversity and water quality.
- The policy specifically refers to the consideration of biodiversity, flood risk, minerals, access, stability, contamination, landscape, heritage assets, European designated sites and other designated sites in the future assessment of sites which might be required to support a five year land supply.
- The policy specifically refers to the consideration of contributing towards a low carbon future in the future assessment of sites which might be required to support a five year land supply.
- The proposed distribution of development seeks to support the long term resilience of both the town and rural communities. By locating the majority of development in the Main Towns, development is being directed to those places which are considered to be the most ‘sustainable’ settlements in the Borough. Small scale development in the remaining settlements will, on the other hand, help to support the
retention of local rural facilities whilst also enable opportunities for people to live near to where they work or stay close to families. Collectively, the strategy therefore supports a reduction in greenhouse gas emissions by seeking to reduce use of the private car, increases the ability of communities to become self sufficient and limits the extent of development in the Main Towns which would otherwise have to be accommodated in more sensitive landscapes and environments which are more vulnerable to climate change.

**Existing Allocations**

**Policies OP6 – OP14**

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<th>Sustainability Appraisal Objectives</th>
<th>Our Communities</th>
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### OP6 East of Okehampton Strategic Employment Site

- Policy OP6 proposes a significant employment site to the east of Okehampton with an element of residential to ensure viability. Therefore, it achieves positive sustainability benefits under SA 1, 2, 3, 4 (Our Communities, Homes and Economy sections respectively).
- The policy allows for a railway station, pedestrian and cycle links, which should address the potential of increased private car use from the development. It also provides a mix of uses that will aid the site and the town’s sustainability, therefore, it produces positive sustainability benefits under the following objectives SA 5, 6, 7, 11 and 15.
- For a range of sustainability objectives it produces no effect (SA 10, 13, 16) and or is unknown at this stage (SA12, 14)
- Minor negative effects are predicted for SA 8 and 9. This could be addressed by insertion of a clause to address the conservation and enhancement of landscape character and biodiversity.

### OP7 East of Okehampton Strategic Housing Site

- Policy OP7 proposes mixed use development of approximately 600 homes and associated community benefits. It achieves positive sustainability benefits SA1, 2, 3, 4 (Our Communities, Homes and Economy sections)
- OP7 includes clauses for improved public transport links (including strategic transport requirements) and increased travel choices to reduce the reliance on the private car, as well as cycle and pedestrian connections between the proposed development and the existing town. There is also a specific clause on green infrastructure, open space, sport and recreation. These clauses ensure positive sustainability assessment under the Our Wellbeing section (SA5, 6, 7).
- The supporting text identifies landscape constraints and references the East of Okehampton Masterplan SPD. Clause m references local and strategic green infrastructure. Clause n provides for a sustainable water strategy. There is also a clause (r) that the development should support and not prejudice the delivery of the Stockley Valley Park. This ensures the negative impact on landscape character, biodiversity and water quality is addressed (SA8, 9, 10).
- There is provision in the policy to incorporate the latest sustainable development principles, including the use of renewable sources which produces a positive effect under SA11.
- The sustainable water strategy should also ensure that SA12 produces positive effects.
- For a range of sustainability objectives it produces no effect (SA 13, 15, 16) and or is unknown at this stage (SA 14)

**OP8 Area of Employment Opportunity – Land at Plymouth Road, Tavistock**
- Policy OP8 proposes a significant employment site with an element of residential to ensure viability. Therefore, it achieves positive sustainability benefits under SA 1, 2, 3, 4 (Our Communities, Homes and Economy sections respectively).
- Due to its location it provides positive sustainability benefits under SA 6, 7. Sustainability could be further enhanced with reference to public transport, pedestrian and cycle links back into the town, open space, sport and recreation contributions provided on a pro rata basis to the level of residential development.
- Further sustainability benefits could be provided by including a clause on landscape character, Tamar Valley AONB and Dartmoor National Park and biodiversity. It would also be useful to include reference a sustainable water strategy (as appears in other policies). This would address the minor negative effects predicted for SA 8 and 9.
- For a range of sustainability objectives it produces no effect (SA 5, 10, 13, 16) and or is unknown at this stage (SA12, 14)

**OP9 Land at Callington Road Strategic Housing Site**
- Policy OP9 allocates a significant mixed use development of approximately 635 dwellings and associated community uses. It also includes provision for the reinstatement of the railway line to Bere Alston and station and car parking.
- The policy has strong sustainability credentials (SA 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12) due to accompanying clauses (f-r) to ensure sustainable development, including key transport improvements, particularly the reinstatement of the railway line and station. This should address potential increased private car use from the development.
- Reference to according with the South and South West of Tavistock Masterplan SPD will provide a suitable framework to bring forward the development in a sustainable manner.
• Similarly reference to the Tamar Valley AONB, West Devon and Cornwall Mining Landscape World Heritage Site and Dartmoor National Park and mitigating any impact on these special designations improves the sustainability under Our Environment and Our Heritage sections.
• For a range of sustainability objectives it produces no effect (SA 13, 15, 16) or is unknown at this stage (SA14)

**OP10 Area of Employment Opportunity, Land at Pixon Lane, Tavistock**
• Policy OP10 allows for limited redevelopment of the site but with the continued use as a cattle market. Keeping the focus on market related employment or community use results in sustainability benefits.
• The site is within the built form of Tavistock is previously developed land and is well located to the rest of Tavistock and its services and facilities.
• Overall, sustainability benefits are gained through SA1, 2, 4, 5, 6, 7, 8, 9, 13.
• For a range of sustainability objectives it produces no effect (SA 3, 10, 11, 12, 15, 16) or is unknown at this stage (SA14)

**OP11 Area of Employment Opportunity – The Station, Bere Alston**
• Policy OP11 proposes redevelopment of the goods yard next to the train station for employment uses. Particular emphasis is given to maximising tourism potential.
• Sustainability benefits are provided as it is a previously developed site, next to the train station, that looks to maximise pedestrian and cycle linkages. This should encourage trips to be made other than by the private car. Overall, sustainability benefits are gained through SA1, 4, 5, 6, 7, 8, 13.
• For a range of sustainability objectives it produces no effect (SA 2, 3, 9, 10, 11, 12, 15, 16) or is unknown at this stage (SA14)

**OP12 Area of Employment Opportunity – Hatchmoor**
• Policy OP12 proposes an extension to Hatchmoor Industrial Estate for employment use. Therefore, it provides major sustainability benefit for SA4.
• Other positive sustainability benefits are accrued for the following: SA1, 2, 5, 6, 7.
• For a range of sustainability objectives it produces no effect (SA 3, 8, 9, 10, 11, 12, 13, 15, 16) or is unknown at this stage (SA14)
• Sustainability could be improved by including reference to pedestrian and cycle links (SA6), green infrastructure (SA9) and sustainable water strategy (SA10).

**OP13 Mixed Use Regeneration Site, Hatherleigh Market**

• Policy OP13 proposes mixed use regeneration of the market. Provision is within the policy to ensure the market can still continue operating and remains a focus for the community.
• Continuation of the market as part of a mixed use scheme brings many community benefits in terms of social inclusion, community vitality, economic growth and provision of services and facilities.
• Positive sustainability benefits are gained for the following SA objectives: SA1, 2, 3, 4, 5, 6, 7, 11, 13
• Given the importance of the market on the town’s identity it may be beneficial to include a clause on protecting the cultural and historic environment.
• For a range of sustainability objectives it produces no effect (SA 8, 9, 10, 12, 15, 16) or is unknown at this stage (SA14)

**OP14 Mixed Use Regeneration, Woollen Mill, North Tawton**

• Policy OP14 proposes mixed use regeneration at the Woollen Mill site. The supporting text identifies that it will be a difficult site to develop because of flood zones and listed buildings. The site offers a good opportunity to provide community facilities and economic development in the village.
• Positive sustainability benefits are gained for the following SA objectives: SA1, 2, 3, 4, 5, 6, 7, 11, 13
• Due to the site constraints, namely flood risk and historic assets these areas produce a negative sustainability effect. This could be addressed by including appropriate clauses in the policy to address these areas.
• For a range of sustainability objectives it produces no effect (SA 8, 9, 10, 15) or is unknown at this stage (SA14)
## New Allocations
### Policies OP15 – 19

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<th>Our Communities</th>
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Sustainability Appraisal Objectives:
- Our Communities
- Our Homes
- Our Economy
- Our Wellbeing
- Our Environment
- Our Resources
- Our Heritage
Policy OP15; Land at Mount Kelly (Tavistock)

- Policy OP15 allocates land at Kelly Mount for approximately 15 dwellings. Positive sustainability benefits are identified for the following objectives: SA1, 2, 3, 5, 6, 7, 8, 9 and 10.
- It is a comprehensive policy that includes many clauses for community benefits that improve the overall sustainability, such as clause d to provide a bus stop along the A386 which produces benefits for the our wellbeing SA objectives, clause f regarding a sustainable water strategy that provides a positive impact under SA10 or c. retention of existing landscape boundaries, trees and hedgerows etc which produces benefits for SA 8 and 9.
- The policy looks to address site constraints identified through the Tavistock Site Options report. Such as minor negative effect to the Our Heritage SA objective in the options assessment is addressed through a clause (j) for sensitive design and layout to protect the approach into the World Heritage Site and protection of the Scheduled Ancient Monument.
- No sustainability effects are predicted under SA4, 12, 13, or 15.
- If the site progresses further through the planning process, more information will become available through the associated site surveys, such as ecology, traffic or landscape impact.
- Further site assessment is set out in the SA of Tavistock site options.
OP16 Land at Brook Farm (Tavistock)

- Policy OP16 allocates land at Brook Farm for approximately 20 dwellings. Positive sustainability benefits are identified for the following objectives: SA1, 2, 3, 5, 6, 7, 8, 9 and 12.
- It is a comprehensive policy that includes many clauses for community benefits that improve its overall sustainability, such as clause c on retention and reinforcement of existing tree cover and landscape boundaries, or clause e implementation of a sustainable water strategy.
- The policy acknowledges proximity to the Tamar Valley AONB, the positive effect of this could be improved by seeking conservation and enhancement of the AONB.
- No sustainability effects are predicted under SA4, 10, 13, 15 or 16.
- Policy OP16 looks to address the minor negative effect of SA10 identified in the Tavistock site options assessment through clause e which references sustainable drainage systems. Further protection could be added in the policy with specific reference to maintaining water quality in the Tavy Catchment.
- If the site progresses further through the planning process, more information will become available through the associated site surveys, such as ecology, traffic or landscape impact.
- Further detail is set out in the SA of Tavistock site options.

OP17 Land at New Launceston Road (Tavistock)

- Policy OP17 allocates land at Launceston Road for approximately 120 dwellings. Positive sustainability benefits are identified for the following objectives: SA1, 2, 3, 5, 6, 7, and 9.
- It is a comprehensive policy that includes many clauses that improve its overall sustainability, such as clause d on transport and connections between the site and the town, clause f on appropriate landscaping/screening or clause e implementation of a sustainable water strategy.
- The policy looks to address negative sustainability issues that have been identified in the SA of Tavistock site options. For example clause f looks to address the openness of site and views into it from the south and west and proximity to the listed toll house (SA 8 & 16).
- Further protection could be added in the policy with specific reference to maintaining water quality in the Tavy Catchment.
• No sustainability effects are predicted under SA4, 8, 10, 15, or 16.
• If the site progresses further through the planning process, more information will become available through the associated site surveys, such as ecology, traffic or landscape impact.
• Further detail is set out in the SA of Tavistock site options.

OP18 Area of Employment Opportunity – Strawberry Farm Fields, Lifton
• Policy OP18 allocates land at Strawberry Farm Fields for employment development. Positive sustainability benefits are identified for the following objectives SA1, 4 and 6. It would be helpful if the policy sets out a specific area for employment development.
• Employment development in this location produces major positive effect to SA1 and SA4, it will also aid the self sufficiency and reduce the need to travel for work for the local community.
• Sustainability of the policy could be improved with reference to any appropriate landscaping, protection of key landscape features such as trees or hedges (SA8 & SA9) and protect and enhance the historic environment (SA16). Given the location of Lifton it would also be beneficial to include a clause on sustainable transport to improve the accessibility of the site once developed.
• If the site progresses further through the planning process, more information will become available through the associated site surveys, such as ecology, traffic or landscape impact.
• No sustainability effects are predicted under SA2, 3, 5, 10, 12, 13 and 15.

OP19 Area of Employment Opportunity – Yelverton Business Park, Crapstone
• Policy OP19 allocates land at Yelverton Business Park, Crapstone for employment development. Positive sustainability benefits are identified for the following objectives SA1, 4 and 6. It would be helpful if the policy sets out a specific area for employment development.
• Employment development in this location produces major positive effect to SA1 and SA4, it will also aid the self sufficiency and reduce the need to travel for the local community.
• Sustainability of the policy could be improved with reference to conserving and enhancing the special qualities of Dartmoor National Park, any appropriate landscaping (SA9), protection of key landscape features such as trees or hedges (SA9).
- If the site progresses further through the planning process, more information will become available through the associated site surveys, such as ecology, traffic or landscape impact.
- No sustainability effects are predicted under SA2, 3, 7, 8, 10, 12, 13, 15, 16.

### Policies OP20-23

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**OP20: Managing Development in Our Main Towns, Local Centres and Main Villages**

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**OP21: Managing Development in Smaller Villages, Hamlets and**

++ + 0 0 0 + 0 0 0 0 0 0 +
| Open Countryside | ++ | + | + | + | + | + | + | + | + | + | + | + |
|------------------|----|---|---|---|---|---|---|---|---|---|---|---|---|
| OP22: Neighbourhood Development Plans and Orders | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| OP23: Neighbourhood Planning – Meeting Planning Requirements | + | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**OP20: Managing Development in Our Main Towns, Local Centres and Main Villages**
- The policy seeks to manage development around the main settlements in the Borough. Development sizes are limited to up to 2 dwellings. It is a comprehensive policy that because of its restrictive nature will result in overall sustainability benefit. Positive effects will be gained through SA1, 2, 3, 4, 6, 8, particularly associated with the supply of new homes to meet identified needs.
- As drafted the policy does not produce any apparent negative impacts. Possible negative impacts that could be associated with a policy of this type seem to be addressed through relevant clauses, such as well related to existing settlement, protection against urban sprawl and cumulative impact.
• Sustainability could be improved by positively addressing the objectives in the Our Nature or Our Heritage sections, such as conservation and protection of landscape character, biodiversity or the historic environment. Although it is acknowledged that these areas will be covered by other policies in the plan.
• The policy may improve sustainability under Our Resources, however, this will depend on specific proposals coming forward in particular locations. This therefore could not be judged at this stage.

**OP21: Managing Development in Smaller Villages, Hamlets and Open Countryside**
• Policy OP21 compliments policy OP20 and applies to more rural locations, therefore it is a more restrictive policy to meet uses associated with the countryside or specified needs, such as affordable housing or gypsy and traveller sites.
• Positive sustainability benefits are identified for the following SA objectives SA1, 2, 3, 7 and 16.
• As with OP20 the policy acknowledges that other policies in the development plan apply, particularly OP2 and the NPPF, however, it should be considered to include explicit reference to protection of biodiversity and landscape character.

**OP22: Neighbourhood Development Plans and Orders**
• The policy sets out how the Council will positively support the neighbourhood planning process. Clear reference is made to how neighbourhood plans will contribute to the Our Plan strategic objectives and promote sustainable development. Therefore, this policy will enable the achievement of the full range of sustainability objectives, in addition to this it will enable community empowerment.

**OP23: Neighbourhood Planning – Meeting Planning Requirements**
• This policy sets out how planned development requirements will need to be delivered through neighbourhood plans, setting out relevant deadlines.
• Given the nature of the policy it does not provide many direct positive or negative sustainability effects. Being concerned with delivery of neighbourhood plans there will be indirect sustainability benefits, these however, will depend on the content of emerging neighbourhood plans.
• It has been appropriate to conclude that there will be positive sustainability impacts through SA1 and 3.
### Our Economy

**Policies OP24 - 29**

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### OP27: Primary and Secondary Shopping Frontages

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### OP28: Out of Centre Shopping

| + | ++ | 0 | ++ | + | ++ | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

### OP29: Neighbourhood and Village Shopping

| + | ++ | 0 | + | + | ++ | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

### OP24: Supporting West Devon’s Economy

- The policy aims to support and diversify the West Devon economy. It aims to encourage flexible working and innovation, as well as supporting the rural economy. It therefore, produces a range of sustainability benefits, particularly, for the Our Economy SA objective. The sustainability credentials of the policy could be enhanced further by defining what is meant by ‘suitable locations’.

### OP25: Existing Employment Sites

- The aim of the policy is to protect existing employment sites and sets out the circumstances where change of use would be considered. Given the nature of the policy it performs well against the Our Economy SA objective.
- To improve its sustainability the policy could set out a preference for a sustainable mix of uses (such as employment and residential) where the existing use is not longer viable (this would provide benefits to SA1 and SA3).
OP26: Promoting Competitive Town Centres

- The policy aims to support the role of town centres and allow for their changing role in the 21st Century. It produces positive sustainability effects across SA objectives 1-7.
- The policy could be made stronger if there was a clause on good design and schemes having to make a good contribution to the existing townscape.

OP27: Primary and Secondary Shopping Frontages

- The policy aims to support the role of town centres and protect the retail offer in town centres. It produces positive sustainability effects across SA objectives 1-7.
- As with OP26 above sustainability of the policy could be improved with reference to good design and contributing to existing townscape.

OP28: Out of Centre Shopping

- The policy aims to protect town centres from out of centre competition. A retail impact assessment is required well below the threshold set out in the NPPF. This will lead to sustainability benefits in terms of protecting town centres as the focus of community life, ensuring they are vibrant and viable, and protecting access to key services and facilities.
- A clause could be added on the accessibility of out of centre locations to ensure they are in the most accessible locations.

OP29: Neighbourhood and Village Shopping

- The policy aims to protect local services and facilities from change of use, it will be allowed where there is no significant harm to the level of service locally. On the whole this policy provides sustainability benefits across a range of SA objectives (SA1,2, 4, 5, 6 and 7), particularly on promoting community vitality and reliance and access to services and facilities.
# Our Homes

## Policies OP30 – OP31

### Sustainability Appraisal Objectives

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**OP30: Inclusive Communities**

This policy seeks to create inclusive communities and enable housing which meets the needs of all our communities.

- The policy seeks to promote community vitality, resilience and balance by meeting the housing needs of our communities. The policy sets out the kinds of housing which will be supported including live and work, self build and housing to suit an ageing population. This in turn seeks to promote social inclusion by meeting all our communities’ needs. (SA1)

- The policy does not have any direct impacts on SA2, SA6- SA10, and SA12-SA18 inclusive.
• The aim of this policy is to have a positive impact on SA3 by increasing access to all type of housing including open market, affordable and special provision to meet specific needs.
• The policy seeks to provide a mix of housing types and sizes providing opportunities for communities to find homes close to work or even to build live/work units. This in turn could provide a range of employees for local businesses. (SA4)
• This policy has positive impacts on SA5 by supporting the health of the community by providing homes and by helping people remain independent by providing a range of adaptable housing to meet the needs of people throughout their lives.
• There is a positive impact on SA8 as the policy supports homes which have a low environmental impact, and this helps to mitigate against the effects of climate change and it also supports communities in becoming more resilient by helping to reduce fuel poverty and supporting local renewable schemes.

Summary
The SA has led to changes being made to the policy by extending the clauses relating to providing housing for an ageing population and making the best use of existing resources by supporting empty homes being brought back into residential use. The key to this policy is providing a range of housing, both open market and affordable in terms of type, size and delivery (e.g. self build) to provide for the whole community and helping to support people living independently, whether through flexible and sustainable construction, and provision near to local job markets.

OP31: Affordable Housing
This policy seeks to provide a level of affordable housing or an off site contribution to help meet the needs of the Borough.
• The aim of this policy is to promote community vitality and resilience by providing opportunities to meet some of the affordable housing needs of the Borough. (SA1)
• The policy does not have any direct impacts on SA2, SA6- SA18 inclusive.
• The policy will have a positive impact on increasing the provision of affordable housing within our communities. (SA3)
• This policy seeks to encourage the provision of affordable housing which provides opportunities for our communities to find homes close to work and also provides opportunities to provide accommodation to support a work force for local businesses. (SA4)
• This policy has positive impacts on SA5 by supporting the health of the community by providing homes, and by helping people remain independent by having increased access to housing. Affordable housing is often adaptable and this can help people remain in their homes for their lifestyle. (SA5)

Summary
The aim of the policy on affordable housing is to make the most of any opportunity to provide affordable housing in different locations within the Borough, in line with the latest government advice and subject to viability. This in turn should provide for a mix of housing near to local job markets and businesses. This policy is about the provision of affordable housing but has positive impacts on other SA objectives in helping to support the community as a whole.

**Our Infrastructure**
**Policies OP32-36**

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**OP32: Infrastructure Provision**

This policy sets out how the Council intends to ensure that infrastructure is provided alongside development.

- The provision of infrastructure will have benefits and positive impacts for the community by enabling development to come forward along with appropriate services and facilities. (SA1)
- This policy has no direct impacts on SA2, SA8, SA9, SA10 and SA16.
- This policy is not about the delivery of housing and employment but relates more to the provision of infrastructure alongside new development. This will have secondary impacts by helping meet the needs of that community by supporting the provision of new homes and employment but will not in itself provide housing or jobs. (SA3, SA4)
- The policy should enable the provision of services and facilities alongside development including a range of local infrastructure such as cycleways, footpaths, bus stops, community facilities, traffic measures, green space, recreation and sports facilities etc (SA5, SA7, SA6). Communities often have a wish list of key pieces of infrastructure which they would like to be provided however it is not always possible to deliver this as it is subject to viability.
- The Council will also need to consider the impact that key pieces of infrastructure required alongside development could have on a range of other factors, for example the impact of development on climate change, air quality, flooding, land quality, and air quality.
These impacts can only really be measured at the time of the application but are part and parcel of the development strategy and the location of development within the area. (SA11, SA12, SA13, SA14, SA15). The policy may benefit from the addition of wording which reflects how this will be assessed when considering infrastructure requirements alongside development proposals.

**OP33: Communications**

This policy is seeking to require development to provide access to fibre optic broadband

- The provision of access to the internet will have positive impacts for our communities, it will enable people to be able to work more flexibly and communicate better by proving access to the internet. This could have benefits in terms of improving flexible working practices (working from home), promote social inclusion, and enable people to access information from the emergency services which could in turn enable them to respond to unforeseen events. (SA1)
- This policy has no direct impacts on SA2, SA7- SA16 inclusive
- The provision of telecommunications may affect the viability of a development and this could affect the delivery of housing (SA3)
- This policy supports economic growth and prosperity through the provision of broadband. (SA4)
- The provision of internet connections could have positive impacts on the health and well being of communities by helping people remain independent, improving access to information about activities, clubs and other facilities, increasing access to local information such a parish council websites. (SA5, SA6)

**OP34: Transport Infrastructure**

This policy seeks to support initiatives and new development which encourage a range of travel options.

- This policy supports communities in seeking a range of travel options which will help people access community services and facilities. This could in turn provide easier access to workplaces near to residential areas. The policy could refer to connectivity to existing development as this would increase community vitality and resilience. (SA1)
- This policy has no direct impacts on SA2.
- This policy does not increase the provision of housing, however, it ensures development is accessible by a range of transport types and provides more opportunities to access that housing. (SA3)
- This policy does not directly encourage economic growth however supporting initiatives and better access to new development could have indirect benefits by enabling people to get to work. This will in turn support local businesses (SA4).
• This policy aims to encourage a range of travel options including cycling and walking to local services and facilities. This could have a secondary impact in terms of health and wellbeing by encouraging healthy lifestyles. The requirement for a green travel plan will help make best use and enhance existing travel infrastructure and will consider the impacts of proposed development on these and how they can be improved. (SA5, SA6, SA7)

• This policy does not have any direct impacts on SA8, SA9, SA10, and SA16. However, the reduction of pollution from car travel could have secondary benefits for biodiversity and the character of the built environment. (SA9, SA16)

• This policy does not have any direct impacts on SA11, SA12, SA13, and SA14. However, the greater use of cycling and walking could have secondary effects by reducing the use of the car and support the reduction of greenhouse gases.

• The policy should have positive benefits in terms of improving air quality by encouraging travel by other means other than the private car. (SA15)

**OP 35: Open Space, Sport and Recreation**

This policy seeks to protect open space, sport and recreation facilities, and ensure adequate provision of new facilities.

• This policy supports communities in seeking to secure suitable open space, sport and recreation facilities, and providing people with choice of where and how they recreate and engage in sporting activity as well as providing spaces for social interaction. (SA1)

• This policy provides protection for open spaces and facilities that contribute to the sense of place of a settlement, ensuring that local distinctiveness is respected and recognised. (SA2)

• This policy does not increase the provision of housing, but does seek to ensure new development provides an appropriate mix of land-uses to support active lifestyles. The policy won’t improve the quality of the housing stock itself, but will ensure a high standard of housing development. (SA3)

• This policy has no direct impacts on SA4.

• This policy aims to secure the provision of sporting facilities and access to open spaces, with particular recognition given to the health and wellbeing benefits of active lifestyles. (SA5, SA6)

• In seeking to improve recreation facilities, some improvements could be achieved in cycling and walking infrastructure, and improving access to transport options. (SA7)
• This policy will ensure that the character and landscape qualities of certain open spaces are protected, and this will include biodiversity and habitat benefits associated with open spaces. (SA8, SA9)
• This policy does not have any direct impacts on SA10.
• This policy does not have any direct impacts in SA11.
• This policy could have beneficial impacts on minimising the risk of flooding due to the dual use of open spaces in managing water run-off and providing sustainable drainage options. (SA12)
• This policy has no direct impacts on SA13, SA14 or SA15.
• This policy does seek to make a positive contribution to existing townscapes, and recognises the contribution of open spaces to the setting of many historic buildings within the District. (SA16)

OP 36: Community Services and Facilities

This policy seeks to retain and enhance access to community services and facilities
• This policy supports access and retention of a range of community facilities. (SA1)
• This policy recognises the contribution of these services and facilities to the character of a place. (SA2)
• This policy provides protection for open spaces and facilities that contribute to the sense of place of a settlement, ensuring that local distinctiveness is respected and recognised. (SA2)
• This policy has no direct impacts on SA3.
• This policy could have positive impacts on the local economy by seeking to protect and retain local shops and facilities that provide jobs and contribute to local supply chains. (SA4)
• This policy recognises the social, health and wellbeing benefits of retaining local services and facilities, enabling people to remain independent and reducing the need to travel to access services and facilities that are distant from more rural communities. (SA5)
• This policy aims to retain access to the services and facilities that support community vitality and sustainability. (SA6)
• By supporting the retention of services and facilities, especially for rural communities, this policy does seek to reduce the need to travel. (SA7)
• This policy does not have any direct impacts on SA8, SA9, or SA10.
• This policy does seek to enable communities to be self-sufficient. (SA11)
• This policy does not have any direct impacts on SA12 or SA13.
• This policy could encourage the use of local goods and services by retaining a greater range of facilities. (SA14)
• This policy has no direct impacts on SA15.
• This policy does seek to make a positive contribution to existing townscapes, and recognises the contribution of local services and facilities to town and village centres. (SA16)

Our Environment
Policies OP37-44

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OP 37: Nationally Protected Landscapes
This policy sets out how the Council intends to protect designated landscapes such as AONBs and the fringe areas of the park.

- A high level policy which refers to the AONB management plans. Links between the policy and the management plan documents should be clear either in the text or policy.
- Overarching criteria which sets out the positive social, economic and wellbeing benefits of protected landscapes would make the policy more positive. This could be linked to the ‘given great weight’ part of the policy.
- The setting of designated landscapes could be made more explicit in the policy rather than just talking about fringe areas.
- Inclusion of cultural and historic quality of designated landscapes could be included in the policy and the benefits which this brings to our communities for example – the AONB and its character is very much part of the historic landscape, it creates a backdrop to our towns and villages and the policy or supporting text could set this out in the beginning.

OP 38: Landscape Character
This policy sets out how development will be measured against landscape character.

- It clearly sets out the importance of conserving, enhancing and restoring landscape character.
- The distinctiveness of the local character is also clearly set out.
• The policy protects biodiversity but doesn’t provide positive criteria to enhance biodiversity. Although this is covered in a separate policy on biodiversity.
• Does the last clause relate to criteria for landscaping schemes or should it be placed in the reasoned justification. Consider if this relates more to the future management/use of planning conditions of landscaping?
• Could add more into the reasoned justification about the positive benefits of landscape in terms of wellbeing – linked to the Wellbeing policy.
• The policy could mention agricultural land quality and character.
• There is no mention of the cultural and historic quality of landscape character and the benefits which this brings to our communities. For example, our local landscape character is very much part of the historic landscape and our cultural heritage and it creates a backdrop to our towns and villages. This policy could set this out in the policy or in the reasoned justification.

Summary
This policy meets its objectives relating to protecting landscape character. It could usefully look at the contribution which landscape character brings to West Devon and the contribution it makes to our cultural heritage.

OP 39: Green Infrastructure
This policy sets out how development should contribute to the provision of green infrastructure including public open space, allotments and sport and recreation facilities. It sets out where development should contribute to the provision of green infrastructure.
  • This policy promotes good design, integrates development with the site characteristics and location and helps to create a sense of place
  • It clearly sets out opportunities to provide multi-functional green spaces, strategic corridors and other types of public open space and facilities and this will have a positive impact on well being.
  • There is no mention of safe environments within this policy and there may be opportunities to refer to this in the criteria.
  • This policy could help integrate existing footpath and cycle ways by increasing connectivity where this is possible.
  • It could include a criteria relating to biodiversity.
  • The policy does provide opportunities for the provision of allotments which could enable communities to be more self sufficient.
The provision of green infrastructure can contribute to making the best use of land within development sites by providing opportunities for SUDs, green corridors and open spaces.

- The provision of green infrastructure can help provide breathing spaces within townscapes, encourage walking and cycling and improve air quality.
- Green infrastructure can make a positive contribution to existing landscapes, townscapes and villages and their settings.

Summary
This policy sets out how green infrastructure will be sought as part of development and the contribution its provision will have. This includes benefits for the communities living within and close to development proposals by increasing connectivity and creating/enhancing services and facilities. This policy has positive impacts in terms of our well being, our communities and for aspects of Our Nature, Our Resources and Our Heritage. The policy could include more about safe environments.

OP 40: Biodiversity
This policy seeks to create, protect, enhance and manage biodiversity.

- It provides opportunities to protect and enhance biodiversity this is seen as an opportunity to enhance the quality and character of places.
- It seeks to enrich our local environment which can contribute to our well being by making places better for our development sites and species.
- Biodiversity contributes to the landscape character and this policy encourages the protection, creation, enhancement and management of biodiversity which brings positive benefits to Our Nature.
- This policy has major positive benefits for SA9 as it seeks to conserve and enhance biodiversity and also supports the green infrastructure policy. However, the role of green infrastructure in maintaining and enhancing biodiversity could be explicitly referenced in the policy.
- This policy will help protect water quality, particularly within internationally designated areas.
- Air quality can impact on biodiversity and biodiversity can have positive impacts on air quality. This doesn’t need to be referenced in the policy but reference to how biodiversity can benefit air quality could be added to the reasoned justification.
• Heritage assets can make a significant contribution to biodiversity for species such as bats, owls and plant life. There is no mention of heritage assets within the policy and this could be included to acknowledge this positive impact.
• Previously developed land can also provide habitats for species – should this also be reference in the policy?
• The contribution the built environment makes to biodiversity is not referenced in the policy. This could be added to the reasoned justification.

Summary
This policy has benefits in terms of Our Communities and Our Nature. It mainly relates mainly to ‘green areas’ in the natural environment and could benefit from recognition of the contribution the built environment plays in terms of protecting and supporting species of flora and fauna.

OP41: Flood Risk
This policy is seeking to avoid developing in areas of flood risk.
• This policy promotes community resilience by ensuring that development avoids areas of flood risk.
• It promotes good design of places by avoiding locations for development at risk.
• Avoiding areas of high risk from flooding could reduce opportunities to use land for development for both housing and employment uses where mitigation is not appropriate.
• Drainage features could reduce the efficiency of land use.
• Reducing the risk of flooding to development, property and other facilities will have benefits in terms of Our Wellbeing e.g. protecting access to transport and facilities, keeping people in their homes etc
• This policy will encourage development away from areas of high flood risk and also takes account of surface water flooding and critical drainage.
• It helps protect communities from changing weather patterns in relation to new development. However, it provides few opportunities to help existing communities where there are drainage problems and who may be affected by new development schemes.
• This policy should make reference to sustainable drainage solutions.
• Could there be opportunities to encourage rainwater harvesting in new development as a drainage solution and also to recycle rainwater?
• How will land be safeguard for flood defences – is this just within a development site or does it relate to a wider context?

Summary
This policy has positive impacts in terms of Our Communities, Wellbeing, Nature and Resources. However, it only relates to new development and this needs to be addressed to see if there is anything strategically which could be included to widen the context of the policy. Are there other Council functions which could be evidenced within the reasoned justification?

OP42: Resources Quality
This policy seeks to avoid unacceptable harm to human health and environmental quality.
• It seeks to prevent unacceptable harm to our key resources of soil, water, air, land and noise.
• This policy has benefits in terms of a sense of place and ensuring that development doesn’t cause unacceptable harm in terms of light pollution and other forms of pollution.
• This policy could benefit from adding a reference to local character and amenity when looking at light pollution.
• It could prevent development from coming forward where it is seen as causing unacceptable harm to human health. For example, development may be appropriate in an area but could exacerbate air quality issues which would then lead the Council to resist the development.
• Some forms of pollution can mean that compatibility of uses would be limited e.g. employment and residential uses.
• This policy encourages healthy lifestyles by reducing the risks of pollution.
• Whilst seeking to reduce pollution to air quality, this policy does not explicitly encourage the reduction in car use or support alternative means of transport.
• It does look at the environmental noise, pollution and air quality and seeks to reduce unacceptable harm to landscapes and the character of areas.
• Reducing unacceptable levels of pollution will help enhance and conserve biodiversity.
• This policy seeks to reduce pollution and this will have positive benefits on water quality.
- The improvement of air quality could have positive benefits in terms of climate change.
- It provides opportunities to protect and enhance existing resources such as agricultural land.
- It seeks to improve air quality by taking into account the cumulative impact of development.
- It is not clear what the criteria relating to industrial process means?
- The policy seeks to address the impact of noise, air and light pollution on our heritage and cultural assets.

**OP 43: Design**

The policy sets out a high level design policy for all development.

- It seeks to ensure the design of the development responds positively to the site and the local character of the area. This would help achieve compatibility of uses with the surroundings. (SA1)
- It has positive impacts on SA2 by seeking high quality design which respects and responds to the local area.
- The policy has no direct impacts on SA3 and SA4.
- The provision of good design in development can have positive impacts on health and well being. Well designed places can help encourage social interaction, access to local services and promote a safe environment. (SA5, SA6, SA7)
- This policy could have positive impacts on landscape character by ensuring that development responds positively to the local character of the area. (SA8)
- It does not have any direct impacts on SA9, SA10, SA12 or SA15.
- This policy has some indirect impacts on climate change by placing an emphasis on sustainable construction and good design. (SA11). Other policies in the plan will cover the detail of this.
- It could have some positive impacts on SA13 by ensuring that development makes the most efficient use of land. (SA13)
- This policy does not include any criteria which relate to promoting recycling facilities within development such as community composting or outside storage for recyclable goods. (SA14)
- The policy will have positive impacts on SA16 by encouraging high quality design which respects the local character. (SA16)
OP44: General Amenity
This policy seeks to protect existing occupiers and/or users of nearby buildings and sites from the impacts of new development

- This policy has no direct impacts on SA1.
- This policy does seek to promote good design in terms of layout that is appropriate to the character of the site location, including the relationship of the site with adjoining development and land-uses. (SA2)
- In seeking to protect the amenity of occupiers and users of nearby buildings and sites this policy can be seen to make a positive contribution to the quality of housing stock. (SA3)
- This policy does not have any direct impacts on policy SA4.
- This policy aims to protect occupiers and users of nearby buildings and sites from unacceptable impacts of new development, including impacts of privacy and loss of light, noise disturbance and odours or fumes, all of which are contributors to general health and wellbeing. (SA5)
- This policy does not have any direct impacts on policies SA6, SA7, SA8, SA9, SA10, SA11, SA12, SA13 and SA14.
- This policy does seek to minimise the impact of odours and fumes, which does seek to maintain air quality. (SA15)
- This policy has no direct impacts on SA16.
Our Heritage

OP45

### Sustainability Appraisal Objectives

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<td>OP45: Historic Environment</td>
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**OP45: Historic Environment**

This policy seeks to conserve and enhance the historic environment and its heritage assets and setting.

- The conservation and enhancement of historic buildings brings benefits to community vitality in terms of maintaining our cultural heritage. However, there could be instances where this could hinder the redevelopment of a building for alternative uses and this may in turn lead to the building or asset becoming vacant. (SA1).

- The policy sets out clearly the importance of heritage assets and how they can add to local distinctiveness and to a sense of place, in turn bringing positive benefits for our communities. (SA2)

- The policy does not have any direct impacts on SA3 or SA4. However there may be cases where heritage assets could be used to provide housing or employment uses, for example specialist housing.

- This policy has no direct impacts on SA5, SA6, SA7, SA8, SA9, SA10, SA11, SA12, SA13, SA14 or SA15.

- This policy is linked to the conservation of the landscape as conserving and enhancing the built environment can have direct impacts on landscape character as a whole. (SA8)
• The policy sets out the importance of heritage assets and the historic environment within the local area. However, it could be strengthened by some wording relating to responding positively to proposals which do not adversely affect the heritage but put forward a suitable alternative use. (SA16)

Summary
This SA has considered how the policy reflects national policy and guidance on the historic environment, and links to other policies such as community vitality (Our Communities) and landscape (Our Environment). However, it also identified gap in supporting alternative uses and this has been added to OP45 to reflect this element of the SA and wording has been added to the policy which reflects the opportunity to find suitable uses for buildings to enable them to continue to be used and enjoyed within and by the community.

Our Resources
OP46-49

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</tr>
</tbody>
</table>
**Development and Sustainable Energy**

| OP 48: Renewable and Low Carbon Energy | + | + | 0 | + | 0 | 0 | 0 | 0 | 0 | ++ | 0 | 0 | + | 0 | 0 |

| OP49: Community Energy | ++ | + | 0 | + | + | 0 | 0 | 0 | 0 | ++ | 0 | 0 | + | 0 | 0 |

**OP46: Low Carbon Future**

This policy sets out an approach to achieve a low carbon future; it covers a variety of topics and is a strategic and overarching policy approach.

- This policy sets out a number of criteria which seek to achieve a low carbon future. It scores positively against SA1 as it is comprehensive and looks at location of development, sustainable travel choices, sustainable construction, measures to improve energy efficiency in existing buildings and new development. It also looks at extreme weather and flooding.
- The policy supports the provision of more sustainable and energy efficient housing across all types, including market and affordable housing, and thus has a positive impact on SA3.
- The policy scores positively against SA4 as it promotes opportunities to encourage travel by means other than the car. Making building more energy efficient will have benefits in terms of the cost of running buildings making it more cost effective for businesses. The policy promotes local solutions for renewable energy efficiency on site and could provide opportunities for small scale business to set up to provide innovative solutions to energy saving and generation.
- The policy scores positively against SA5, SA6 and SA7 as it promotes opportunities to ensure that development is located close to local services and facilities, supports sustainable travel choices and measures to improve the energy efficiency of the existing housing stock.
It also aims to ensure that new development is as energy efficient as possible. These factors could help improve well being by reducing fuel poverty and by ensuring that the Borough contributes to a low carbon future.

- Promoting a low carbon future will bring wider benefits to Our Environment but quantifying the exact benefits for this is difficult so it has been scored a zero for SA8, SA9 and SA10.
- This policy scores positively against the Our Resources SA11 criteria by supporting mitigation and adaption to the effects of climate change through the location of development, promoting sustainable travel and the use of energy efficient measures in development.
- This policy provides an overarching approach to the location of development and design which will help minimise the risk to flooding. (SA12)
- This policy promotes the use of renewable energy resource and in turn could reduce the use of primary resources such as fossil fuels. (SA14)
- It could help improve air quality by improving energy efficiency, promoting sustainable travel measures. (SA15)
- In terms of heritage assets, the installation of low carbon solutions can sometimes be seen as impacting on the fabric of the building. This can make the cost of improving the energy efficiency of listed buildings and other heritage assets difficult. The visual impact of low carbon measures on heritage assets will also need to be carefully considered.

**Summary**

This policy scores positively against the SA framework in trying to promote a low carbon future for the local area primarily through the location, design and construction of development.

**OP 47: New Development and Sustainable Energy**

This policy sets out an approach to ensuring development meets with the energy hierarchy.

- It sets out an approach to ensuring that all new development is energy efficient. This in turn could contribute to making communities more resilient and helps support a balanced community. (SA1)
- This policy seeks to ensure that the design, layout and orientation of the buildings maximises natural heating and cooling. This should work alongside the design of new development in terms of density and layout to ensure that development is appropriate to its location. The policy could usefully reference any other design policies within the plan. (SA2)
• Making building more energy efficient will have benefits in terms of the cost of running buildings making it more cost effective for businesses. The policy promotes local solutions for renewable energy efficiency on site and could provide opportunities for small scale business to set up to provide innovative solutions to energy saving and generation. (SA4)

• Good design and increased energy efficiency of new development could have positive impacts on the health and well being of the community. (SA5)

• Lowering carbon emissions could have some secondary impacts but measuring these is difficult to quantify until the development is in place. (SA8, SA9, SA10 and SA15)

• The policy has a positive impact on SA11 by including measures to help mitigate and adapt to climate change.

• The policy supports the sustainable use of resources (SA14) by using natural heating and lighting within homes and in turn reducing the use of primary resources.

Summary

This policy scores positively against the SA Framework by promoting the use of the energy hierarchy to reduce carbon emissions in new development.

OP 48: Renewable and Low Carbon Energy (including heat)

This policy sets out the Councils approach to achieving energy from renewable sources.

• It sets out a positive response to the provision of renewable energy and sets out guidelines for when development will be acceptable.

• The provision of renewable energy is often contentious and is seen as having impacts on the amenity of the local community. However, proposals can have wider benefits to the community by providing solutions for energy generation. This in turn can have positive impact on fuel poverty and other factors which promote community long term vitality and resilience. The impact of proposals on amenity needs to be carefully considered during the application stage to ensure that the proposal does not cause unacceptable harm. There is nothing explicit in the policy which relates to the amenity of local residents. (SA1)

• The perception by some in the community is that large scale renewables development can have impacts on the sense of place and are perceived as being alien in the landscape. The policy sets out criteria to enable the impacts of the development to be assessed and this
could be clarified further by the production of guidance which sets out what is considered when decisions are made. However, this needs to be carefully balanced with the overall need to mitigate against climate change and meeting energy demands.

- This policy does provide opportunities for businesses to become more efficient through the use of appropriate renewable technologies. (SA4)
- It does not have any direct impacts on SA5, SA6 and SA7.
- This policy recognises the potential impact of proposals on the landscape, environmental and heritage assets, providing opportunities to ensure that any unacceptable harm is mitigated for. Permission is only granted where these impacts can be made acceptable. (SA8. SA16). Associated guidance could help set out how this is assessed and mitigated against.
- Renewable energy proposals, particularly when large scale, can take existing farmland out of use. This policy sets out that agricultural land should be kept in agricultural use but it is not clear how this will be achieved. Clarity could be given to this aspect of the policy, for example could an application be accompanied by a Management Plan for future agricultural use or used to enhance biodiversity by making it richer in flora and fauna (SA9)? The policy recognises the assessment of biodiversity when considering the impacts of proposals and how to make them acceptable but doesn’t include anything which relates to enhancing and improving biodiversity. A link to the biodiversity policy could be incorporated.
- The policy has positive impacts in terms of mitigating and adapting to the effects of climate change by providing opportunities for the use of renewable energy and therefore contributing to the continued supply of energy for future generations. (SA11)
- The policy does seek to assess land quality, soils and agricultural land for harmful impacts but could go further and include criteria which relate to enhancing and improving biodiversity. As before, a link to the biodiversity policy could be incorporated. (SA13)
- The policy supports the sustainable use of resources (SA14) by encouraging the use of renewable energy technologies and in turn reducing the use of primary resources.

Summary

This policy looks at renewable energy in the context of the local environment and how such applications can be assessed. There are areas which could be included which would also alleviate some of the local concerns commonly expressed. These include how agricultural land used for larger scale renewable energy projects could be maintained, and indeed enhanced.
OP 49: Community Energy

This policy seeks to encourage community renewable energy and energy efficiency projects

- This policy supports community energy projects helping the community to remain resilient, providing for community based energy infrastructure, and helps to promote social inclusiveness. These projects have to be supported by the community, bring benefits to the community and provide long term local solutions to energy production/need. (SA1)

- The impacts arising from the proposal are required to be acceptable and will be carefully assessed against the policy. (SA2). Reference to policy OP48 in the criteria would add clarity to this policy.

- This policy provides opportunities for businesses to become more efficient through the use of appropriate community energy technologies. This could also bring some limited local employment if the community are running the project. (SA4)

- This policy seeks to deliver local social and community benefits and could in turn contribute to a sense of well being for the community. (SA5)

- This policy could improve access to energy generation and therefore provide a more accessible local supply of electricity or heat as a type of service. However, whether it ensures adequate access and provision of services will depend on what the proposal is providing. (SA6)

- The policy does not have any direct impacts on SA7 and SA10.

- It recognises the potential impact of proposals on the landscape, environmental and heritage assets providing opportunities to ensure that any unacceptable harm is mitigated for. Permission is only granted where these impacts can be made acceptable. (SA8 and SA16). Associated guidance could help set out how this is assessed and mitigated against

- It recognises the assessment of biodiversity when considering the impacts of proposals and how to make them acceptable but doesn’t include anything which relates to enhancing and improving biodiversity. A link to the biodiversity policy could be incorporated. (SA9)

- This policy has positive impacts in terms of mitigating and adapting to the effects of climate change by providing opportunities for local communities to make use of renewable energy and energy efficiency projects and therefore contributing to the continued supply of energy for future generations within that community. (SA11)

- This policy appears to refer to any impacts arising from the proposal but does not specify any particular issue. This policy could usefully cross refer to policy OP48 policy. OP48 does seek to assess land quality, soils and agricultural land for harmful impacts but could go
further and include criteria which relate to enhancing and improving biodiversity. A link to the biodiversity policy could be incorporated. (SA13)

- The policy supports the sustainable use of resources (SA14) by encouraging the use of community based renewable energy technologies and energy efficiency projects and in turn reducing the use of primary resources.
## Appendix A: Sustainability Appraisal Framework

<table>
<thead>
<tr>
<th>SEA Topic</th>
<th>Sustainability Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Our Communities</strong></td>
<td></td>
</tr>
<tr>
<td>Population</td>
<td>To promote community vitality, resilience and balance</td>
</tr>
<tr>
<td>SA1</td>
<td>Does it:</td>
</tr>
<tr>
<td></td>
<td>• promote a sustainable mix of uses which are compatible to their surroundings?</td>
</tr>
<tr>
<td></td>
<td>• promote the retention and development of community services and facilities?</td>
</tr>
<tr>
<td></td>
<td>• facilitate flexible working practices and enable people to live near to where they work?</td>
</tr>
<tr>
<td></td>
<td>• provide opportunities for communities to respond to unforeseen events and circumstances?</td>
</tr>
<tr>
<td></td>
<td>• promote social inclusion?</td>
</tr>
<tr>
<td>Population and Human Health</td>
<td>To respect, maintain and strengthen local distinctiveness and sense of place</td>
</tr>
<tr>
<td>SA2</td>
<td>Does it:</td>
</tr>
<tr>
<td></td>
<td>• enhance the quality and character of places?</td>
</tr>
<tr>
<td></td>
<td>• promote good design including density and site layout appropriate to the character of the location?</td>
</tr>
<tr>
<td></td>
<td>• encourage the use of local materials?</td>
</tr>
<tr>
<td><strong>Our Homes</strong></td>
<td></td>
</tr>
<tr>
<td>Population and Human Health</td>
<td>To provide access to all types of housing that will help meet needs</td>
</tr>
<tr>
<td>SA3</td>
<td>Does it:</td>
</tr>
<tr>
<td></td>
<td>• improve the mix and quality of housing stock, including open market and affordable to meet a range of needs</td>
</tr>
<tr>
<td></td>
<td>• increase needed provision for specific sectors of the community e.g. the elderly, disadvantaged, gypsies and travellers</td>
</tr>
</tbody>
</table>
### Our Economy

**SA4** To encourage economic growth and prosperity

*Does it:*

- 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?
- sustain an active and working countryside, including rural diversification?
- promote competitive town centres which enhance customer choice, retail offer and the individuality and vitality of the centre?
- improve access to high quality communications infrastructure?
- facilitate the creation of, or sustain local supply chains and retention of spending in the local economy?

### Our Wellbeing

**SA5** To improve health and wellbeing

*Does it:*

- improve the health of the community and encourage healthy lifestyles?
- encourage social interaction in public places?
- improve access to open space and sports, leisure and recreation facilities?
- improve walking and cycling provision?
- help people remain independent?
- promote a safe environment, through designing out crime and the fear of crime?

**SA6** To ensure adequate and accessible provision of services and facilities

*Does it:*

- improve access to key services (education, shops, employment, recreation, health, community services, and cultural assets)?
- enhance access to natural green spaces or the countryside?
- provide safe pedestrian and cycle routes?
- improve and/or sustain public transport or other sustainable transport modes?
| Population and Human Health | SA7 | To encourage sustainable transport options and make the best use of existing transport infrastructure  
*Does it:*  
- reduce the need to travel, especially by car?  
- help provide walking/cycling/public transport infrastructure?  
- integrate well or improve the existing public transport infrastructure? |

| Our Environment |  
| Landscape | SA8 | To conserve and enhance the distinctive character and special qualities and features of the landscape  
*Does it:*  
- conserve and where possible enhance landscape character?  
- conserve and enhance the natural beauty and special qualities of protected landscapes and their settings?  
- maintain the character of the undeveloped coast? |

| Biodiversity, Fauna and Flora | SA9 | To conserve and enhance biodiversity  
*Does it:*  
- conserve and where possible, enhance biodiversity, including protected species and habitats?  
- maintain and enhance green infrastructure? |

| Water and Climatic Factors | SA10 | To protect and enhance water quality  
*Does it:*  
- protect and improve freshwater and estuarine quality?  
- provide adequate utilities infrastructure that does not adversely impact on the environment? |
<table>
<thead>
<tr>
<th><strong>Our Resources</strong></th>
<th>SA11</th>
<th>To mitigate and adapt to the effects of climate change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Material</strong></td>
<td></td>
<td>Does it:</td>
</tr>
<tr>
<td><strong>Assets and</strong></td>
<td></td>
<td>• help to protect the community from changing weather patterns and environmental conditions and adapt to climate change?</td>
</tr>
<tr>
<td><strong>Climatic</strong></td>
<td></td>
<td>• increase the ability of the community to be more self sufficient?</td>
</tr>
<tr>
<td><strong>Factors</strong></td>
<td></td>
<td>• reduce the need for energy use and/or reduce fuel poverty?</td>
</tr>
<tr>
<td><strong>SA11</strong></td>
<td></td>
<td>• support decentralised low carbon and renewable energy generation?</td>
</tr>
<tr>
<td><strong>Water and</strong></td>
<td></td>
<td>• facilitate the generation and use of renewable energy?</td>
</tr>
<tr>
<td><strong>Climatic</strong></td>
<td></td>
<td>• support reductions in greenhouse gas emissions?</td>
</tr>
<tr>
<td><strong>Factors</strong></td>
<td></td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td><strong>SA12</strong></td>
<td>To minimise the risk from flooding</td>
<td></td>
</tr>
<tr>
<td><strong>Does it:</strong></td>
<td></td>
<td>• reduce the risk of flooding to the development and surrounding areas?</td>
</tr>
<tr>
<td><strong>SA12</strong></td>
<td></td>
<td>• help to reduce the rate of run-off?</td>
</tr>
<tr>
<td><strong>Soil and</strong></td>
<td></td>
<td>• promote sustainable flood risk management?</td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td></td>
<td>• encourage sustainable drainage?</td>
</tr>
<tr>
<td><strong>SA13</strong></td>
<td>To maintain and improve land quality</td>
<td></td>
</tr>
<tr>
<td><strong>Does it:</strong></td>
<td></td>
<td>• make efficient use of land including previously developed land where appropriate?</td>
</tr>
<tr>
<td><strong>SA13</strong></td>
<td></td>
<td>• help remediate contaminated sites?</td>
</tr>
<tr>
<td><strong>Material</strong></td>
<td></td>
<td>• minimise the loss of good quality agricultural land?</td>
</tr>
<tr>
<td>** Assets,**</td>
<td></td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Water,</strong></td>
<td></td>
<td>-------------------------------------------------------</td>
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<tr>
<td><strong>Soil,</strong></td>
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<tr>
<td><strong>Human</strong></td>
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<tr>
<td><strong>Health and</strong></td>
<td></td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Population</strong></td>
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<tr>
<td><strong>SA14</strong></td>
<td>To minimise the production of waste and encourage the sustainable use of resources</td>
<td></td>
</tr>
<tr>
<td><strong>Does it:</strong></td>
<td></td>
<td>• reduce the use of primary resources and promote the use of recycled materials?</td>
</tr>
<tr>
<td><strong>SA14</strong></td>
<td></td>
<td>• encourage the use of local products and services?</td>
</tr>
<tr>
<td>Air, Climatic Factors and Human Health</td>
<td>SA15</td>
<td>To protect and improve air quality</td>
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<tr>
<td></td>
<td></td>
<td>Does it:</td>
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<tr>
<td></td>
<td></td>
<td>• help improve air quality?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• support specific actions in designated AQMAs?</td>
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<tr>
<td></td>
<td></td>
<td>• help reduce pollution from traffic?</td>
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</table>

<table>
<thead>
<tr>
<th>Our Heritage</th>
<th>SA16</th>
<th>To protect and enhance the cultural and historic environment</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Does it:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• continue to protect and enhance historical, archaeological and cultural assets and their settings?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• make a positive contribution to existing landscape, townscape and villages and their settings?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• promote uses suitable to the historic fabric of the site and surrounding area?</td>
</tr>
</tbody>
</table>