

TORBAY LOCAL PLAN

A landscape for success

The Plan for Torbay - 2012 to 2032 and beyond



Sustainability Appraisal Report Appendices

Proposed
Submission Plan

February 2014

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Appendix 1: Consultation Response to the Draft Local Plan Sustainability Appraisal

The consultation on the Sustainability Appraisal of the Draft Local Plan took place over a six week period between 28 September and 9 November 2012. The SA Report was made available alongside the Draft Local Plan to the statutory consultees, a number of stakeholders, Council Officers and the public. A limited number of responses were received, in the form of a written response or using a representation form via post, email or online. These responses have resulted in a number of amendments to the SA Report.

Consultation responses to the SA Reports on previous versions of the Core Strategy / Local Plan are available in the Sustainability Appraisal Report Appendices of the Draft Local Plan on the Council website <http://www.torbay.gov.uk/localplan2012saappendices.pdf>

From	Section/ Paragraph/ Page	Comment	Nature of Response	Torbay Council proposed actions and additional notes
Natural England	N/A	Neighbourhood Plans will need SA/HRA, to ensure their policies and proposals are fully informed by the further level of detail and information that will become available, which Council has a responsibility for.	Recommendations	The Council has already offer SA/HRA support to the three Neighbourhood Forums
Environment Agency	N/A	Sustainability Appraisal should make reference to the WFD and to the South West RBMP which identifies measures that will achieve WFD requirements in water bodies.	Objection	The SA will make an explicit reference to WFD and RBMP as required
RSPB	N/A	Growth level could harm wildlife – particularly impact on Cirl Buntings	Objection	The SA will make a reference to cirl bunting in the subsequent stage of the SA as required
Torquay Neighbourhood Forum	SA Report	Accepted – subject to amendment of the Local Plan as suggested	Conditional Support	Any significant changes made to the draft Local Plan will be subject to further SA assessment.
Paignton Neighbourhood Forum	SA Report	Accepted – subject to amendment of the Local Plan as suggested	Conditional Support	Any significant changes made to the draft Local Plan will be subject to further SA assessment.
Cockington Forum	Section 7.3	Care should be taken not to imply that housing development in Cockington is appropriate	Objection	Noted

From	Section/ Paragraph/ Page	Comment	Nature of Response	Torbay Council proposed actions and additional notes
Boyer Planning	N/A	As currently drafted, the Sustainability Appraisal accompanying the Local Plan cannot be considered to have assessed reasonable alternatives. Alongside a higher housing provision, this needs to be remedied in future iterations or it will risk being found <i>unsound</i> .	Objection	Agree, the 10,000 dwelling alternatives has already been assessed in the previous stage of the SA but not published, there is a need to mention it in the subsequent stages to avoid the risk of been found <i>unsound</i> .
	Paragraph 8.1.1	The Sustainability Appraisal identifies that: <i>"the Plan will enable some of the future housing needs to be accommodated at a level that takes into account the environment</i> In adopting such an approach, the emerging Local Plan places too great an emphasis on environmental protection at the expense of meeting the objectively assessed level of housing need and demand as required by para. 159 of the NPPF. In this context the Plan cannot be considered as being <i>positively prepared or consistent with national policy</i> .	Objection	Disagree, there is no contradiction between the SA statement and paragraph 159 of the NPPF and therefore no action is required.

Appendix 2: Relevant Plans and Programmes Review

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
General		
Integrated Pollution Prevention and Control Directive (96/61/EC)		
<p>The Directive lays down measures to prevent or reduce emissions to air water and land, including measures concerning waste.</p>	<ul style="list-style-type: none"> • To achieve a high level of protection of the environment. • To ensure that all preventative measures are taken against pollution • Waste production is avoided • Energy is used efficiently • Upon cessation of activities to avoid any pollution risk and return the site to a satisfactory state 	<p>Local Plan and SA must seek to protect the environment from pollution risk.</p>
The World Summit on Sustainable Development, Johannesburg, Commitments arising from Johannesburg Summit, (September 2002)		
<p>The World Summit on Sustainable Development (WSSD) represents a reaffirmation of international commitment to sustainable development coming 30 years after the Stockholm commitment to tackle environmental degradation and ten years after the Rio Summit and Declaration of 1992.</p>	<p>The summit brought together heads of state, civil society and business leaders from all nations and sought to provide momentum, agreement and structure to global efforts for sustainable development over the coming decade. The key outcomes of the summit were the Johannesburg Declaration on Sustainable Development – from our origins to the future, and a Key Outcomes statement mapping out commitments made by all parties (and in particular national governments). Many of these commitments and outcomes relate to international efforts to tackle global development issues, such as poverty and hunger, however others are commitments to modifying behaviour and actions in each nation. All of us have a role to play in meeting these commitments and the inclusion and adoption of them in regional and sub-regional action can meaningfully influence the UK's response. A number of the sustainable development commitments originating from WSSD, are relevant to land use planning, and include:</p> <ul style="list-style-type: none"> • Integrate energy into country-led poverty reduction processes; • Remove market barriers and create a level playing field for renewable energy and energy efficiency; • Greater resource efficiency (incl. decoupling economic growth from environmental degradation); • Support business innovation and take-up of best practice in 	<p>The Local Plan can assist in achieving the commitments arising from the Johannesburg Summit. The policies and supporting text should reflect the goals and objectives of these commitments. Many of these commitments are followed up and elaborated in more in detail in UK. Guidance and strategies, including Planning Policy Guidance and Planning Policy Statements.</p>

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	technology and management; work on waste and producer responsibility.	
EU Directive 2003/4/EC on public access to environmental information and repealing Council Directive 90/313/EEC (2003)		
Member States shall ensure that public authorities are required, in accordance with the provisions of this Directive, to make available environmental information held by or for them to any applicant at his request and without his having to state an interest.	<ul style="list-style-type: none"> To guarantee the right of access to environmental information held by or for public authorities and to set out the basic terms and conditions of, and practical arrangements for, its exercise; and To ensure that, as a matter of course, environmental information is progressively made available and disseminated to the public in order to achieve the widest possible systematic availability and dissemination to the public of environmental information. To this end the use, in particular, of computer telecommunication and/or electronic technology, where available, shall be promoted. 	The Local Plan and the SA documents to be made publicly available.
EIA Directive (85/337/EEC) - Environmental Impact Assessment as amended (2011)		
Providing for public participation in respect of the drawing up of certain plans and programmes relating to the environment and amending with regard to public participation and access to justice	The objective of this Directive is to contribute to the implementation of the obligations arising under the Århus Convention, in particular by: <ol style="list-style-type: none"> providing for public participation in respect of the drawing up of certain plans and programmes relating to the environment; improving the public participation and providing for provisions on access to justice within Council Directives 85/337/ EEC and 96/61/EC. 	The Local Plan and the SA should be made publicly available.
The National Planning Policy Framework DCLG (2012)		
The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. ¹ It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.	At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that: <ul style="list-style-type: none"> local planning authorities should positively seek opportunities to meet the development needs of their area; Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be 	The Local Plan and the SA should comply with the NPPF.

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	<p>restricted.</p> <p>For decision-taking this means:</p> <ul style="list-style-type: none"> • approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: • any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or • specific policies in this Framework indicate development should be restricted. 	
Equality Act 2010		
<p>The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society.</p> <p>It replaced previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection in some situations. It sets out the different ways in which it's unlawful to treat someone.</p>	<p>Discrimination can come in one of the following forms:</p> <ul style="list-style-type: none"> • direct discrimination - treating someone with a protected characteristic less favourably than others • indirect discrimination - putting rules or arrangements in place that apply to everyone, but that put someone with a protected characteristic at an unfair disadvantage • harassment - unwanted behaviour linked to a protected characteristic that violates someone's dignity or creates an offensive environment for them • victimisation - treating someone unfairly because they've complained about discrimination or harassment 	<p>The Local Plan should ensure that the principles of equality and inclusion are considered when planning for the community.</p>
Devon Structure Plan 2001- 2016, Devon County Council (2004) (now revoked by the Secretary of State)		
<p>The Devon Structure Plan sets out strategic planning policies for development and other land uses in respect of:</p> <p>housing; employment; conservation; minerals; waste; transportation; shopping; tourism; leisure; and recreation, over a 15 year period. It provides a</p>	<p>Policy ST13 sets the development policy for Torbay PUA):</p> <p>Torbay Principal Urban Area</p> <p>At the Torbay PUA priority should be given to:</p> <ul style="list-style-type: none"> • Promoting greater self-sufficiency, particularly in terms of the balance between the provision of homes and jobs while conserving the area's environmental quality; 	<p>The Local Plan and SA should reflect sustainable development principles</p>

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<p>framework for detailed decisions by local authorities, other organisations and individuals in the preparation of their forward Plans (e.g. Local Plans, Local Development Frameworks and Community Strategies).</p> <p>Vision: A future for Devon that meets the needs of residents for a safe and healthy environment, a vibrant community life and a dynamic and prosperous economy. It is implemented through the high level policy aims which reflect those of RPG10:</p> <ul style="list-style-type: none"> • Conservation and enhancement of the Devon environment • Prudent use of resources • Community self-sufficiency • Meeting the need for housing • A dynamic and healthy economy • A sustainable transport network • Meeting the need for infrastructure 	<ul style="list-style-type: none"> • Developing and diversifying the economy through economic restructuring, regeneration in the town centres, investment in new strategic facilities for the tourism industry and offering a range of economic investment opportunities; • Providing additional housing at a level sufficient to meet local needs and supporting growth and regeneration (Torbay quota: 4,300 dwelling in the period 2001 to 2016) • Improving the road, rail and public transport networks and links to the wider hinterland; • Enhancing the strategic transport routes to other parts of Devon, the Region, the rest of the UK and Europe, taking advantage of the opportunities resulting from the proposed Kingskerswell Bypass. <p>In doing so, it should:</p> <ul style="list-style-type: none"> • Act as a primary focus for development, economic investment and regeneration in the southern part of Devon, including the provision of a strategic employment site (at Long Road South, 12 ha of employment land included in the quota of 60ha to be provided in Torbay in the period 2001-2016); • Enhance its role as the main commercial and tourist centre for the southern part of Devon; • Provide a wide range of services and specialist facilities necessary to meet the needs of the area. 	
Adopted Torbay Local Plan (1995 – 2011), Torbay Council (2004)		
<p>Adopted in April 2004, covers the areas of Brixham, Paignton and Torquay. Strategic statement: The Local Plan aims to achieve sustainable development that meets the housing, social and economic needs of everyone whilst respecting and protecting the rural, urban, marine and global environment. In this context the Local Plan seeks to provide a framework for a constrained level of growth within the context of sustainability set out in the Devon Structure Plan, Regional Planning Guidance and Government policy advice.</p>	<p>Objectives include:</p> <ul style="list-style-type: none"> • To ensure that the high quality and diversity of Torbay’s urban, rural and marine environment is conserved and enhanced for the benefit of existing and future generations. • To provide for an appropriate range of housing to meet the needs of residents. • To provide the land use framework in which economic prosperity and the employment prospects of the workforce can be developed and improved. • To ensure that everyone, including disadvantaged and minority groups, living and working in Torbay in addition to visitors, has access to a range of services and facilities which will improve the quality of life. 	<p>The new Local Plan will replace the existing Local Plan in due course.</p>

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	<ul style="list-style-type: none"> To secure an integrated transport system which, encourages the safe and convenient movement of people and goods, and reduces the dependence on motor vehicles. To promote the conservation of energy and the reduction of levels of pollution as a commitment towards reducing global warming. To ensure the provision of a satisfactory and sustainable infrastructure to serve the development needs of Torbay and to reduce terrestrial and marine pollution to an acceptable level. 	
Air		
EU Air Quality Framework Directive (Directive 96/62/EC) (1996) and Daughter Directives (96/62/EC) (1999/30/EC) (2000/69/EC) (2002/3/EC) (2004/107/EC)		
<p>The Air Quality Framework Directive stipulates that in zones and agglomerations in which levels of one of more pollutants exceed certain limit values Member States shall prepare and implement a plan or programme for attaining the limit value within the specific time limit. In zones and agglomerations, where the level of more than one pollutant is higher than the limit values, member states must provide an integrated plan covering all the pollutants concerned. The main purpose of these plans is to improve air quality.</p>	<p>Objectives which may relate to regional planning:</p> <ul style="list-style-type: none"> Obtain adequate information on ambient air quality and ensure that it is made available to the public, inter alia by means of alert thresholds, Maintain ambient air quality where it is good and improve it in other cases. <p>Targets Targets and objectives from EU Directives must be adopted into UK legislation. This Directive covers the revision of previously existing legislation and the introduction of new air quality standards for previously unregulated air pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead, ozone, benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.</p>	<p>The Local Plan and SA should reflect the importance of air quality.</p>
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – DEFRA 2007		
<p>The Strategy sets objectives for eight main air pollutants to protect health. Performance against these objectives will be monitored where people are regularly present and might be exposed to air pollution. There are also two new objectives to protect vegetation and ecosystems. These will be monitored away from urban and industrial areas and motorways.</p>	<p>The strategy included air quality targets for certain pollutants which are known to cause harm to human health and the environment. Individual targets have been set for each pollutant which must be achieved between 2003 and 2008. These pollutants include Benzene, Carbon Monoxide, Lead, Nitrogen Dioxide, Particulates (PM10), Sulphur Dioxide and 1,3 Butadiene.</p>	<p>The Local Plan and SA should reflect the importance of air quality.</p>

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Biodiversity		
Ramsar Convention on Wetlands of international importance especially waterfowl habitat (1971)		
<p>The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international co-operation for the conservation and wise use of wetlands and their resources. There are presently 138 Contracting Parties to the Convention, with 1368 wetland sites, designated for inclusion in the Ramsar List of Wetlands of International Importance. The official name of the treaty –</p> <p>The Convention on Wetlands of International Importance especially as Waterfowl Habitat – reflects its original emphasis on the conservation and wise use of wetlands primarily to provide habitat for water birds. Over the years, however, the Convention has broadened its scope to cover all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well being of human communities.</p>	<p>The Convention makes the following commitments:</p> <p>Article 2: Signatories will designate wetland sites to be included in the list of wetlands of international importance and promote the conservation and wise use of these.</p> <p>Article 3: Under the Convention there is a general obligation for the Contracting Parties to include wetland conservation considerations in their national land-use planning. They have undertaken to formulate and implement this planning so as to promote, as far as possible, "the wise use of wetlands in their territory".</p> <p>Article 4: Contracting Parties have also undertaken to establish nature reserves in wetlands, whether or not they are included in the Ramsar List, and they are also expected to promote training in the fields of wetland research, management and stewardship</p>	<p>The Local Plan and SA must account for areas within the Torbay that are designated wetland sites.</p>
Bonn Convention on Conservation of Migratory Species (1979)		
<p>The Convention on the Conservation of Migratory Species of Wild Animals (also known as CMS or the Bonn Convention) aims to conserve terrestrial, marine and avian migratory species throughout their range. It is an intergovernmental treaty, concluded under the aegis of the United Nations Environment Programme, concerned with the conservation of wildlife and habitats on a global scale. Since the Convention's entry into force, its membership has grown steadily to include 86 (as of 1 June 2004) Parties from Africa, Central and South</p>	<p>The Convention was agreed based on:</p> <ul style="list-style-type: none"> • Recognition that wild animals in their innumerable forms are an irreplaceable part of the earth's natural system which must be conserved for the good of mankind • Awareness that each generation of man holds the resources of the earth for future generations and has an obligation to ensure that this legacy is conserved and, where utilised, is used wisely • Consciousness of the ever-growing value of wild animals from environmental, ecological, genetic, scientific, aesthetic, recreational, cultural, educational, social and economic points of view • Concern particularly with those species of wild animals that migrate 	<p>The Local Plan and AS should reflect these issues and seek to protect and conserve wild animals and migratory species.</p>

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America, Asia, Europe and Oceania.	<p>across or outside national jurisdictional boundaries</p> <ul style="list-style-type: none"> • Recognition that the States are and must be the protectors of the migratory species of wild animals that live within or pass through their national jurisdictional boundaries • The conviction that conservation and effective management of migratory species of wild animals require the concerted action of all States within the national jurisdictional boundaries of which such species spend any part of their life cycle 	
Directive on Conservation of Wild Birds (79/409/EEC)		
<p>The Birds Directive addresses the conservation of all wild birds throughout the European Union, including marine areas, and covers their protection, management, control and exploitation. It applies to the birds, their eggs, nests and habitats. It places a broad requirement on Member States to take necessary measures to maintain the populations of all wild birds at levels determined by ecological, scientific and cultural needs. In doing so, Member States must also consider economic and recreational needs.</p>	<p>The main provisions of the Directive include:</p> <ul style="list-style-type: none"> • The maintenance of the favourable conservation status of all wild bird species across their distributional range (Article 2) with the encouragement of various activities to that end (Article 3). • The identification and classification of Special Protection Areas for rare or vulnerable species listed in Annex I (PDF 106KB) of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance (Article 4). (Together with Special Areas of Conservation (SACs) designated under the Habitats Directive, SPAs form a network of pan-European protected areas known as Natura 2000.) • The establishment of a general scheme of protection for all wild birds (Article 5). • Restrictions on the sale and keeping of wild birds (Article 6). • Specification of the conditions under which hunting and falconry can be undertaken (Article 7). • (Huntable species are listed on Annex II.1 (PDF 29KB) and Annex II.2 (PDF 73KB) of the Directive). • Prohibition of large-scale non-selective means of bird killing (Article 8). • Procedures under which Member States may derogate from the provisions of Articles 5-8 (Article 9) — that is, the conditions under which permission may be given for otherwise prohibited activities. • Encouragement of certain forms of relevant research (Article 10). • Requirements to ensure that introduction of non-native birds do not threatened other biodiversity (Article 11). 	<p>The Local Plan and SA should be aware of the main provisions of the Birds Directive as well as the wide range of other statutory and non-statutory activities which support the Bird Directive's implementation in the UK. This includes national bird monitoring schemes, bird conservation research, and the UK Biodiversity Action Plan which involves action for a number of bird species and the habitats which support them.</p>

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EC Conservation of Natural Habitats and Wild Fauna and Flora (Directive 92/43/ EC) (1992)		
<p>The EC Directive on the Conservation of Wild Birds (The Birds Directive, 79/409/EEC) and the EC Directive on the Conservation of Natural Habitats and Wild Flora and Fauna (The Habitats Directive, 92/43/EEC). Together, they establish a legislative framework for protecting and conserving Europe's wildlife and habitats. The directives implement in Community law the requirements of the Bonn Convention on the Conservation of Migratory Species and the Bern Convention on the Conservation of European Wildlife and Natural Habitats the Conservation (Natural Habitats & c) Regulations 1994 (the Habitats Regulations) transposed the requirements of these Directives into national law in Great Britain. At the centre of the policy is the creation of a coherent ecological network of protected areas across the EU - known as NATURA 2000 for habitats and species considered to be of outstanding international significance and therefore of importance to the maintenance of biodiversity in the European Union. Its purpose is to maintain or restore the habitats and species at a favourable conservation status in their natural range.</p>	<p>The aim of this Directive shall be to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of the Member States to which the Treaty applies.</p> <ul style="list-style-type: none"> • Measures taken pursuant to this Directive shall be designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest. • Measures taken pursuant to this Directive shall take account of economic, social and cultural requirements and regional and local characteristics. 	<p>The Local Plan requirements of the Habitats Directive need to be fully taken into account by the SA process and the Local Plan.</p>
UK Biodiversity Action Plan (1994)		
<p>This document represents the first United Kingdom biodiversity action plan. It has been drawn up to a tight timetable, to demonstrate the UK commitment to the Biodiversity Convention.</p>	<p>To conserve and where practicable to enhance: The overall populations and natural ranges of species and the quality and range of wildlife habitats and ecosystems. Internationally important and threatened species, habitats and ecosystems. Species, habitats and natural and managed ecosystems that are characteristics of local areas. The biodiversity of natural and semi-natural habitats where this has been diminished over recent past decades. To increase public awareness of, and involvement in conserving biodiversity.</p>	<p>The Local Plan and SA should ensure that its policies are not in conflict with the Biodiversity action Plan.</p>

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	To contribute to the conservation of biodiversity on a European and global scale.	
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, DEFRA (2011)		
This strategy will guide our conservation efforts in England over the next decade, including setting our ambition to halt overall loss of England's biodiversity by 2020. In the longer term, our ambition is to move progressively from a position of net biodiversity loss to net gain	<ul style="list-style-type: none"> • a more integrated large-scale approach to conservation on land and at sea • putting people at the heart of biodiversity policy • reducing environmental pressures • improving our knowledge 	The Local Plan and SA should ensure that its policies are not in conflict with the Strategy.
Natural Environment White Paper, DRFRA (2011)		
White Paper sets out measures to protect and improve the health of ecosystems. It promotes an integrated approach to managing the natural environment, particularly at the landscape scale.	<ul style="list-style-type: none"> • facilitating greater local action to protect and improve nature; • creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; • strengthening the connections between people and nature to the benefit of both; and • showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	The Local Plan should ensure that its policies are not in conflict with the Natural Environment White Paper.
Conservation (Natural Habitats &c) Regulations (1994) And The Conservation (Natural Habitats, &c.) (Amendment) (England) Regulations (2000)		
These Regulations, which apply to England only, amend the Conservation (Natural Habitats, &c.) Regulations 1994 ("the Habitats Regulations"), which make provision for implementing Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. A further category of sites is added to the meaning of "European site" in regulation 10 of the Habitats Regulations (regulation 2 of these Regulations).	To transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. Containing five Parts and four Schedules, the Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	The Local Plan and SA should ensure that its policies are not in conflict with these polices.

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A Local Biodiversity and Geodiversity Action Plan 2006-2016, Torbay Council (2006)		
<p>The Nature of Torbay details the 9 priority habitat action plans and 7 priority species action plans for Torbay, describes the issues currently identified as threatening these habitats and species and sets out the main objectives and targets for their future conservation.</p>	<ol style="list-style-type: none"> 1. Policy And Legislation Ensure the conservation of Torbay's biodiversity and earth heritage is incorporated in local and regional strategies and plans. 2. Site Management Maintain and extend site management practices to support Torbay's LBAP Habitats and Species. 3. Communication and Public Awareness Increase public awareness of and involvement in Torbay's biodiversity and earth heritage. 4. Research and Monitoring Increase scientific knowledge and understanding of Torbay's biodiversity and geology resource. 	<p>The Local Plan and SA should promotes the conservation of species and habitats that are important on a local level to Torbay</p>
Climatic Factors		
The United Nations Framework Convention on Climate Change (1992)		
<p>The Convention on Climate Change sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It recognizes that the climate system is a shared resource whose stability can be affected by industrial and other emissions of carbon dioxide and other greenhouse gases. The Convention enjoys near universal membership, with 192 countries having ratified.</p>	<p>The ultimate objective of this Convention and any related legal instruments that the Conference of the Parties may adopt is to achieve, in accordance with the relevant provisions of the Convention, stabilization of greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Such a level should be achieved within a time frame sufficient to allow ecosystems to adapt naturally to climate change, to ensure that food production is not threatened and to enable economic development to proceed in a sustainable manner.</p>	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts.</p>
Kyoto Protocol to The United Nations Framework Convention on Climate Change (1998)		
<p>The Kyoto Protocol is an international agreement linked to the United Nations Framework Convention on Climate Change. The major feature of the Kyoto Protocol is that it sets binding targets for 37 industrialized countries and the European community for reducing greenhouse gas (GHG) emissions .These amount to an average of five per cent against 1990 levels over the five-year period 2008-2012.</p>	<p>The Protocol set out a series of targets for specific greenhouse gases and established a framework of actions and requirements to meet these targets with the aim of achieving in a meaningful timeframe (up to 2012, with 1990 levels used as base) the objective of the UN Framework Convention. The two agreements are thus intrinsically linked with the Protocol essentially acting as a template for action to meet the commitments made in the Framework Convention.</p>	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts.</p>

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Nottingham Declaration on Climate Change (2000)		
<p>The declaration is a voluntary pledge to address the issues of climate change. It represents a high-level, broad statement of commitment that any council can make to its own community. The declaration was originally launched in October 2000 at a conference in Nottingham with 200 leaders, chief executives and senior managers of UK local government.</p>	<ul style="list-style-type: none"> • To deliver the UK climate change programme; • To address the causes and effects of climate change and to secure maximum benefit for communities; • To achieve a significant reduction of greenhouse gas emissions from local authority's operations especially energy sourcing and use, travel and transport, waste production and disposal and the purchasing of goods and services; • To encourage all sectors in the local community to reduce their greenhouse gas emissions and to make public their commitment to action; • To work with key providers to assess the potential effects of climate change and to identify ways in which to adapt; • To provide opportunities for the development of renewable energy generation; and • To monitor the progress against the actions needed and publish the results. 	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts</p>
Climate Change The UK Programme (2006)		
<p>The Climate Change Programme, published in 2006, sets out our policies and priorities for action in the UK and internationally. We also made a commitment to introduce an annual report to Parliament. Subsequently, the Climate Change and Sustainable Energy Act 2006 placed an obligation on us to report to Parliament on greenhouse gas emissions in the UK and action taken by Government to reduce these emissions.</p>	<p>This Climate Change Programme will ensure that the UK can make the real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by some 60% by about 2050.</p> <p>The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18% below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010. The overall emissions of greenhouse gas emissions are now projected to be 23-25% below 1990 levels in 2010 – around double the UK Kyoto target.</p>	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts</p>
Climate Change Act 2008		
<p>Two key aims underpinning the Act:</p> <ol style="list-style-type: none"> 1. to improve carbon management and help the transition towards a low carbon economy in the UK; and 2. to demonstrate strong UK leadership 	<ul style="list-style-type: none"> • Legally binding targets: Green house gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the 	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<p>internationally, signalling that we are committed to taking our share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen next year.</p>	<p>increase in the 2050 target to 80%.</p> <ul style="list-style-type: none"> • A carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009. The Government must report to Parliament its policies and proposals to meet the budgets as soon as practical after that. • The creation of the Committee on Climate Change, a new independent, expert body to advise Government on the level of carbon budgets and where cost effective savings could be made. The Committee will submit annual reports to Parliament on the UK's progress towards targets and budgets to which the Government must respond, thereby ensuring transparency and accountability on an annual basis. • International aviation and shipping emissions - the Government will include international aviation and shipping emissions in the Act or explain why not to Parliament by 31 December 2012. The Committee on Climate Change is required to advise the Government on the consequences of including emissions from international aviation and shipping in the Bill's targets and budgets. Projected emissions from international aviation and shipping must be taken into account in making decisions on carbon budgets. • Use of International credits - Government is required to "have regard to the need for UK domestic action on climate change" when considering how to meet the UK's targets and carbon budgets. The independent Committee on Climate Change has a duty to advice on the appropriate balance between action at domestic, European and international level, for each carbon budget. The Government also amended the Bill in its final stages to require a limit to be set on the purchase of credits for each budgetary period, by secondary legislation requiring debate in both Houses of Parliament, and taking into account the Committee's advice. • Further measures to reduce emissions include powers to introduce domestic emissions trading schemes more quickly and easily through secondary legislation; measures on biofuels; powers to introduce pilot financial incentive schemes in England for household 	

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>waste; powers to require a minimum charge for single-use carrier bags (excluding Scotland).</p> <ul style="list-style-type: none"> • On adaptation the Government must report at least every five years on the risks to the UK of climate change, and publish a programme setting out how these impacts will be addressed. The Act also introduces powers for Government to require public bodies and statutory undertakers¹ to carry out their own risk assessment and make plans to address those risks. • An Adaptation Sub-Committee of the Committee on Climate Change, in order to provide advice to and scrutiny of the Government's adaptation work. • A requirement for the Government to issue guidance next year on the way companies should report their greenhouse gas emissions, and to review the contribution reporting could make to emissions reductions by 1st December 2010. Requirement also that the Government must, by 6th April 2012, use powers under the Companies Act to mandate reporting, or explain to Parliament why it has not done so. • New powers to support the creation of a Community Energy Savings Programme, as announced by the Prime Minister on 11 September 2008 (by extending the existing Carbon Emissions Reduction Target scheme to electricity generators). • New requirement for annual publication of a report on the efficiency and sustainability of the Government estate. 	
<p>The Devon, Plymouth and Torbay Declaration on Climate Change and Fuel Poverty (2007)</p>		
<p>The document acknowledge that Climate Change and fuel poverty are likely to be key drivers of change within the community over the coming decades and welcome the Social, economic and environmental benefits which will come to Devon from combating climate change and fuel poverty</p>	<ul style="list-style-type: none"> • Work with central government to contribute, at a local level, to the delivery of the UK climate change programme. • Actively support the work of the Devon Sustainable Energy Network • Prepare a plan with our local communities including key stakeholders within the health and business sectors to mitigate the causes of climate change and fuel poverty and to secure maximum benefit for our communities • Integrate within this plan the implications and actions contained within Devon's Affordable Warmth strategy, Devon's Renewable Energy Strategy and Action Plan, and the Community Strategies of the county, district & unitary authorities 	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<ul style="list-style-type: none"> Publicly declare, within the plan, the commitment to achieve a significant reduction of greenhouse gas emissions from our own authority's operations especially energy sourcing and use, travel and transport, waste production and disposal and the purchasing of goods and services. Encourage all sectors in the local community to take the opportunity to reduce their own greenhouse gas emissions and to make public their commitment to action. Promote and support opportunities for the supply of renewable heat and electricity within our area and work with all Devon authorities and other key stakeholders to meet Devon's renewable electricity target of 151 MW by 2010, as expressed within the Devon Structure Plan. Opportunities for renewable energy should take into account Devon's landscape character in balancing local impacts with wider issues such as climate change. Work with key providers, including health and business and development organisations, to assess the potential effects of climate change on our communities, and to identify ways in which we can adapt. Monitor the progress of our plan against the actions needed and publish the results. 	
A Climate Change Strategy for Torbay 2008 – 2013. Torbay Council (2008)		
<p>The Climate Change Strategy for Torbay aims to help minimise the economic, social and environmental cost of climate change in the Bay by facilitating:</p> <ul style="list-style-type: none"> A local contributing to global action on climate change mitigation, and; The adaptation of Torbay infrastructure to the likely impacts and opportunities of inevitable climate change. 	<ul style="list-style-type: none"> A local contributing to global action on climate change mitigation, and; The adaptation of Torbay infrastructure to the likely impacts and opportunities of inevitable climate change. 	<p>The Local Plan plays a significant role in meeting its contribution to the UK climate change efforts</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
Cultural Heritage and Landscape		
Marine Policy Statement, DEFRA (2011)		
<p>This Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment. It will contribute to the achievement of sustainable development in the United Kingdom marine area¹. It has been prepared and adopted for the purposes of section 44 of the Marine and Coastal Access Act 2009.</p>	<ul style="list-style-type: none"> • Promote sustainable economic development; • Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change⁴ and ocean acidification and adapt to their effects; • Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and • Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues. 	<p>The Local Plan and AS should have regards to the policy aims and objectives</p>
South Devon AONB Management Plan 2009-2014, South Devon AONB Partnership (2009)		
<p>This document is a statutory Management Plan for the South Devon Area of Outstanding Natural Beauty. It is published in accordance with Section 89 of the Countryside and Rights of Way Act 2000. Preparing a Management Plan is a requirement for every AONB. Its task is to do the following:</p> <ul style="list-style-type: none"> • Highlight the special qualities and significance of the AONB. • Present a vision for the future of the AONB. • Set out policies and objectives to secure the vision. • Identify what needs to be done, by whom, and when. • State how the condition of the AONB and the effectiveness of its management will be monitored. • Reflect the views and aspirations of a wide range of AONB 'stakeholders'. • Co-ordinate the work of different partner organisations. 	<p>Elberry Cove, Berry Head and Sharkham Point define the portion of AONB around Brixham included in the Torbay UA territory (1.95% of the total AONB area in the South Devon). The Action programme has a number of specific actions and projects which involve Torbay as Planning Authority.</p> <ol style="list-style-type: none"> 1. Bring an area of land at St Mary's Bay (part of former "Dolphin Holiday Camp") into protective ownership and beneficial conservation management. Target: By 2007, conclude a planning agreement as part of any planning permission given to for the redevelopment of the site. By later, on redevelopment of the site, transfer part of the land to Torbay Coast & Countryside Trust and provide for management plan. 2. Publish a Coastal Zone Management Strategy for Torbay as a mechanism for ensuring compatibility between recreational use and conservation, and improving the management of water sports. To include review of beach zoning. Target: Publish and implement over the period 2004-2009 the Strategy; prepare a sustainable beach management strategy for Torbay as the basis of a national good practice guide for ENCAMS. 	<p>All plans to consider the general aims and specific action and targets of the AONB management plan for the AONB areas part of Torbay.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<p>The Plan is not just an internal document for the AONB Partnership and Staff Unit: an AONB Management Plan has to ensure outcomes for the landscape itself and harness the actions of all who live or work in it, visit it or otherwise have an interest in it.</p>	<p>3. Complete and publish the Torbay Community Plan and seek resources for its implementation. Develop opportunities for linkages and collaboration between the Torbay Community Plan and the AONB Management Plan.</p> <p>4. St Mary's Bay, Brixham:</p> <ul style="list-style-type: none"> • Seek opportunities to enhance the area in response to pressure from traffic and visitors, intensive tourism development, unsightly boundaries and invasive foreign plants. • Subject to the outcome, prepare a costed programme of action and seek resources to implement it, taking advantage of any opportunities for securing planning gain from any redevelopment, in order to provide landscape and habitat improvements and enhance informal recreation opportunities. <p>Target: by June 2006 secure agreed approach to the future management of the area. By March 2007 and beyond, subject to securing resources, implement an enhancement programme incorporating improved path links, habitat management, improvement of eyesores etc. By 2005 prepare the Public Rights of Way Improvement Plans</p>	
Torbay Heritage Strategy , Torbay Council (2011)		
<p>The aim of the Torbay Heritage Strategy is to protect heritage and direct it towards the economic, social and environmental regeneration of Torbay.</p>	<ul style="list-style-type: none"> • To protect and enhance historic buildings, archaeology biodiversity, geology, landscapes and museum collections of national and international significance for the benefit of future generations. • To protect and enhance locally and regionally important heritage features including our social heritage and oral history. 3. To create strong partnerships between the public, private and voluntary sectors and a coordinated programme to protect and enhance our heritage. • To support local heritage and amenity groups and private individuals to increase public access to our heritage. • To promote the value and significance of Torbay's heritage to the 	<p>The Local Plan and AS should have regards to the strategy aims and objectives</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>public locally, regionally and nationally.</p> <ul style="list-style-type: none"> • To encourage educational establishments and programmes to provide learning opportunities related to our heritage. • To support organisations applying for funding and maximise the opportunities for external funding to benefit our heritage . 	
Torbay Greenspace Strategy, Torbay Council (2007)		
<p>The Greenspace Strategy provides a strategic, focused and co-ordinated approach to green spaces in Torbay over the next 20 years. This Strategy forms a Supplementary Planning Document (SPD) in the emerging Local Development Framework for Torbay (LDF). The strategy outlines how the Council in association with the community intends to deliver and maintain high quality green spaces which enable equal access and opportunity for all, as well as protecting and enhancing the local environment.</p> <p>The Strategy supports community priorities. It will also help improve Torbay's biodiversity and reduce crime, litter and graffiti.</p>	<ul style="list-style-type: none"> • Improving appearance of green space. • Improving accessibility, especially for the disabled. • Challenging people's perceptions of green spaces as areas to visit and use more often. • Improving facilities and attractions. • Increasing numbers of events/entertainments. • Develop opportunities for using green spaces for learning. • Promote and protect the heritage assets of Torbay's green spaces. • Promotion of green spaces as drivers for economic activity. • Recognise, protect and enhance the biodiversity value of green space. 	<p>The Greenspace Strategy informs the Local Plan and the SA</p>
Economic Development		
Government Urban White Paper: Our Towns and Cities: the Future - Delivering an Urban Renaissance, DETR (2000)		
<p>This White Paper explains how our towns and cities can function as economic powerhouses, helping to achieve the Governments core objective of increasing sustainable growth and employment for all and bringing benefits not just to their own population but to the surrounding region. It also targets those areas that are striving to renew their economic identity and which are seeking to take full advantage of the rapid growth in the new industries.</p>	<p>The central purpose of the paper is to arrest urban decline and it starts with recognition of a holistic approach to policy ("joined up thinking") which recognises the need to link together a range of initiatives on housing, planning, education, transport and law and order issues. Our vision is of towns, cities and suburbs which offer a high quality of life and opportunity for all. We want to see:</p> <ul style="list-style-type: none"> • people shaping the future of their community, supported by strong and truly representative local leaders; • people living in attractive, well-kept towns and cities which use space and buildings well; • good design and planning which makes it practical to live in a more 	<p>The Local Plan should recognise the holistic approach to policy promoted in this White Paper and should appropriately reflect its priorities and actions.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>environmentally sustainable way, with less noise, pollution and traffic congestion;</p> <ul style="list-style-type: none"> towns and cities able to create and share prosperity, investing to help all their citizens reach their full potential; and good quality services – health, education, housing, transport, finance, shopping, leisure and protection from crime – that meet the needs of people and businesses wherever they are. 	
<p>Government Rural White Paper: Our Countryside – the Future – a Fair Deal for Rural England, DETR (2000)</p>		
<p>Outlines the government’s vision of a living, working, protected and vibrant countryside. The paper sets out 10 key actions which are intended to meet the vision:</p> <ol style="list-style-type: none"> 1. Support vital village services 2. Modernise rural services 3. Provide affordable homes 4. Deliver local transport solutions 5. Rejuvenate market towns and a thriving rural economy 6. Set a new direction for farming 7. Preserve what makes rural England special 8. Ensure everyone can enjoy an accessible countryside 9. Give local power to country towns and villages 10. Think rural 	<p>Objectives:</p> <ul style="list-style-type: none"> To facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas. To maintain and stimulate communities, and secure access to services which is equitable in all the circumstances, for those who live or work in the countryside. To conserve and enhance rural landscapes and the diversity and abundance of wildlife (including the habitats on which it depends). To increase opportunities for people to get enjoyment from the countryside. To open up public access to mountain, moor, heath and down and registered common land by the end of 2005. To promote government responsiveness to rural communities through better working together between central departments, local government, and government agencies and better cooperation with non-government bodies. <p>These objectives will be taken forward in Departmental Public Service Agreement targets and their subsidiary Service Delivery agreements.</p> <p>Targets</p> <p>Contains Rural Services Standard, which set out minimum standards and targets covering access to and the delivery of public services in rural areas. Some of the more relevant standards and targets are listed below:</p> <ul style="list-style-type: none"> All Government services to be available on line by 2005. Presumption against closure of rural schools; 	<p>The Local Plan should seek to find ways of accommodating change in rural areas (where this is appropriate) whilst maintaining and enhancing the environment. The Local Plan should appropriately reflect the priorities and actions of the White Paper.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<ul style="list-style-type: none"> Formal requirement on the Post Office to maintain the rural network of post offices and to prevent any avoidable closures of rural post offices. <p>Targets set for the proportion of the rural population living within about 10 minutes' walk of an hourly or better bus service to increase from 37% to 50% by 2010, with an intermediate milestone of 42% by 2004.</p>	
Strategy for Sustainable Farming and Food - Facing the future, DEFRA (2002)		
<p>The aim of this strategy is to promote a competitive and efficient farming and food sector which protects and enhances our countryside and wider environment, and contributes to the health and prosperity of all our communities.</p>	<p>Key principles for sustainable farming and food now and in the future:</p> <ul style="list-style-type: none"> Produce safe, healthy products in response to market demands, and ensure that all consumers have access to nutritious food, and to accurate information about food products. Support the viability and diversity of rural and urban economies and communities. Enable viable livelihoods to be made from sustainable land management, both through the market and through payments for public benefits. Respect and operate within the biological limits of natural resources (especially soil, water and biodiversity). Achieve consistently high standards of environmental performance by reducing energy consumption, by minimising resource inputs, and use renewable energy wherever possible. Ensure a safe and hygienic working environment and high social welfare and training for all employees involved in the food chain. Achieve consistently high standards of animal health and welfare. Sustain the resource available for growing food and supplying other public benefits over time, except where alternative land uses are essential to meet other needs of society. Achieving sustainable farming and food industries requires progress against all of these outcomes and 	<p>The Local Plan should be aware of and consider both the costs and benefits of planning decisions and changes in the agricultural sector. The Core Strategy should also reflect the key principles for sustainable farming and food.</p>
Good Practice Guide on Planning for Tourism, DCLG (2006)		
<p>This guidance, to be read alongside national planning policies, is designed to:</p>	<p>This Guidance sets out how effective planning for tourism can be undertaken In particular:</p>	<p>The Local Plan should consider the impacts of</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<ul style="list-style-type: none"> ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions; ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way. 	<ul style="list-style-type: none"> sets out the principles of the planning system and the framework that it provides to plan for tourism; sets out how stakeholders, including the industry and community should be involved in drawing up plans for tourism and identifies data and techniques that may assist; examines how tourism developments can be made more sustainable and what some of the main planning considerations will be when tourism developments are proposed; and identifies initiatives which can help proposals for tourism development to be processed effectively. 	tourism on sustainability objectives
Torbay Economic Strategy 2010-2015, Torbay Development Agency (2010)		
The economic strategy is the overarching document setting out the direction Torbay wishes to see the economy move.	<ul style="list-style-type: none"> Set the strategic direction for economic prosperity in Torbay Influence and inform policy and investment priorities which affect Torbay including those made by Torbay Council and its partners, regional, national and European bodies Maximise collective action and partnership working to support the economy Ensure Torbay Council has a strong narrative to underpin its civic leadership role and increasing accountability for economic development and regeneration working with private, community and voluntary, and other public sector partners Inform the actions and priorities of the Torbay Economic Development Company 	The Local Plan will need to take into account the aims objectives of the Strategy.
Turning the Tide for Tourism in Torbay: Strategy 2010 – 2015, Torbay Development Agency (2010)		
This revised strategy, 'Turning the Tide for Tourism in Torbay' will build on the success of the previous strategy (2005) Moving forward much greater emphasis needs to be placed on market led product development and	Key priorities: <ul style="list-style-type: none"> increasing need to improve both customer service and quality increasing importance for partnership working. increasing need for product development 	The Local Plan will need to take into account the aims objectives of the Strategy.

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
modernising the current tourism offering.	<ul style="list-style-type: none"> increasing need to attract new customers 	
Torbay Retail Study Update, Torbay Council (2011)		
<p>This study will replace the 2008 version of the retail study (which in turn replaced parts of the 2006 retail), superseding its quantitative analysis, retail floorspace capacity predictions and recommendations for the Torbay retail strategy. However, some parts of the 2006 retail study remain, including the parts of the detailed town centre health checks for Torbay's town and district centres and the town centre traders surveys.</p>	<ul style="list-style-type: none"> To identify available and projected retail expenditure for convenience and comparison goods over the period 2011 to 2031 within Torbay and its retail catchment area. To identify market share retention rates available to and within the Bay and the constituent three towns, incorporating indicative potential tourism expenditure. To make recommendations for floorspace thresholds for the scale of edge-of-centre and out-of-centre schemes, which should be subject to an impact assessment. To make recommendations for potential locally important impacts which could be included within the Councils impact assessment To provide guidance to the Council on how Torbay can redefine its role in the regional shopping hierarchy, through strategic actions such as major town centre regeneration sites, strategic bulky goods locations, leisure parks, and outlet villages within Torbay. To provide input in to the Councils emerging growth strategy by providing guidance on Torbay's Retail hierarchy including likely opportunity for future capacity to be met within the Town Centres, District and Local Centres. 	<p>The Local Plan will need to take into account the aims objectives of the study.</p>
Energy		
Directive on Electricity Production from Renewable Energy (2001/77/EC) as amended (2011)		
<p>This Directive on 'the promotion of electricity produced from renewable energy sources in the internal electricity market' addresses an obligation to member states to establish a programme to increase the gross consumption of renewable energy based electricity ("green electricity") by 2010. The Directive also calls on Member States to adopt and publish a report setting national</p>	<p>The purpose of this Directive is to promote an increase in the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for a future Community framework thereof.</p> <p>Targets The UK target is for renewable to account for 15% of UK consumption by 2020.</p>	<p>The relationship between renewable technology and the economic benefits to region should be considered.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
indicative targets for future consumption of electricity produced from renewable energy sources for the next 10 years.		
Home Energy Conservation Act 1995		
<p>The Home Energy Conservation Act 1995 (HECA) requires every UK local authority with housing responsibilities "energy conservation authorities" - to prepare, publish and submit to the Secretary of State.</p> <p>HECA has served to focus the attention of local authorities more closely on the energy efficiency of all residential accommodation, and on developing an integrated approach to their housing and energy efficiency strategies. Improvements achieved through HECA will contribute to meeting the UK's Climate Change</p>	<p>The report identifies:</p> <ul style="list-style-type: none"> • Practicable and cost-effective measures to significantly improve the energy efficiency of all residential accommodation in their area; and • Report on progress made in implementing the measures. 	<p>The aims and objectives of the Act should be considered in Local Plan and SA.</p>
UK Biomass Strategy DEFRA (2007)		
<p>This document sets out the UK strategy on fuels sourced from biomass in industry, energy, and transport, in the context of reducing carbon dioxide emissions and meeting renewable energy targets.</p>	<ul style="list-style-type: none"> • expand supply and use of biomass in the UK • facilitate development of a competitive and sustainable market • promote innovation and development of low carbon technology • contribute to overall environmental benefits and health of ecosystems through achieving multiple benefits from land use • shift towards a bio-economy through sustainable growth and development of biomass use • maximise potential for biomass to contribute towards climate change and energy policy goals <p>A number of measures are set out to secure sustainable increase in UK biomass production, those of most relevance to waste management are:</p> <ul style="list-style-type: none"> • Encourage greater separation of waste (e.g. wood, food) for energy recovery and increase proportion of renewable electricity and heat from waste biomass • Drive faster growth in the use of anaerobic digestion • Promote measures to divert waste from landfill including increased energy generation from biodegradable wastes that cannot be sustainably re-used or recycled, and from Solid Recovered Fuel (SRF) 	<p>The Local Plan and SA should have regards to the strategy aims and objectives</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
Energy Act 2008		
<p>This provided the basis for a number of financial incentives for renewable energy, namely: Feed In Tariffs, Renewable Heat Incentive and the rebanding of the Renewables Obligation.</p>	<p>Key areas</p> <ul style="list-style-type: none"> • Strengthens the regulatory framework for offshore gas supply infrastructure to enable private sector investment • Creates a regulatory framework to enable private sector investment in Carbon Capture and Storage projects • Strengthens the Renewables Obligation to drive greater and more rapid deployment of renewables in the UK • Strengthens statutory decommissioning provisions for offshore renewables and oil and gas installations to minimise the risk of liabilities falling to the Government • Improves the offshore oil and gas licensing regime in response to changes in the commercial environment and enable the Department for Business Enterprise and Regulatory Reform to carry out its regulatory functions more effectively • Ensures the operators of new nuclear power stations accumulate funds to meet the full costs of decommissioning and their full share of waste management costs • Introduces amending powers such that Ofgem is able to run the offshore electricity transmission licensing regime more effectively. 	<p>The aims and objectives of this Act should be considered in Local Plan and SA.</p>
Torbay Sustainable Energy Assessment, Torbay Council (2010)		
<p>The study aims to provide the Council with an evidence base that can support carbon reductions ahead of Building Regulations and deliver a strategic approach to a low carbon Torbay with the creation of Strategic District Heating Areas</p>	<ul style="list-style-type: none"> • Establishing an energy baseline for existing development in the Torbay area; • Present findings on energy efficiency measures for new buildings to meet zero carbon policy; • Evaluate the existing capacity of Torbay’s sustainable energy sector; • Preparing energy mapping of the Torbay area; • Identify large and small-scale opportunities in Torbay for zero and 	<p>The Local Plan will need to take into account the aims objectives of the study.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>low carbon development;</p> <ul style="list-style-type: none"> • Use five identified strategic sites to test viability for strategic heat networks compared to individual building measures to meet zero carbon policy; • Present details of Strategic District Heating Area (SDHA) analysis; • Identify proposed planning policy and Council actions to support delivery of Low Carbon Development; • Discuss options for sustainable energy targets using Code for Sustainable Homes or BREEAM standards; • Set out 'Next Steps' in the process of delivery. 	
Material Assets		
Planning Contribution and Affordable Housing: Priorities And Delivery, Torbay Council (Adopted February 2008)		
<p>The Planning Contribution And Affordable Housing SPD is a consultation document on how the Council intends to use developer obligations/contributions.</p> <p>The SPD provides detailed guidance on the implementation of Policies in the Saved Adopted Torbay Local Plan 1995 – 2011.</p>	<p>The SPD covers the following matters:</p> <ul style="list-style-type: none"> • Development site acceptability contributions • affordable housing • Sustainable development contributions • Implementation 	<p>The SPD informs the Local Plan and SA</p>
Infrastructure Delivery Study, Torbay Council (2012)		
<p>The study seeks to identify, and where possible, quantify the infrastructure requirements for new development. The first aspect of this analysis has been the identification of relevant information across the Bay. This has been followed by analysis of existing capacity information, where available, to identify a net infrastructure requirement.</p>	<ul style="list-style-type: none"> • highlight infrastructure capacity issues and existing capacity where possible, through the review of existing information and consultation with stakeholders; • identify the infrastructure impacts of additional development in generic and location specific terms for main settlements and District basis; • illustrate the net infrastructure impact of new development and provide information on the indicative cost of infrastructure; • identify public funding mechanisms and responsibility for delivery; • identify the potential scope and charge for the for Community Infrastructure Levy through developer viability assessments of residential and non residential development (work presented in 	<p>The Local Plan will need to take into account the aims objectives of the study.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	Volume 2); <ul style="list-style-type: none"> • produce infrastructure delivery summaries. This output is considered to be the crucial element of the study, as it draws together evidence and identifies infrastructure funding shortfalls. 	
Torbay Building Heights Strategy, Torbay Development Agency (2010)		
It provides a strategy for the height of new development as well as identifying areas appropriate for tall buildings. It does this by identifying areas that are potentially appropriate for tall buildings, called areas of search, where there are sensitivities to the introduction of tall buildings, called areas with sensitivities, and also where you would not normally expect to find tall buildings, called neutral areas.	<ul style="list-style-type: none"> • To promote Torbay's image as a beautiful seafront destination through excellence in architecture and urban design; • To strengthen the respective characters of the three settlements of Torquay, Paignton and Brixham; • To provide a stimulus to inward investment and regeneration; • To preserve and enhance strategic views; • To preserve and enhance the outstanding landscape character of Torbay; • To promote environmental excellence in design, construction and management; • To promote sustainable patterns of development; • To reinforce local distinctiveness; and • To ensure residential amenity is not unduly affected. 	The Local Plan will need to take into account the aims objectives of the study.
Population and Human health		
EU Directive 2002/49/EC relating to the assessment and management of environmental noise, European Parliament and Council (2002)		
Further to the Commission proposal for a Directive relating to the assessment and management of Environmental noise (COM (2000) 468), the European Parliament and Council have adopted Directive 2002/49/EC of 25 June 2002 whose main aim is to provide a common basis for tackling the noise problem across the EU.	<ul style="list-style-type: none"> • Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators L_{den} (day-evening-night equivalent level) and L_{night} (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe • Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention • Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good. The directive 	The Core Strategy and the SA should seek to reflect the aims and objective of the Environmental Noise Directive.

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p> <ul style="list-style-type: none"> Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source 	
Health and Social Care Act 2012		
<p>The Health and Social Care Act 2012 provides the underpinnings for Public Health England, a new body to drive improvements in the public's health. Act establishes new Health watch patient organisations locally and nationally to drive patient involvement across the NHS.</p>	<p>Improve quality and choice of care for patients, and increase transparency for taxpayers;</p> <ul style="list-style-type: none"> Give GPs and other clinicians the primary responsibility for commissioning health care; Create a coherent system of regulation for providers, to drive quality and efficiency; Limit Ministers' ability to micromanage, while ensuring they remain ultimately accountable 	<p>The aims and objectives of the Health and Social Care Act should be considered in the Local Plan and SA.</p>
A Plan for Sports in Torbay 2007- 2013, Torbay Council (2007)		
<p>In 2003 Torbay developed its first Sports Strategy after a period of extensive consultation. A Plan for Sport aims to review the actions achieved since the development of the strategy and identifies the future priorities in sport across a range of organisations. This will take into account the new priorities identified in the community plan and the new Local Area Agreement for Torbay.</p> <p>The overall aims of the plan:</p> <ul style="list-style-type: none"> Increase the health and well being of people in Torbay. Increase the numbers of volunteers involved in sport Increase access to good quality sports facilities and activities at all levels raising the profile of sport 	<p>The objectives are:</p> <ul style="list-style-type: none"> To develop, in partnership, a range of quality sports facilities improving access. To increase the percentage of 5 – 16 year olds engaged in two hours a week minimum of high quality PE and school sport within and beyond the curriculum. To develop targeted consultation with all six strands of the equality and diversity sectors including those on low incomes to ensure their needs are met. Under Section 17 of the Crime and Disorder Act, address issues through the provision of sport as identified by the Community Safety Partnership. To increase the percentage of adults in Torbay participating in at least 30 minutes of moderate intensity sport and active recreation (including walking) on 3 or more days a week by 1% year on year. 	<p>The aims and objectives of the plan should be considered in the Local Plan and SA.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<ul style="list-style-type: none"> • To assist partners to create and sustain opportunities for all people to participate in sport at whatever level they wish. • To create a clear pathway for individuals or teams from Torbay to reach sporting success on a regional, national and/or international level. • To support coach education and development programmes. • To support the voluntary and club sector to deliver sports activities at a range of levels. • To maximise external, and grant funding for the provision of sports facilities as identified in Torbay's needs analysis • To raise the profile of sport in Torbay. 	
Social Inclusiveness		
Sustainable Communities Act as amended , DCLG (2012)		
<p>The Sustainable Communities Act aims to promote the sustainability of local communities. It begins from the principle that local people know best what needs to be done to promote the sustainability of their area, but that sometimes they need central government to act to enable them to do so. The scope of the Act is very broad, covering economic, social and environmental issues. It does not limit the type of action that could be put forward, provided the action is within that broad scope</p>	<p>The Act provides a channel for local people to ask central government to take such action. It is also a new way for local authorities to ask central government to take action which they believe would better enable them to improve the economic, social or environmental well-being of their area. This could include a proposal to transfer the functions of one public body to another.</p>	<p>The Local Plan and the SA should seek to reflect the aims and objective of the Act</p>
Community Plan-Turning the Tide for Torbay 2011+, Torbay Strategic Partnership (2010)		
<p>The plan has been developed and prepared by the Torbay Strategic Partnership (TSP) on behalf of all the residents of Torbay. It outlines the partnership's vision for Torbay over the next 20 years bringing together the views of residents as well as representatives from the business, community and voluntary sectors.</p>	<ul style="list-style-type: none"> • improved transport links to and within the Bay; • better businesses, better jobs, better pay; • building our reputation for water sport;, encouraging related businesses and better facilities; • better education for all, better prospects; • improvements to our harbours and waterfronts; • regenerating the Bay, meeting housing needs • our residents achieve their aspirations; 	<p>The Local Plan should align and coordinate with Torbay community plan</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<p>The plan aims to unlock Torbay’s potential and drive forward its economic prosperity to ensure prosperous communities with a higher quality of life and improved access to jobs. The vision ‘turning the tide’, is directed by four key themes Pride in the Bay, Stronger Communities, Learning and Skills for the Future and, underpinning it all, the New Economy. Brought together the plan focuses on community prosperity for all the people of the Bay.</p> <p>The Community Plan was first launched in July 2007. The 2010 refreshment takes onboard issues that have emerged over the last 3 years.</p>	<ul style="list-style-type: none"> • using our energy efficiently; • a healthy and enjoyable lifestyle for all; • maximising our green spaces. <p>Four new key challenges have been identified in 2010;</p> <ul style="list-style-type: none"> • Developing our economy, improving job prospects and responding to the recession • Opportunities for older people and the challenges of providing services for an ageing population • Climate Change – reducing our carbon footprint and the increased risk of flooding • Improving quality of life for the least well off in our society 	
Joint Strategic Needs Assessment for Torbay, Torbay Council (2012)		
<p>The purpose of JSNA is to provide an objective view of the health and wellbeing needs of the population. JSNA identifies “the big picture” in terms of the health and wellbeing needs and inequalities of a local population. It provides an evidence base for commissioners to commission services, according to the needs of the population. A JSNA is not a needs assessment of an individual, but a strategic overview of the local community need – either geographically such as local authority / ward or specific groups such as younger or older people or people from black and minority ethnic communities.</p>	<p>This report provides a narrative overview on the needs of the local population through a life course framework. It is themed around a life course approach using the outcomes frameworks for Adult Social Care, the NHS [3] and Public Health. A life course approach is where the population needs are considered from the different perspectives along the path of life. For example, the needs of babies and those in their early years will be significantly different from those entering adulthood or entering retirement. Undertaking a life course approach allows understanding of community needs for different age groups now, and also enables suggestions for what future population needs may look like.</p>	<p>The Local Plan will need to take into account the aims objectives of the study.</p>
The Education and Skills Act (2008)		
<p>The purpose of the Act is, first, to change the statutory framework to put a duty on all young people in England to participate in education or training until the age of 18, with corresponding duties on local education authorities and employers to enable and support participation. Second, it amends legislation about the provision of adult education and training, and support for young</p>	<ul style="list-style-type: none"> • Raises the age young people stay in education or training, with a duty on young people to participate and on parents to assist their children to participate • Sets out duties on employers to release young people for the equivalent of one day a week to undertake training elsewhere (where the employer does not provide their own training) • Introduces a duty on local authorities to ensure that young people 	<p>The Local Plan will need to take into account the aims objectives of the legislations.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<p>people. Third, the Act changes the regulatory framework for inspection of independent educational institutions, non-maintained special schools and providers of initial teacher training. Fourth, the Act makes changes to the legislative competence of the National Assembly for Wales in the field of education and training. The Act also includes a number of miscellaneous provisions in relation to admissions, behaviour, National Curriculum assessment arrangements, considering the views of children, the Qualifications and Curriculum Authority (QCA) and schools forums.</p>	<p>participate and to provide the support service currently known as Connexions</p> <ul style="list-style-type: none"> • Requires local authorities to assess the education and training needs of young people aged 16-19 with special educational needs • Requires the Learning and Skills Council to secure the proper provision of courses for learners over the age of 19. 	
Transport		
White Paper- European transport policy for 2020, (2011)		
<p>EU transport policies aim at fostering clean, safe and efficient travel throughout Europe, underpinning the internal market of goods and the right of citizens to travel freely throughout the EU.</p> <p>The European Commission adopted a roadmap of 40 concrete initiatives for the next decade to build a competitive transport system that will increase mobility, remove major barriers in key areas and fuel growth and employment. At the same time, the proposals are expected to reduce Europe's dependence on imported oil and cut carbon emissions in transport by 60% by 2050.</p>	<ul style="list-style-type: none"> • Halve the use of 'conventionally-fuelled' cars in urban transport by 2030; phase them out in cities by 2050; achieve essentially CO2-free city logistics by 2030. • 40% of low-carbon sustainable fuels in aviation and 40% (if feasible 50%) less emissions in maritime by 2050 • 30% of road freight over 300 km should shift to other modes by 2030, and more than 50% by 2050 • Triple the length of the existing high-speed rail network. By 2050 the majority of medium-distance passenger transport should go by rail • A fully functional and EU-wide multimodal TEN-T 'core network' by 2030 • By 2050, connect all core network airports to rail; all seaports to rail freight and, where possible, inland waterway • Deployment of SESAR by 2020 and completion of the • European Common Aviation Area. Deployment of ERTMS, ITS, Safe Sea Net, River Information Services • By 2020, establish the framework for a European • multimodal transport information, management and payment 	<p>The objectives of the White Paper should be reflected in the Local Plan</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	system <ul style="list-style-type: none"> • Move close to zero fatalities in road transport by 2050 • Move towards full application of “user pays” and “polluter pays” principles 	
Countryside and Rights of Way Act (CRoW), Act of Parliament (2000)		
CROW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation.	Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI).	The Local Plan should reflect the CRoW Act
The Future of Transport a network for 2030, Department for Transport (2004)		
A long term strategy for a modern, efficient and sustainable transport system backed up by sustained high levels of investment over the next 15 years was unveiled on the 20th July 2004 by Transport Secretary, Alistair Darling. The Future of Transport White Paper looks at the factors that will shape travel and transport over the next thirty years and sets out how the Government will respond to the increasing demand for travel, maximising the benefits of transport while minimising the negative impact on people and the environment.	Objectives The strategy is built around three key themes. <ol style="list-style-type: none"> 1. Sustained investment over the long term. The spending review settlement honours this Government's commitment to deliver sustained improvements to transport networks. It raises planned spending over the next three years from £10.4 billion this year to over £12.8 billion by 2007–08. And that higher level of spending will grow in real terms (by 2.25 per cent each year) through to 2015. Meanwhile, the other reforms we are putting in place will ensure that each pound of investment works harder for the British taxpayer. 2. Improvements in transport management. We will reorganise the rail industry to improve performance, drive down costs and get better value from public spending. We will legislate to put in place a structure where Government sets the strategy and controls public expenditure. Better traffic management will ease congestion of our road network. And we will lock in the benefits of new capacity, introducing some tolling and High Occupancy Vehicle Lanes where they make sense. 3. Planning ahead. We cannot build our way out of the problems we face. Government will lead the debate on road pricing, working with stakeholders 	This white paper should be considered in the development of the Local Plan. The paper also provides an overview of key issues and statistics affecting the transport sector.

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>to establish and explain how and when pricing might provide the reliability and standards road users want. We are also committed to sharing decision-making with regional and local stakeholders to ensure that transport decisions are taken alongside those for housing and economic growth.</p> <p>Targets Provides some context for targets e.g. 'where we want to be'. The Annex also refers to the Department for Transport Public Service Agreements.</p>	
Local Transport Plan - Devon and Torbay Strategy 2011 – 2026, Torbay Council (2011)		
<p>The Local Transport Plan 3 (LTP3) is a 15 year plan, covering the period 2011 – 2026. It aims to deliver a transport system that can meet economic, environmental and social challenges. It also seeks to deliver the aspirations of Devon & Torbay Councils, stakeholders, businesses and the public.</p>	<p>The strategy has five key objectives:</p> <ul style="list-style-type: none"> • Deliver and support new development and economic growth • Make best use of the transport network and protect the existing transport asset by prioritising maintenance • Work with communities to provide safe, sustainable and low carbon transport choices • Strengthen and improve the public transport network • Make Devon the 'Place to be naturally active' 	<p>The aims and objectives of the plan should be considered in Local Plan and SA.</p>
Waste		
Hazardous Waste Directive (91/689/EEC)		
<p>Sets out the licensing requirements for handling and treatment of hazardous waste. Singles out specific waste materials as a consequence of their hazardous nature and potential impact upon health and the environment.</p>	<p>To approximate the laws of member states on the controlled management of hazardous wastes</p>	<p>The Local Plan needs to consider the potential disposal requirements for hazardous waste substances.</p>
Waste to Landfill Directive (99/31/EC)		
<p>The Directive aims to prevent or reduce as far as possible negative effects on the environment or to human health from the landfilling of waste, by introducing stringent technical requirements for waste and landfills.</p>	<p>Objectives In addition to the general requirements that result from landfills being regulated under PPC, the Landfill Directive introduces others that are particular to landfills:</p> <ul style="list-style-type: none"> • Sites must be classified as hazardous, non hazardous or inert waste landfills • Waste acceptance procedures have to be in place at the landfill • Waste must be pre-treated before being landfilled • Certain waste types cannot be landfilled anymore e.g. clinical, 	<p>The targets are incorporated into UK legislation. This Directive and its objectives are fundamental to the Local Plan and SA.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	liquid, certain hazardous waste, tyres etc. <ul style="list-style-type: none"> • Technical standards are set out in the Directive and its Annexes. • Introduces a specific closure procedure • Ongoing training and development of staff must be provided Targets Reduce biodegradable municipal waste landfilled to 75%, 50% and 35% of that produced in 1995, by 2010, 2013 and 2020 respectively (these years are established by the UK Government in Waste Strategy 2000, taking into account agreed derogations)	
Waste Framework Directive (2008/98/EC) (2008)		
The Waste Framework Directive (WFD) requires Member States of the EU to establish both a network of disposal facilities and competent authorities with responsibility for issuing waste management authorisations and licenses. Member States may also introduce regulations which specify which waste recovery operations and businesses are exempt from the licensing regimes and the conditions for those exemptions.	Article 3.1: Encourage prevention or reduction of waste production and its harmfulness, and the recovery of waste by means of recycling, re-use or reclamation or the use of waste as a source of energy Article 4: Ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular without risk to water, air, soil and plants and animals, without causing nuisance through noise or odours and without adversely affecting the countryside or places of special interest. Article 5.2: Enable waste to be disposed of in one of the nearest appropriate installations, by means of the most appropriate methods and technologies in order to ensure a high level of protection for the environment and public health.	The Local Plan and SA should show regard for these objectives by considering waste management options
Household Waste Recycling Act 2003		
The Act aims to increase recycling rate of household waste and help Local Authorities to achieve their statutory recycling targets.	The Act requires all English waste collection authorities to collect at least two types of recyclable waste from all households in their area.	Should make provisions that aim to increase recycling rate and meet statutory recycling targets.
Planning Policy Statement 10: Planning for Sustainable Waste Management., ODPM (2005)		
This statement outlines the Government's planning policy on sustainable waste management, and forms part of the national waste management plan for the UK. It sets out key planning objectives and decision making principles that should be taken into account by Waste Planning Authorities.	PPS10 sets out key planning objectives: <ul style="list-style-type: none"> • help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as resource and looking to disposal as the last option but one that must be adequately catered for • provide a framework in which communities take more responsibility 	The SA should ensure that the objectives in PPS10 are considered.

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>for their waste, and enable sufficient and timely provision of waste management facilities to meet the needs of the community</p> <ul style="list-style-type: none"> • help implement the national waste strategy and supporting targets and be consistent with obligations required under European legislation • secure the recovery / disposal of waste without endangering human health or harming the environment, and enable waste to be disposed of in nearest appropriate installations. 	
Waste Strategy for England, DEFRA (2007)		
<p>The Strategy aims to reduce waste by making products with fewer natural resources. We must break the link between economic growth and waste growth. Most products should be re-used or their materials recycled. Energy should be recovered from other wastes where possible. For a small amount of residual material, landfill will be necessary</p>	<p>The Government's key objectives are to:</p> <ul style="list-style-type: none"> • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use; • meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies. 	<p>The Local Plan and SA will need to have regard to the strategy objectives</p>
Devon County Council Waste Local Plan (2006) (replacement Plan now in preparation)		
<p>The Devon County Waste Local Plan sets out the County Council's detailed land use policies and proposals for waste management facilities in Devon. The policies provide the framework for a move away from the current reliance on landfill towards more sustainable methods of waste management which recover value from waste: for example, recycling, composting or energy recovery.</p>	<ul style="list-style-type: none"> • To promote public awareness of the problems associated with waste management, and to encourage individuals and communities to take more responsibility for the waste that they create. • To ensure that development and implementation of policy is based on strong scientific evidence while taking into account scientific uncertainty (through the application of the precautionary principle). • To minimise any adverse effects on human health and the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use and aftercare. • To ensure that any proposal for a waste management facility is 	<p>The Local Plan and SA will need to have regard to the Plan aims objectives.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>achieved in as sustainable a manner as possible.</p> <ul style="list-style-type: none"> • To ensure that the management of waste is as sustainable as possible in accordance with the following waste hierarchy • To encourage the provision of waste management facilities at or close to major centres of population, having regard to their effects on local communities and the environment and on the transport infrastructure, taking into account the economic and environmental costs and benefits of using alternative means of transport. • To ensure that, where possible, Devon’s waste is treated or disposed of within the County and to provide for facilities with sufficient capacity to manage the County’s anticipated waste arisings for at least ten years. • To promote the establishment of an effective and integrated network of waste management facilities to serve national, regional, sub-regional and local needs. 	
Municipal Waste Management Strategy for Torbay (2007-2025), Torbay Council (2007)		
<p>The aims of the strategy are:</p> <ul style="list-style-type: none"> • To ensure sustainable waste management to produce a sustainable strategy to manage Torbay’s municipal waste that will balance social, economic and environmental considerations; • To protect public health and amenity to continue the traditional role of waste management in protecting public health and amenity • To provide for waste infrastructure requirements to demonstrate the infrastructure requirements for the collection, recycling and processing of waste which will enable Torbay to plan 	<p>The objectives of the strategy are:</p> <ol style="list-style-type: none"> 1. To reduce waste growth to reduce the growth of waste in Torbay and to work towards zero waste growth through waste minimization initiatives; 2. To increase recycling and composting to increase recycling and composting in Torbay through improved facilities and kerbside collection, and through public education and publicity; 3. To divert waste from landfill to divert waste away from landfill in both the long and short term; 4. To meet statutory targets to set out how the council intends to meet its statutory performance standards including: targets for recycling and composting, national Waste strategy requirements and EU landfill directive targets; 5. To adhere to the waste hierarchy to adhere to the waste hierarchy in all matters of policy; that is; <ul style="list-style-type: none"> • Reduce – reduce the amount of waste produced • Re-use – can items be re-used? • Recycle – recycle and compost when re-use is not possible 	<p>The Local Plan and SA will need to have regard to the strategy aims objectives.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
adequately to meet its statutory duties and targets.	<ul style="list-style-type: none"> • Recover – recover value (including energy) from waste that cannot be recycled • Final disposal – where no other option is possible <p>6. To promote self-sufficiency for Torbay to become as self-sufficient as possible, whilst recognising the need to work closely with our neighbouring authorities where this would be of mutual economic and environmental benefit;</p> <p>7. To ensure environmental protection to ensure that services are delivered in a way that protects the environmental quality of Torbay and the wider environment and in particular to reduce the effects of waste on climate change;</p> <p>8. To produce an integrated strategy to ensure that the Municipal Waste Management strategy is integrated with relevant strategies and plans, for example the Torbay community plan and local Development framework;</p> <p>9. To provide best value fulfil the council's commitments whilst controlling the cost of waste management and delivering best Value commitments</p> <p>10. To promote social inclusion ensure that local community groups, local businesses, residents and visitors are engaged with to achieve the above objectives</p>	
Water and Soil		
Nitrates Directive (91/676/EEC)		
In 1991 Europe adopted the Nitrates Directive (91/676/EC). It is an environmental measure designed to reduce water pollution by nitrate from agricultural sources and to prevent such pollution occurring in the future.	<p>Objectives This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of these waste water discharges.</p> <p>Targets The directive lays down uniform emission standards, or percentage reductions in pollutant concentrations, for discharges from sewage treatment works serving a population equivalent of 2,000 or more.</p>	The Local Plan should be aware of the impact that planning decisions have on waste water. And the targets laid down in this Directive and relevant UK legislation.
Urban Waste Water Treatment Directive (91/271/EEC)		
The Urban Waste Water Treatment Directive was adopted by the EU Council of Ministers in May 1991. The Directive was passed into domestic UK legislation in November 1994.	<p>Objectives This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the</p>	The Local Plan should be aware of the impact that planning decisions have on waste water. And the targets

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<p>environment from the adverse effects of these waste water discharges.</p> <p>Targets The directive lays down uniform emission standards, or percentage reductions in pollutant concentrations, for discharges from sewage treatment works serving a population equivalent of 2,000 or more.</p>	laid down in this Directive and relevant UK legislation
Water Framework Directive (2000/60/EC)		
This directive seeks to establish a structured framework for action in the field of water policy	<p>This Directive aims to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> • Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; • Promotes sustainable water use based on a long-term protection of available water resources; • Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; • Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and • Contributes to mitigating the effects of floods and droughts. 	The issues and measures presented in the Directive should be considered in the Local Plan.
Proposed EU Soil Framework Directive (2007)		
This is a Thematic Strategy, soil is seen as one of the foundations for our economic prosperity and as the most important carbon store in the world.	<p>The objective of the EU Commission is to prevent further degradation of soil, restore degraded soil and use soil in a sustainable way.</p> <p>The proposed actions are:</p> <ul style="list-style-type: none"> • Framework legislation on soil protection and sustainable use of soil; • Integration of soil protection into the development and implementation of relevant EU policies; • Research to close the knowledge gap in certain areas of soil protection; • Increase public awareness. 	The Local Plan should be committed to protecting soil resources from erosion, contamination and sealing by development.
Safeguarding our Soils- A Strategy for England, DEFRA (2009)		
The Soil Strategy for England builds on and replaces the Soil Action Plan 2004-2006 which was the first time the Government set out its objectives	<p>Objectives</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them 	The Local Plan will need to ensure that they take account of the Government's

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
<p>for protecting soils. It sets a long term vision and the strategic goals by which our work on soil protection will be guided. It seeks to provide a clear framework for Defra and its partners, industry and Research Councils, to address the risks relating to our soil. It takes into account achievements to date, sets out the reasons for government intervention and seeks to address barriers to progress. As well as longer term goals it also sets out priorities for action that will contribute towards the achievement of Defra's Public Service Agreements.</p>	<p>addressed;</p> <ul style="list-style-type: none"> • soils will play a greater role in the fight against climate change and in helping us to adapt to its impacts; • soils in urban areas will be sufficiently valued for the ecosystem services they provide and given appropriate weight in the planning system. • where development occurs, construction practices will ensure that vital functions can be maintained; and • pollution of soils is prevented and our historic legacy of contaminated land is being dealt with. 	<p>objectives and measures for soil protection. Where appropriate these plans can contain policies for the sustainable use of soils. Soil is also important for the SA, and it is specifically referred to in the SEA Directive.</p>
Strategic Flood Risk Assessment, Torbay Council (2011)		
<p>The Level 1 SFRA is an overview of flood risk within a specific area. It aims to provide general guidance to planning officers, developers and other interested people about areas where flood risk is an issue.</p> <p>The Level 2 SFRA builds on the information within the Level 1 SFRA and undertakes an appraisal of the probability and consequences of overtopping or failure of flood risk management infrastructure within the major flood risk areas.</p>	<ul style="list-style-type: none"> • To provide reference and policy document that will be part of the evidence base to inform the Local Development Framework and any subsequent plan; • To ensure that Torbay Council meets its obligation under latest planning guidance PPS25; • To provide reference and policy document for the use by the general public and developers to advise and provide information on their obligation under PPS25; • To use as a tool to inform development control process about the potential risk of flooding associated with future planning applications and the basis for requesting specific Flood Risk Assessment 	<p>The Local Plan will need to take into account the aims objectives of the study.</p>
Water Cycle Study, Torbay Council (2012)		
<p>The aim of the Torbay Water Cycle Strategy is to identify any constraints on housing and employment growth planned for Torbay Council up to 2031 that may be imposed by the water cycle and how these can be resolved. Furthermore, it will provide a strategic approach to the management and use of water which ensures that the</p>	<ul style="list-style-type: none"> • Capacity issues with regards to water treatment works, clean water network and water resources in Torbay. • Capacity issues with regards to wastewater treatment capacity and wastewater network (pipe routes) in Torbay. • Potential impacts of future water abstraction and wastewater discharge near water dependent European Sites. 	<p>The Local Plan will need to take into account the aims objectives of the study.</p>

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
sustainability of the water environment in the region is not compromised.	<ul style="list-style-type: none"> Water quality issues with respect to the discharge of wastewater and surface water, groundwater quality, and management of gravity and pumped discharges within the Torbay administrative area. 	
Contaminated Land Strategy, Torbay Council (2011)		
The Strategy consists of two parts that will run in tandem. The first is the identification of sites where there is immediate concern, because they fit within the priorities set out in this document. These sites will be inspected, and where necessary a programme of remediation set out, to remove the risk. The second part will be about setting up on the Council's Geographical Information System (GIS); a tool to enable quick and effective identification of potentially contaminated sites. This will be completed by June 2006. As the second part is implemented, it is possible that new sites of concern will be identified, and those will be examined at, at that time. An implementation timetable is included within the Strategy.	<p>The Council's priorities in dealing with contaminated land are to:</p> <ul style="list-style-type: none"> To protect human health To protect controlled waters To protect designated ecosystems To prevent damage to property To prevent further contamination of land To encourage voluntary remediation To encourage re-use of brownfield sites 	The Local Plan will need to take into account the aims objectives of the Strategy.
South Devon And Dorset Shoreline Management Plan, South Devon and Dorset Coastal Advisory Group (2011)		
A Shoreline Management Plan (SMP) provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. In doing so, an SMP is a high-level document that forms an important part of the Department for Environment, Food and Rural Affairs (Defra) strategy for flood and coastal defence (Defra, 2006).	<p>The objectives of the SMP are as follows:</p> <ul style="list-style-type: none"> to define, in general terms, the risks to people and the developed, historic and natural environment as a result of coastal evolution and behaviour within the SMP area over the next century; to identify the preferred policies for managing those risks, together with the reasoning behind the choice of those policies; to identify the consequences of implementing the preferred policies; to inform planners, developers and others of the risks of coastal evolution and of the preferred policies when considering future development of the shoreline, land use changes and wider strategic planning; to comply with international and national nature conservation legislation and biodiversity obligations; 	The Local Plan will need to take into account the aims objectives of the Plan.

Overall aim /purpose of the document	Objectives/ Targets	Implication for the Local Plan and the SA
	<ul style="list-style-type: none"> • to set out procedures for monitoring the effectiveness of the SMP policies; and • to highlight areas where knowledge gaps exist. 	

Appendix 3: Scoping the Need for Further Sustainability Appraisal of the Local Plan

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
Policy SS1 - Growth Strategy for a prosperous Torbay	SD1- Growth Strategy for a Prosperous Torbay	Changes to the supporting text include additional wording in relation to the updated Strategic Housing Land Availability Assessment (SHLAA). Accordingly job numbers have been changed from 15,000 to 5,000-6,000 over the next 20 years. The changes in job numbers, although reduced, are not considered to impact negatively on the SA objectives 3.1 for employment, as the Policy should still result in delivery of significant amounts of development.	Update assessment of Objective 3.1 to reflect the change in the Policy
Policy SS2 - Future Growth Areas for development	N/A	New Policy	A full assessment is required
Policy SS3 - Presumption in favour of sustainable development	SD2- Presumption in favour of sustainable development	No changes	No
Policy SS4 – The economy and employment	E1 - Employment	Changes to Policy text include amendment of job numbers to reflect the SHLAA findings. Although the job number is lower than previously assessed, the amendment is not considered to change the findings of the existing SA, however the SA objective 3.1 should be amended to reflect the change in number of jobs the Local Plan seek to create. The Policy should still result in delivery of significant amounts of development and therefore the score of objective 5.1 (Protect and enhance habitats and species) will remain unaltered. Change to the introductory text places emphasis on findings of the Torbay Economic Strategy (2013). The supporting text provides more explanation on how mixed use development will be achieved. These amendments are considered to add strength to the Policy but have no further impact on the previous SA findings	Update assessment of Objectives 3.1 to reflect the change in the Policy
Policy SS5– Employment space	E2- Employment space	Key Policy changes include specific reference to environmental improvements and better facilities serving employment within existing and proposed employment areas. The Policy also added reference to delivery of employment space for education and training.	Update assessment Objectives 2.2, 3.1 to reflect the change in the Policy

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
		<p>The supporting text now includes site that will accommodate commercial growth in Torbay. These have been assessed as part of the growth areas Policies SDT1 – SDB3.</p> <p>The SA objectives 2.2 and 3.1 text should be amended to reflect the change of the amount of floor space promoted by the Local Plan.</p>	
Policy SS6 – Strategic transport improvements	TA2- Strategic Transport Improvements	<p>The Policy has replaced the reference to Park & Ride with transport hubs and specified a number of sites for Park & Ride in Torbay that were promoted in the LTP3.</p> <p>The Policy supports the construction of South Devon Link Road and level crossing safety.</p> <p>The additional text strengthens the Policy; however the overall impact on the SA objectives would not be altered as a result of the amendments.</p>	Replace reference to Park & Ride with transport hubs
Policy SS7 - Infrastructure, phasing and delivery of development	IF1- Infrastructure, phasing and delivery of development	<p>The Policy has been strengthened and updated, and some new requirements that seek developer contribution have been added, however the overall impact on the SA objectives would not be altered.</p>	No further Assessment required.
Policy SS8 – Natural environment	EN1- Natural Environment	<p>Policy has been strengthened by adding tranquility, night skies, amenity of open spaces and net environmental gain to conserve and enhance natural landscape. The new supporting text requires developers to incorporate mitigation measures as part of development.</p> <p>The changes strengthen the Policy further but have no further impacts on the previous SA findings or scores. However, wording of SA objective 5.3 (landscape) should be updated to reflect the changes of policy wording.</p>	Update assessment of objective 5.3 to reflect the change in the Policy wording.
Policy SS9– Green Infrastructure	EN2- Green Infrastructure	<p>The Policy makes reference to a list of green infrastructure projects. Other changes to policy and supporting text strengthen the Policy. However, no further impacts on the previous SA findings.</p>	No further Assessment required.
Policy SS10 - Sustainable communities	SC1- Sustainable Communities	<p>The Policy has been amended to prevent loss of small homes, flats and HMOs in Community Investment Areas. Changes to supporting text include a requirement to bring vacant property into use in Community Investment Areas. This will strengthen the findings against SA objective 2.1 (Help make affordable housing available to everyone).</p>	Update assessment of objective 2.1 to reflect the change in the supporting text
Policy SS11 – Housing	H1- Housing Provision	<p>The Policy has been updated to reflect the Council approach to monitoring of cross-boundary review. The additional supporting incorporates the SHLAA (2013) findings. The changes however have no further impact on the SA objectives and the findings from the previous assessment would not</p>	No further Assessment required.

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
		be altered.	
Policy SS12 – Five year housing land supply	H2 Five Year Housing Land Supply	Minor amendments to supporting text includes removal of the numerical range of windfall housing and reflect the most recent SHLAA findings of average dwelling number from windfall sites. The overall impact on the SA would not be altered by the amendments.	No further Assessment required.
Policy SS13 – Low carbon development and adaptation to climate change	N/A	New Policy	A full assessment is required
SDT1 - Torquay	SDT1- Torquay	The number of jobs is considerably lower than previously assessed. The amendment is not considered to change the findings of the existing SA, however the SA objective 3.1 should be amended to reflect the change in number of jobs the Local Plan seek to create. The reference to GI strengthens the Policy as does the reference to strategic green gap between Torquay and Kingskerswell. The changes impact positively against SA objectives 5.1 and 5.5.	Amend assessment and score of SA objectives 3.1, 5.1 and 5.5 to reflect policy changes.
SDT2 - Torquay Town Centre and Harbour	SDT2 -Torquay Town Centre and Harbour	The reference to GI strengthens the Policy as does the reference climate change. The changes impact positively against SA objectives 3.5 and 5.5.	Amend assessment and score of SA objective 5.5 and 3.5 to reflect policy changes.
SDT3 - Torquay Gateway	SDT3 -Torquay Gateway	The reference to the strategic green gap between Torquay and Kingskerswell strengthens the Policy. The changes impact positively against SA objectives 3.5.	Amend assessment and score of SA objective 3.5 to reflect policy changes.
SDT4 - Babbacombe and St Marychurch	SDT4 - Babbacombe and St Marychurch	No changes	No further Assessment required.
SDP1 - Paignton	SDP1 - Paignton	The Policy has been strengthened by promoting Preston district centre, seafront and Goodrington for tourism, leisure and niche retail role. The number of jobs is considerably lower than previously assessed. The amendment is not considered to change the findings of the existing SA, however the SA objective 3.1 should be amended to reflect the change in number of jobs the Local Plan seek to create.	Update assessment of Objectives 3.1 to reflect the change in the Policy
SDP2 - Paignton Town Centre and Seafront	SDP2 - Paignton Town Centre and Seafront	The reference to GI strengthens the Policy as does the reference to flooding. The changes impact positively against SA objectives 5.5 and 5.7.	Amend assessment and score of SA objectives 5.5 and 5.7 to reflect policy changes.
SDP3 - Paignton North and Western Area	SDP3 - Paignton North and Western Area	The reference to upgraded and improved infrastructure and resilience to climate change strengthens the Policy. However the overall impact on the	No further Assessment required.

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
		SA objectives would not be altered by the changes.	
SDP4 - Clennon Valley Leisure Hub	SDP4 - Clennon Valley Leisure Hub	The reference to GI and resilience to climate change strengthens the Policy. However the overall impact on the SA objectives would not be altered by the changes.	No further Assessment required.
SDB1 – Brixham Peninsula	SDB1 - Brixham	Change to the Policy includes a reference to resilience to the effects of climate change by providing flood resilient design. The changes impact positively against SA objectives 5.7.	Amend assessment and score of SA objectives 5.7 to reflect policy changes.
SDB2 - Brixham Town centre and Waterfront	SDB2 - Brixham Town centre and Waterfront	The reference to GI strengthens the Policy. The changes impact positively against SA objectives 5.5.	Amend assessment and score of SA objectives 5.5 to reflect policy
SDB3 - Brixham Urban Fringe and Area of Outstanding Natural Beauty	SDB3 - Brixham Urban Fringe and Area of Outstanding Natural Beauty	The Policy has been changed to include the findings of the Brixham Urban Fringe Study. However The overall impact on the SA objectives would not be altered by the changes.	No further Assessment required.
Policy TC1 - Town Centres	TC1 - Town Centres and Retail	Minor changes	No further Assessment required.
Policy TC2 - Torbay retail hierarchy	TC2- Local and Neighbourhood Centres	New Policy	A full assessment is required
Policy TC3 - Retail development	TC3 - Retail Development	Changes to Policy include deletion of three criteria from the new retail development within Town Centres and addition of a new criterion. These amendments are considered to weaken the Policy by removing reference to pedestrian and vehicular accessibility, environmental improvement and tourism and cultural facilities. Amendment to policy will impact negatively on SA objectives 2.5, 3.6, 4.3, 5.3 and 5.6.	Update the assessment and score of objectives 2.5, 3.6, 4.3, 5.3 and 5.6 to reflect changes to policy.
Policy TC4 - Change of retail use	TC4 - Changes of retail use within centres and elsewhere	Slight changes in Policy text to clarify what uses are permitted in primary and secondary frontages. New text added to the Policy that promotes residential development in secondary frontages. The new text added to the supporting text provides further details to the introduction of residential accommodation into town centres.	Update assessment and score of objective 2.1 to reflect the change in the Policy wording.
Policy TC5 - Evening and night time economy	TC5 - Evening and night time economy	The policy remains largely unchanged, the new requirement of s106 has strengthened the Policy but have no further impacts on the previous SA findings.	No further Assessment required.
Policy TO1 - Tourism, events and culture	T1 - Tourism, events and culture	The Policy has been strengthened and updated. Changes to Policy include new text that promotes heritage assets, which would have positive impact	Update the score of objective 5.6 to reflect the change in the

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
		on SA objective related to historic environment. Change to introductory text added more statistics from the Trends Report. The additional supporting text strengthens the assessment against the relative SA objectives; however the overall impact on the SA objectives would not be altered as a result of the amendments.	Policy wording.
Policy TO2 - Change of use of tourism accommodation and facilities	T2 - Change of use of tourism accommodation and facilities	Minor changes	No further Assessment required.
Policy TO3 - Marine economy	E3 - Marine economy	The Policy has been updated to reflect the recent Ports Master Plan Projects and the MMO approval process. The new text includes proposed schemes in the three Harbours and therefore objective 5.5 wording should be amended to reflect the Policy change. The minor amendment of the supporting text considered to add strength to the Policy but have no impact on the previous SA findings.	Update assessment of Objectives 5.5 to reflect the change in the Policy
Policy TA1 - Transport and accessibility	TA1: Transport and Accessibility	The additional criteria at the end of the Policy is considered to add strength to the Policy and impacts positively against SA objective 5.3 (landscape and townscape) and 5.6 (historic environment).	Update assessment and score of objective 5.3 and 5.6 to reflect the change in the Policy wording.
Policy TA2 - Development access	IF3 - Development Access	The Policy reduces the potential access to new development by sustainable modes of transport from 50% to 30%, which is considered to be more realistic but still ambitious according to the Council Transport Advisor. The overall impact on the SA objectives would not be altered as a result of the amendments.	No further Assessment required.
Policy TA3 - Parking requirements	IF4 - Parking Requirements	The Policy remains largely unchanged and most amendments strengthen the Policy but have no further impacts on the previous SA findings.	No further Assessment required.
Policy IF4 - Information and communications technology	IF2 - Information and communications technology	Minor changes	No further Assessment required.
Policy C1 - Countryside and the rural economy	C1- Countryside, Strategic Green Wedges and the Rural Economy	Amendments are considered to add strength to the Policy. However, the changes have no further impact on the SA objectives and the findings from the previous assessment would not be altered.	No further Assessment required.
Policy C2 - The coastal landscape	C2 - The Coastal Landscape	Minor changes	No further Assessment required.
Policy C3 - Coastal	N/A	New Policy	A full assessment is required

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
change management			
Policy C4 - Trees, hedgerows and natural landscape features	N/A	New Policy	A full assessment is required
Policy C5 - Urban Landscape Protection Areas	EN3 - Urban Landscape Protection Areas	Amendments are considered to add strength to the Policy. The number of ULPA has been changed following consultation with members. However, the changes have no further impact on the SA objectives and the findings from the previous assessment would not be altered.	No further Assessment required.
Policy NC1 – Biodiversity and geodiversity	NC1- Biodiversity and Geodiversity	The additional wording at the end of the second paragraph of the Policy text "to achieve a net gain in biodiversity", strengthen the Policy and impacts positively against the SA objective 5.1 (Protect and enhance habitats and species).	Update assessment of objective 5.1 to reflect the change in the Policy wording.
Policy HE1 – Conservation and the historic environment	HE1- Conservation and the historic environment	Changes to policy include a specific reference to Scheduled Monuments and a new criterion in relation to planning applications that may affect heritage assets (Whether new development contributes to the local character and distinctiveness of the area, particularly through a high quality of design). The Policy has been strengthened and updated however the overall impact on the SA objectives would not be altered by any of the changes.	No further Assessment required.
Policy HE2 - Listed Buildings	N/A	New Policy	A full assessment is required
Policy H1 - Applications for new homes	H3 - Applications for New Homes	Changes to Policy include an additional criterion that emphasized the need for a balanced home and employment strategy. The overall impact on the SA would not be altered by the amendments.	No further Assessment required.
Policy H2 - Affordable housing	H4 - Affordable Housing	Changes in Policy include: Affordable housing threshold has been changed from 3 to 11 dwellings and the maximum target has been reduced to 20%, in brownfield sites due to viability issues; Affordable housing incorporates self built on large greenfield sites. Although the required threshold and percentage of affordable housing is lower than that previously assessed, it should not negatively impact on the relevant SA objective (2.1) relating to affordable housing.	Amend assessment of objective 2.1 to reflect policy changes.
Policy H3 - Self build affordable housing and exception sites	N/A	New Policy	A full assessment is required

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
Policy H4 - Houses in Multiple Occupation (HMOs)	H5- Houses in Multiple Occupation (HMOs)	Supporting text further clarifies the Council position to resist concentration of HMOs in SOA areas and HMOs that lead to deterioration of living environment. However, the overall impact on the SA would not be altered by the amendments.	No further Assessment required.
Policy H5 - Sites for travellers	H6 -Sites for gypsies and travellers	No changes	No further Assessment required.
Policy H6 - Housing for people in need of care	H7 - Housing for people in need of care	Slight change to the Policy wording. Change to supporting text includes additional clarification of the Council policy regarding s106 contribution to meet increased health and social care costs. The overall impact on the SA objectives would not be altered by the changes.	No further Assessment required.
Policy DE1 - Design	DE1- Design	Amendment to policy includes a commitment to meeting design consideration for all development proposals. It is a departure from the previous position that requires only major development to meet design consideration. The amendments to policy added clarity and strengthened it against various SA objectives. However the changes have no further impact on the SA objectives and the findings from the previous assessment would not be altered.	No further Assessment required.
Policy DE2 - Building for Life	DE2- Building for Life	The Policy and its supporting have been updated to reflect the current version of BfL 12 approach, however the direction of the Policy remains unchanged. The overall impact on the SA would not be altered by the amendments; however the SA should be reflective to the Policy changes.	Update assessment of SA objectives to reflect policy update.
Policy DE3 - Development amenity	DE3- Development amenity	The Policy and the supporting text have been amended to reflect the current residential accommodation standard based on The National Affordable Housing Programme's Housing Quality Indicators Form – updated in April 2008, which have replaced the previous standard based on English Partnership's "Places Homes People" Policy Guidance (2007) - Parker Morris+10% Standards. The changes have no further impact on the SA objectives and the findings from the previous assessment would not be altered.	No further Assessment required.
Policy DE4 - Building heights	DE4 - Building heights	The Policy has been strengthened by including a reference to a building's historic character, which will impact positively on the relevant SA objective 5.6 (Maintain and enhance historical environment).	Update assessment of objective 5.6 to reflect the change in the supporting text
Policy DE5 - Domestic	N/A	New Policy	A full assessment is required

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
extensions			
Policy DE6 - Advertisements	N/A	New Policy	A full assessment is required
Policy SC1 - Healthy Bay	SC3- Healthy Bay	Changes to supporting text include three additional paragraphs that reflect the findings of the Marmot Review. Changes strengthen or further clarify the Policy, however largely the direction of the policy remains unchanged and the overall impact on the SA health objectives (1.1-1.3) would not be altered by the amendments.	No further Assessment required.
Policy SC2 - Sport, leisure and recreation	SC2- Sport, Leisure and Recreation	The Policy has been updated to include a number of proposed sport facility projects in Torbay. Changes to the supporting text strengthen and further clarify the Policy. The proposed sport facilities should be assessed in particular against SA environmental and resources objectives.	Update SA to incorporate changes in scores and allow for other updates
Policy SC3 - Education, skills and local labour	E4 - Education, skills and local labour	No changes	No further Assessment required.
Policy SC4 - Sustainable food production	N/A	New Policy	A full assessment is required
Policy SC5 - Child poverty	SC4- Child Poverty	Minor changes	No further Assessment required.
Policy ES1 - Energy	EG2- Designing for low carbon development and climate change	Changes to policy include amendment to Policy title and deletion of last paragraph that made reference to climate change. The requirement for low carbon design has been amended to include only major development for viability purposes; however this will impact negatively on SA objective 6.1 due to cumulative impacts of a number of minor developments which is a change from the previous position. The additional supporting text will impact positively on the Policy as well as the relevant sustainability objectives 3.4 (Harness the economic potential of the coast in a sustainable way)	Update assessment and score of objective 6.1 to reflect the change in the Policy wording.
Policy ES2 - Renewable and low carbon infrastructure	EG3- Renewable and low carbon infrastructure	Minor changes to the policy and supporting text, would not impact on SA findings.	No further Assessment required.
Policy ER1 – Flood risk	ER1- Flood Risk	The Policy has been strengthened and updated, and some new requirements have been added, however the overall impact on the SA objectives would not be altered by the changes.	No further Assessment required.

Local Plan Proposed Submission Plan (2014)	Local Plan Consultation Draft (2012)	Key Changes	Further SA required following consultation?
Policy ER2 - Water management	ER2- Water management	Changes to Policy and supporting text include a specific reference to the WFD and other minor amendments. Amendments to the policy will impact positively against SA objective 6.5 and should be reflected in the SA.	Update assessment of objective 6.5 to reflect the change in the Policy.
Policy ER3 - Contamination	ER3 - Contamination	Minor changes	No further Assessment required.
Policy ER4 - Ground stability	ER4 - Ground stability	No changes	No further Assessment required.
Policy W1 - Waste hierarchy	W1- Waste	No changes	No further Assessment required.
Policy W2 – Waste audit for major and significant waste generating developments	W2 - Waste Audit for Major Development	Minor changes	No further Assessment required.
Policy W3 – Existing waste management facilities in Torbay	W3 - Existing Waste Management Facilities in Torbay	No changes	No further Assessment required.
Policy W4 – Proposals for new waste management facilities	W4 - Proposals for New Waste Management Facilities	No changes	No further Assessment required.
Policy W5 – Waste water disposal	W5 - Waste Water Treatment Facilities	The Policy added a new requirement to reduce the impact on the sewerage system, which will impact positively on the SA objective 6.5	Update assessment of objective 6.5 to reflect the change in the Policy.
Policy M1 – Minerals extraction	M1 Minerals	The supporting text makes a reference to WFD, which will impact positively on SA objective (6.5)	Update SA assessment of objective 6.5 to reflect the change in the supporting text.
Policy M2 – Maximising the use of secondary and recycled aggregates	M2 - Maximising the Use of Secondary and Recycled Aggregates	No changes	No further Assessment required.
Policy M3 – Preserving and safeguarding of limestone resources and key local building stone	M3 - Preserving and Safeguarding of Limestone Resources and Key Local Building Stone	No changes	No further Assessment required.

Appendix 4: Monitoring Framework

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Percentage of population over 65 years of age	22% (2008) 23.6% (2011)	No targets	2001 census; 2011 census	Torbay has a higher than average population aged 65+
		Infant mortality rate per 1,000live birth	7.5 (2008) 5.9 (2012)	No targets	The Audit Commission (2008); ONS Neighbourhood Statistics (2012)	
		Under 18 conception rate	48.6 per 1,000 (2005) 53.1 per 1,000 (2011)	No targets	The Audit Commission	Within Torbay there is a difference in rates between the least and most deprived communities. With higher rates in Torbay's more deprived communities. Rates in the most deprived quintile (top 20%) are significantly higher than the 2 least deprived quintiles.
		Life expectancy at birth a) Male b) Female	2008: a) 76.5 b) 81.7 2012: a) 78.0 b) 82.0	No targets	The Audit Commission (2008); ONS Neighbourhood Statistics (2012)	
		Population density (number of persons per hectare)	21.1 (2008) 20.8 (2011)	2.2 in South West region and 4.1 in England and Wales (2011)	2001 census 2011 census	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments	
	1.2 Reduce health inequality	Number of SOAs in the top 10% most deprived in England in the health and disability deprivation domain in Torbay	7 areas (2007) 8 areas (2010)	No targets	Torbay PCT, the English Index of Deprivation, Key Finding for Torbay (2007); Indices of Deprivation 2010 – Torbay Summary		
		Percentage of households in fuel poverty	16.0%	No targets	The Audit Commission (2010)		
	1.3 Promote healthy lifestyles	Number of patients classified as clinically obese in Torbay	2008: All adults 27% Children 12.9% 2012: All adult 27.6% Children Age 4-5 8.9% Age 10-11 17.4%			Torbay PCT, Director of Public Health Annual Report (2007) JSNA (2012/13) Children and maternal health observatory (2011)	
		Percentage of adults participating in regular, moderate intensity sport	29.7%	The national average is 35.9%	The Audit Commission (2011/12)		
2. Support Communities that meet people's needs	2.1 Help make sustainably designed and affordable housing available to everyone	a) Number of affordable housing completions; b) % of affordable housing completed	2008: 135 18.6% 2012: 35 13.1%	30% affordable housing will be sought on all development of 15 or more dwellings	Torbay Housing Land Monitor		
		House price income ratio in Torbay	10 (2008) 8.0 (2012)	South West 8.2 England 6.7	Torbay Housing Land Monitor		
	2.2 Provide everyone with opportunities for education and training	Percentage of pupils achieving five or more GCSEs at Grade A*-C or equivalent including English and Maths	60.9% (2008) 60.5% (2011/2012)	This was higher than the South West rate (59%) but lower than England's (62%)	The Audit Commission		

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Percentage of population with NVQ level 4+	25.0% (2008) 29.7 % (2011)	No targets	Torbay Brief by GOSW Regional Intelligence Team (2008) NOMIS (2011)	
		Percentage Torbay's workforce with no qualifications	5.3% (2008) 8.6% (2011)	Lower than both the South West (11.1%) and England (8.4%).	Torbay Brief by GOSW Regional Intelligence Team (2008) NOMIS (2011)	
	2.3 Reduce crime and fear of crime	Crime rate in Torbay	39.2 per 1,000 population	Higher than the rate for the South West (33.8 per 1,000) and lower than England and Wales (41.3 per 1,000)	South West Observatory (Torbay Local Profile 2012)	
	2.4 Promote stronger and more vibrant communities	Not identified				
	2.5 Increase access to and participation in cultural activities	Spend on sports and recreation facilities including golf courses per head	£6.79	The national average is £14.74	The Audit Commission (2011/12)	
		Spend on sports development and community recreation per head	£2.74	The national average is £3.55	The Audit Commission (2011/12)	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Population of Torbay	129,702 (2001) 131,000 (2011)	No targets	2001 census 2011 census	Torbay has seen a low population growth when compared both regionally and nationally with an increase of 1.0 % between 2001 and

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
						2011.
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Percentage of working age population claiming jobseekers allowance	2.3% (2008) 4.9% (2011)	Torbay's Claimant count is higher than the national average 3.5%	Torbay Brief by GOSW Regional Intelligence Team (2008) The Audit Commission (2012)	
		Amount of land developed for employment in Torbay	0.7 hectare (2007); 0.45 hectare (2011)	No targets	Torbay Employment Land Monitor	
		Mean annual gross pay for all employees in Torbay	£22,053	SW £ 24,922 and England and Wales £26,165	SWO Local Profile (2012)	
		Number of active businesses in Torbay	4,250	The national average is 8,274	The Audit Commission (2011)	
		Gross Value Added (GVA) per head	£12,777	The lowest of the 12 NUTS3 areas in the South West. The value for the South West overall was £18,184 and for England £20,498.	Observatory (Torbay Local Profile 2012)	GVA is used in the estimation of Gross Domestic Product (GDP). GDP is a key indicator of the state of the whole economy.
	3.2 Reduce poverty and income inequality	Number of SOA in the top 10% for employment deprivation in England	12 (2007)	No targets	Indices of Multiple Deprivation	
			13 (2010)			
		Number of SOA in the top 10% for skills and training deprivation in England	4 (2007)	No targets	Indices of Multiple Deprivation	
	4 (2010)					
		Percentage of household in fuel poverty	16% (2010)	0.4 less than the England rate mean of 16.4%	www.decc.gov.uk	
3.3 Meet local needs locally	Survival rate of enterprises	59.2% (2010)	The lowest survival rate in South West	South West Observatory (Torbay Local Profile 2012)		

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
				(South West 65.9%, England 62.9%).		
		Net change in number of VAT registration	+1.2% (2006) - 4.7% (2010)	South West -2.1, England -1.9%	Key Statistics for Torbay, Consultation and Research Team (2008) South West Observatory (Torbay Local Profile 2012)	
	3.4 Harness the economic potential of the coast in a sustainable way	Not identified				
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Not identified				
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Value of tourism generated annually in Torbay	2005: £442 million 2008: £438 million		Tourism Strategy for Torbay (2005-2015); Revised Tourism Strategy for Torbay (2010-2015)	No further updates are available
		Percentage of employment supported by tourism	21%		Revised Tourism Strategy for Torbay (2010-2015)	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Number of vehicle kilometres travelled within the Torbay area	649 million vehicle kilometres 2009.	Between 1993 and 2009, the total number of vehicle kilometres travelled within the Torbay area increased by 17% (98 million km). This was lower	South West Observatory (2011)	Increased journey would contribute negatively to air pollution

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
				than the percentage increase within the South West (26%), over the same period.		
	4.2 Help everyone access basic services easily, safely and affordably	% of households within 30 minutes of a major centre by public transport.	97.51%	Target (2010/2011): 100%	Accession software, Strategic Transport Team (2006/07)	
% of households within 45 minutes of Torbay hospital by a bus		71.13% (2006/07)	Target (2010/2011): 80%	Local Transport Plan (2006/11)		
Total killed or seriously injured (KSI) on the roads		41 (2008) 32 (2010)	This was the lowest rate for any county or unitary authority in the South West.	Accident monitoring, Transport Team (2006/07) The Audit Commission		
	4.3 Make public transport, cycling and walking easier and more attractive	Capacity of bus services	10% increase from 2000 to 2005	25% increase predicted from 2005 to 2010/1	Bus Operator Information	Service needs to Support increasing population with growing proportion of elderly residents
		Number of annual bus passenger journeys	7,367,000 (2006/07)	Target (2010/2011): 8,035,000 passengers	Local Transport Plan (2006/11) LTP3 (2011-2026)	
		% of households within 400m of an hourly or better bus service	95.07% (2006/07)	Target (2010/2011): 100%	Local Transport Plan (2006/11)	
		Annualised index of cycling trips	98 annualised index value	Target (2010/2011): 180 annualised	Council surveys from Strategic Transport Team (2006/07)	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
				index value		
		Footway condition	30.41 % in need for repair (2004/05)	10% in need of repair	Local Transport Plan (2006/11)	
	4.4 encourage switch from transporting freight by road to rail or water	Number of freight vehicles coming in /out of Torbay	Unavailable			
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Number of SAC, SSSI, NNR, AWI, CWS, LNR, RIGS, OSWI, UWS in Torbay	SAC: 1, McSAC: 1 SSSI: 12 (190.52 ha) NNR: 1 AWI: 5 CWS:30 LNR: 3 RIGS: 14 OSWI: 50 UWS: 10	No targets	Torbay Wildlife Sites Review (1991 & 1998) Devon Biodiversity Records Centre (DBRC) (2013)	
		% Area of SSSI land in: (a) A favourable condition (b) An unfavourable recovering	2008: a) 83.19% b)8.69% 2011: 86.58% 13.42%	100% in a favourable condition	Condition of SSSI data from Natural England website. And The Nature of Torbay (2006-2016)	In comparison with Devon and the South West, Torbay's SSSIs are in relatively good condition.
	5.2 Promote conservation and wise use of land	Average density of new development in Torbay on: a) Large sites b) Small sites c) Redevelopment sites	2008: a) 62 dph b) 47 dph c)129 dph 2012: a) 37 dph b) 34 dph c)102 dph	The majority of development in Torbay is at relatively high density compared to Government guidance of 30-50 dwellings per hectare	Torbay Housing Land Monitor	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Proportion of new dwelling built on brownfield land	2008: 91% 2012: 82%	92% in 2007 is the highest rate since 1995	Torbay Housing Land Monitor	.
	5.3 Protect and enhance landscape and townscape	Number of parks and green space managed to green flag standard	3 (2008) 5 (2012)	1. Sherwell park 2. Tessier Gardens 3. Youngs Park 4. Cockington Country Park 5. Upton Park	Communication Team Torbay Council (2008) http://greenflag.keepbritaintidy.org/	The Green Flag award is a nationally recognised scheme for quality, aiming to raise the standards of green spaces which are free to enter and open to the public.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Not identified				
	5.5 Maintain and enhance historical assets	Number of Listed Buildings (Grade I and II) on the At Risk register	32 of which 10 are in category 1		Torbay Council, Buildings at Risk (BAR) survey (2004)	Torbay has 861 listed buildings of historic or architectural interest
	5.6 Reduce vulnerability to flooding and sea level rise	Number of people at risk of surface water flooding (based on blue squire mapping)	9,901		Preliminary Flood Risk Assessment Report (2011)	
Number of properties estimated to be at risk of flooding (based on national surface water modelling)		5,100		Preliminary Flood Risk Assessment Report (2011)		
Number of SUDS in new developments		Unavailable				

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Average annual domestic consumption of gas (kWh/consumer)	17,410 (2005) 14,770 (2008) 12,010 (2011)	2,130 less than the GB mean of 14,140 kWh / consumer in 2011	www.decc.gov.uk	
		Average annual domestic consumption of electricity (kWh/consumer)	4,490 (2005) 4,030 (2008) 3,930 (2011)	260 less than the GB mean of 4,190 kWh / consumer in 2011	www.decc.gov.uk	
		Local estimates of CO ₂ emissions per capita	5.3 tonnes (2005) 4.9 tonnes (2008) 4.5 tonnes (2010)	Reduce (CO ₂) emissions from activities in Torbay by 30% from 1990 levels by 2020 and at least 60% by 2050	www.decc.gov.uk	
		Carbon footprint of energy use in a) domestic property b) commercial and industrial property	2005: a) 312.8 ktCO ₂ b) 244.7 ktCO ₂ 2008: a) 293.5 ktCO ₂ b) 210.7 ktCO ₂ 2010: a) 283.2 ktCO ₂ b) 177.1 ktCO ₂		www.decc.gov.uk	
		a) Number of renewable electricity project in Torbay b) Capacity of renewable electricity in Torbay	2008: a) 5 projects b) 0.015 MW 2011: a) 24 projects b) 0.064 MW		Survey of renewable electricity and heat projects in the South West http://www.regensw.co.uk/projects/support-for-decision-makers/annual-survey	
		a) Number of renewable heat project in Torbay b) Capacity of renewable heat in	2008: a) 3 projects b) 0.102 MW 2011: a) 14 projects		Survey of renewable electricity and heat projects in the South West http://www.regensw.co.uk/projects/support-for-	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Torbay	b) 0.270 MW		decision-makers/annual-survey	
		Proportion of energy supplied from renewable sources	Unavailable			
	6.2 Keep water consumption within local carrying capacity limits	Per capita daily domestic consumption of water	106 litters		The Audit Commission, Data profile by quality of life theme (2008)	
		Number of properties with water meters Installed	Unavailable			
		Number & type of new development's with water efficiency designs	Unavailable			
	6.3 Minimise consumption and extraction of minerals	Not identified				
	6.4 Reduce waste generation and increase materials efficiency	How many businesses are either EMAS or ISO registered in Torbay	Unavailable			
		Residual household waste arising (kg per household)	2012: 501 kg	The national average is 510 kg	The Audit Commission	
		Percentage of Torbay's household waste a) Reused, recycled and composted c) Landfilled	2007/08: a) 28.09% b) 71.91% 2011/2012: a) 42.37% b) 57.91%		Municipal Waste Management Strategy for Torbay 2007 -2025 The Audit Commission	Recycling and composting rate shows general increase
	6.5 Minimise land, water, air, light and noise	Number of AQMA	2 AQMA		Mandatory Indicator Air Quality Monitoring data	AQMA located in Hele Road and Brixham Town

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	pollution				(Environmental health)	
		Drinking water quality	Generally satisfactory		Drinking Water Inspectorate at summary of the 2005/06	Some concern over low level of oocysts for cryptosporidium
		Number of beaches in Torbay managed to blue flag	2008: 7 beaches 2012: 4 beaches		http://www.blueflag.org/	Blue Flags and Marine Conservation Society Awards are given to beaches where 80-90% of at least 20 water samples taken during the summer season the previous year comply with international standards for safe bathing water
		Proportion of river length assessed as good biological quality	100% No further updates available		The Audit Commission, Data profile by quality of life theme (2008)	
		Proportion of river length assessed as good chemical quality	100% No further updates available		The Audit Commission, Data profile by quality of life theme (2008)	
		Proportion of developed land that is derelict	0.5%		The Audit Commission, Data profile by quality of life theme (2008)	No further updates available
		Number of fly tipping incidents	2012: 605	The national average is 2,302	The Audit Commission	
		Area of land in Torbay potentially requiring remediation	11.85 hectares	No targets	National Land Use Database (2003)	

Appendix 5: Sustainability Appraisal of Spatial Strategy and Policies for Strategic Direction

The Local Plan policies were appraised against the Sustainability objectives by using the following symbols to indicate level of impact. Where a policy poses both positive and negative impacts a combination of these symbols is used.

++	Clear benefits	--	Clear negative impact
+	Minor benefits	-	Minor Negative impact
~	No significant impact	?	Uncertain

Policy SS1 - Growth strategy for a prosperous Torbay

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Policy SS1 provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing.	
	1.2 Reduce health inequality	+	Policy SS1 aims to reduce deprivation which is often associated with poor health.	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	Policy SS1 provides opportunities for provision of affordable housing to address the local under provision of social rented housing. The policy also promotes provision of a wide range of house type to meet variety of needs.	
	2.2 Provide everyone with opportunities for education and training	+	The Policy aims to improve education prospects and raise the skill base of the local community, by supporting education providers and job creating enterprises and providing sufficient land to meet their needs. This supports the SA objective.	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	+	The urban focus approach, supported by this policy, would have positive impact by allowing people to meet more of their needs in their local communities.	
	2.5 Increase access to and participation in cultural activities	+	This Growth Strategy could increase access to cultural activities; in particular provision of housing is supported by appropriate recreational facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Local Plan promotes infrastructure for business growth and investment such innovation space; workhubs; skills development; ICT improvements; delivery of the South Devon Link Road and creation of high quality employment space in town centres, edge of towns (e.g. Edginswell and West Paignton) and within existing communities.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Growth Strategy will provide a supportive planning framework for job creation of (5,000-6,000 new jobs over the next 20 years opportunities). This would have clear benefits in assisting diversification of Torbay's economy.	
	3.2 Reduce poverty and income inequality	++	The urban focus approach, adopted by this Policy, would have clear benefits in terms of reducing the cost of living by reducing the need to travel. Provision of affordable housing would also have clear benefits in terms of reducing housing inequality.	
	3.3 Meet local needs locally	++	Concentration of development in urban areas will have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Policy SS1 could provide positive opportunities to combine coastal management with increasing environmental awareness through for example renewable energy schemes.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Policy SS1 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy supports high quality infrastructure that will contribute to the tourism industry.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Policy SS1 will have positive effect on this SA objective by ensuring that people can live closer to work and services.	
	4.2 Help everyone access basic services easily, safely and affordably	+	Concentration of development in urban areas can help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	Concentration of development in the urban area could potentially encourage sustainable modes of transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	+	The growth strategy is based on the principles of sustainable development. This is likely to have a positive impact on this objective.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+ --	The growth strategy is based on the principles of sustainable development, having regards to the area's environmental capacity. Development in greenfield sites are likely affect habitats and species on them.	Development proposals should provide the opportunity to enhance biodiversity through incorporation of various features.
	5.2 Promote conservation and wise use of land	++	The growth strategy is based on the principles of sustainable development, having regards to the area's environmental capacity.	
	5.3 Protect and enhance landscape and townscape	+	Policy SS1 promotes a high quality built environment that contributes to landscape setting of the area. This will have positive effect on this SA objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy promotes urban focus development and therefore would avoid suburbanising the countryside.	
	5.5 Promote the essential need for green infrastructure	+	Policy SS1 recognises the need for strategic green infrastructure network that will contribute to the delivery of sustainable growth strategy.	
	5.6 Maintain and enhance historical environment	+	Policy SS1 promotes a high quality built environment that contributes positively to the historic built form.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	-	Policy SS1 ensures the need to build resilience to the effect of climate change. However, pressure for development in urban areas could result in development on sites which are at risk of flooding. It could also increase the number of hard surfaces and place additional pressure on surface water drainage system that already at capacity.	The Policy could be strengthened to state development in areas at risk of flooding should be subject to flood risk assessment (Torbay Strategic Flood Risk Assessment). SUDS should be incorporated into all new developments.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Policy SS1 states that all development will fully utilise opportunities for renewable energy. This will have a significant positive impact on reducing greenhouse gas emissions.	
	6.2 Keep water consumption within local carrying capacity limits	-	Any increase of development will increase the use of water resources; therefore all new and existing development should incorporate effective water efficiency measures for example: rain water harvesting techniques, grey water recycling etc. The negative impact can be reduced if greater certainty over the water supply and demand can be established and more stringent water management measurements were to be introduced.	The Preferred Growth Strategy should ensure that rates of planned development should not exceed the capacity of existing water supply.
	6.3 Minimise consumption and extraction of minerals	+	Policy SS1 recognises the need to conserve valuable natural resources	
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy promotes the need to minimise waste.	
	6.5 Minimise land, water, air, light, noise and generic pollution	?	Uncertain effect on this objective – largely dependent on scale and design of development.	

Summary

The Policy provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing and reduce deprivation which is often associated with poor health. The Policy could also provide opportunities for provision of affordable housing to address the local under provision of social rented housing and promote provision of a wide range of house types to meet a variety of needs and reduce housing inequality.

The urban focus approach, supported by this policy, will have clear benefits in terms of allowing people to meet more of their needs in their local communities, increasing the viability and accessibility of local businesses and therefore reduce the cost of living through reducing the need to travel. It will also protect diversity and local distinctiveness and avoid suburbanising the countryside.

The Growth Strategy will provide a supportive planning framework for job creation of (5,000-6,000 new jobs over the next 20 year). This would have clear benefits in assisting diversification of Torbay's economy. The Policy is likely to have a positive impact on the objectives relating to education provision and increased access to cultural activities.

Policy SS1 ensures the need to build resilience to the effect of climate change. However, pressure for development in urban areas could result in development on sites which are at risk of flooding. It could also increase the number of hard surfaces and place additional pressure on surface water drainage system that already at capacity.

The growth strategy is based on the principles of sustainable development. This is likely to have a positive impact on of environmental objectives relating to protection of habitats and species and conservation and wise use of land. The Policy promotes a high quality built environment that contributes positively to the historic environment and the landscape setting of the area.

The Policy recognises the need to conserve valuable natural resources with specific reference to renewable energy and waste. However, any increase of development will increase the use of water resources. The negative impact can be reduced if greater certainty over the water supply and demand can be established and more stringent water management measurements were to be introduced.

Recommendations

- The Growth Strategy should ensure that rates of planned development do not exceed the capacity of existing water supply. Addressed under ER2
- The Policy should provide the opportunity to enhance biodiversity through incorporation of various features. Addressed under NC1
- The Policy could be strengthened to state development in areas at risk of flooding should be subject to flood risk assessment in accordance with Torbay Strategic Flood Risk Assessment. Addressed under ER1
- Sustainable Urban Drainage Systems (SUDS) should be incorporated into all new developments. Addressed under ER1

Policy SS2 - Future Growth Areas

High level objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health	1.1 Improve health of all communities in Torbay	+	Access to decent housing is one of the wider determinants of health. Health and well-being therefore is likely to be improved through the implementation of this Policy.	
	1.2 Reduce health inequality	+	The Policy should help to reduce deprivation, which is often associated with poor health.	
	1.3 Promote healthy lifestyles	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	++	New development on greenfield sites should be capable of meeting requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+	Any education facilities required to serve new housing could be provided within the wider Strategic Delivery Area.	
	2.3 Reduce crime and fear of crime	+	New development offers opportunity to design out crime within residential and employment layouts.	
	2.4 Promote stronger and more vibrant communities	+	New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally.	
	2.5 Increase access to and participation in cultural activities	+	Future Growth Areas are required to provide a range of recreational, leisure and tourism facilities	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Future Growth Areas will provide infrastructure, including green infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Employment land provided as part of the development should contribute to provision of additional jobs in Torbay.	
	3.2 Reduce poverty and income inequality	++	The Policy is likely to help to reduce poverty through provision of affordable housing and reducing the need to travel.	
	3.3 Meet local needs locally	+	Could support vibrancy of existing local centres.	
	3.4 Harness the economic potential of the coast in a	~	No obvious impact	

High level objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	sustainable way			
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-	Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.	The increase in emissions from new housing can be reduced through sustainable design.
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	Future Growth Areas are required to provide a range of recreational, leisure and tourism facilities	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+ -	Development of large areas of greenfield could increase the need to travel, however some of the Future Growth Areas are well connected by public transport and other key services, and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	+	Future Growth Areas are within close proximity to key services.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	4.4 Encourage a switch from transporting freight by road to rail or water	~	No obvious impact	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	--	Due to development on greenfield land, biodiversity could be damaged or displaced leading to a reduction in biodiversity, some of which is of local, national and international importance in some places.	Negative impacts on biodiversity should be mitigated to ensure an overall net gain in biodiversity value.
	5.2 Promote conservation and wise use of land	~	See assessment of individual Future Growth Areas	
	5.3 Protect and enhance landscape and townscape	~	See assessment of individual Future Growth Areas	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	See assessment of individual Future Growth Areas	
	5.5 Promote the essential	++	The areas of search will provide infrastructure, including green	

High level objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	need for green infrastructure		infrastructure	
	5.6 Maintain and enhance the historic environment	~	See assessment of individual Future Growth Areas	
	5.7 Reduce vulnerability to flooding and sea level rise	~	See assessment of individual Future Growth Areas	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+ -	New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. Overall energy use will increase through growth.	
	6.2 Keep water consumption within local carrying capacity limits	-	Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures.	
	6.3 Minimise consumption and extraction of minerals	-	Any level of development would increase consumption and extraction of minerals.	
	6.4 Reduce waste generation and increase materials efficiency	-	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.5 Minimise land, water, air, light and noise	~	See assessment of individual Future Growth Areas	

Summary

The Policy will guide the provision of new homes that can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. Development on greenfield sites should be capable of meeting requirements for affordable housing provision. There is also an opportunity to design out crime within residential and employment layouts. The Policy will provide infrastructure, including green infrastructure, and could encourage healthier lifestyles through well designed urban environments that encourage walking and cycling.

Employment land provided as part of the development should contribute to providing jobs in Torbay. Any education facilities required to serve this new housing could be provided within the wider Strategic Delivery Area. Development of large areas of greenfield could increase the need to travel, however Future Growth Areas are well connected by public transport and other key services, and therefore could reduce the need to travel by car.

Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures. To be effective in the longer term micro renewable measures will need to be designed at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

The four Future Growth Areas have been assessed individually on their environmental impact in this section below and a detailed assessment is provided in Appendix 7.

Recommendations

- Negative impacts on biodiversity should be mitigated to ensure an overall net gain in biodiversity value.

Policy SS3 - Presumption in favour of sustainable development

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy should ensure that local social conditions are improved, which would include improving health and reducing inequalities.	
	1.2 Reduce health inequality	++	See above	
	1.3 Promote healthy lifestyles	++	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	This Policy should result in housing being delivered. The NPPF places very strong emphasis on delivering a wide choice of high quality homes (in particular Section 6 – Delivering a wide choice of high quality homes) and the positive implementation of these policies would have a strong positive impact on this SA objective.	
	2.2 Provide everyone with opportunities for education and training	++	Development of varying types would be approved, thereby physically increasing health, education, jobs and retail provision.	
	2.3 Reduce crime and fear of crime	++	The Policy should ensure that local social conditions are improved, which would include improving community safety.	
	2.4 Promote stronger and more vibrant communities	++	The NPPF places very strong emphasis on securing economic growth, supporting development of healthy communities and supporting provision of sustainable transport infrastructure. Implementation of these policies would have a positive impact on this SA objective.	
	2.5 Increase access to and participation in cultural activities	++	The requirement to secure development that improves environmental and social economic conditions is also likely to result in positive impacts.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	Development of varying types would be approved, thereby physically increasing health, education, jobs and retail provision.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The requirement to secure development that improves economic conditions is also likely to result in positive impact.	
	3.2 Reduce poverty and income inequality	++	The Policy should ensure that local social conditions are improved, which would include addressing factors of deprivation.	
	3.3 Meet local needs locally	++	The NPPF places very strong emphasis on securing economic growth, supporting development of healthy communities and supporting provision of sustainable transport infrastructure. Implementation of these policies would have a positive impact on this SA objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Development coming forward would be required to improve environmental conditions, which may include vulnerability to impacts of climate change, therefore achieving positive outcomes for this objective. In addition, a number of policies in the NPPF, such as Section 10 Meeting the challenge of climate, flooding and coastal change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Development coming forward would be required to improve environmental conditions, which may include vulnerability to impacts of climate change, therefore achieving positive outcomes for this objective. In addition, a number of policies in the NPPF, such as Section 10 Meeting the challenge of climate.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The requirement to secure development that improves environmental and social economic conditions is also likely to result in positive impacts.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	- ?	The Policy requirement to find sustainable solutions to enable proposals to be approved may assist to mitigate transport issues but is unlikely to reduce them entirely and therefore a negative and uncertain impact is expected.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Development of varying types would be approved, thereby physically increasing health, education, jobs and retail provision.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	+	Delivery of different types of development is likely to increase transport movements through the operation of new premises and through additional transport movements generated by an increased population. The policy requirement to find solutions to enable proposals to be approved may assist to mitigate transport issues but is unlikely to reduce them entirely.	
	4.4 Encourage switch from transporting freight by road to rail or water	++	The Policy has potential to bring about positive impacts through the requirement for councils to find sustainable solutions, which are likely to include sustainable transport of freight.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy has potential to bring about positive impacts through the requirement for councils to find sustainable solutions, which are likely to include biodiversity. Should a proposal be solely assessed against the NPPF, then a number of policies in the NPPF (in particular Section 11 - Conserving and Enhancing the Natural Environment) would positively address this Sustainability Objective.	
	5.2 Promote conservation and wise use of land	++	The Policy has potential to bring about positive impacts through the requirement for councils to find sustainable solutions, which are likely to include biodiversity.	
	5.3 Protect and enhance landscape and townscape	++	The Policy has potential to bring about positive impacts through the requirement for the Council to find sustainable solutions, which are likely to include landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy has potential to bring about positive impacts through the requirement for the Council to find sustainable solutions, which are likely to include the countryside.	
	5.5 Promote the essential need for green infrastructure	++	The Policy has potential to bring about positive impacts through the requirement for the Council to find sustainable solutions, which are likely to include GI.	
	5.6 Maintain and enhance historical environment	++	The Policy requirement for councils to work proactively with other stakeholders is considered to bring about positive impacts of development on a historical asset.	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy should ensure that environmental conditions are improved, which would include reducing the risk and impact of coastal flooding.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The requirement for proposals to improve environmental conditions (which is likely to include reducing energy consumption) may help achieve positive outcomes against this objective. In addition paragraph 97 of the NPPF promotes the use and supply of renewable and low carbon energy.	
	6.2 Keep water consumption within local carrying capacity limits	?	Delivery of different types of development is likely to increase water consumption; however the requirement for proposals to improve environmental conditions (which is likely to include water as a resource) may help achieve positive outcomes against this objective. However, as there is little reference to the need to conserve or reduce consumption of water within the NPPF, the impact on this objective is considered to be uncertain.	
	6.3 Minimise consumption and extraction of minerals	++	The Policy has potential to bring about positive impacts through the requirement for the Council to find sustainable solutions, which are likely to include reuse and recycling of minerals.	
	6.4 Reduce waste generation and increase materials efficiency	+	Waste will be generated in the construction of all types of development, and will be produced at operational stage. The Policy requirement to find sustainable solutions to enable proposals to be approved may assist to mitigate issues around waste but is unlikely to reduce waste entirely.	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	The Policy requirement for the Council to work proactively to find sustainable solutions is considered to bring about positive impacts on this objective.	

Summary

The Policy has potential to bring about positive impacts through the requirement for the Council to find sustainable solutions, which are likely to achieve positive outcomes against almost all sustainability appraisal objectives.

The impact on the objectives relating to reducing car journeys and reducing natural resource consumption was found to be negative. It is unlikely that an increase in development would cause a reduction in car journeys made, reduce natural resource consumption, nor that total mitigation could be achieved. The Policy requirement to find sustainable solutions to enable proposals to be approved may assist to mitigate transport issues but is unlikely to reduce them entirely and therefore a negative and uncertain impact is expected.

It should be noted that the 'presumption in favour of sustainable development' does not apply to locations at risk of flooding, protected sites under the Bird and Habitats Directives, SSSI, Green Belts, Local Green Space, AONB, Coastal Heritage or within a National Park.

Recommendations

No changes to the Policy are suggested.

Policy SS4 - The economy and employment

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Access to employment opportunities is one of the wider determinants of health; therefore the Policy is likely to have positive impact on this aspect of this objective. The Policy also promotes development of the medical and healthcare technology sector.	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy supports mixed use development schemes and housing could be an element and would expect proposals for housing to accord with requirements for affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy seeks to strengthen the links between local education and training providers and local businesses, which will have a significant positive impact on this objective.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy supports local businesses and encourages new businesses to expand.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Local Plan seeks to create at least 5,000-6,000 net full time equivalent additional jobs and around 60,000 sq m of employment space, comprising 26,000 sq m of Use Class B1-B2 space and 34,000 sq m of other employment uses.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	++	The Policy actively seeks to reduce the need to travel, through home working and allocating employment site in location that are accessible by sustainable transport. This is likely to have positive impact on reducing the cost of living.	
	3.3 Meet local needs locally	++	The Policy supports local businesses and encourages new businesses to expand.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy aims to deliver jobs in a sustainable manner through reducing the need to travel, encourage renewable energy and facilitating access to employment sites by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy encourages reduction of both the need to travel and carbon footprint. This would have significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy is likely to contribute to the regeneration, quality and diversity of the tourism industry, through a focus on town centre regeneration and strengthen traditional industries such as tourism and fishing.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy encourages reducing the need to travel, access to employment sites by sustainable transport and home working. These are likely to have significant positive impact on this objective.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy promotes access to employment opportunities.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The supporting text indicates there will be a heavy focus on the town centre regeneration, which has a good sustainable transport link. Employment site in new locations is expected to be accessible by sustainable transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	-	New employment-based development has the potential to harm biodiversity existing on site.	The Policy should provide potential to enhance biodiversity through incorporation of biodiversity features in to development.
	5.2 Promote conservation and wise use of land	++	New employment provision will be focused on the town centre and existing employment sites. Therefore would make the best of previously developed lands.	
	5.3 Protect and enhance landscape and townscape	-	The Policy has the potential to have negative impact on this objective.	Employment based development should respect the character and setting of settlements
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy encourages non-traditional industries such as renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light, noise and generic pollution	++ ?	The Policy would have a positive impact on air quality, through reducing the need to travel. Other forms of pollution are uncertain depending on the scale and design of development.	

Summary

The Policy has significant positive impacts on the economic and social objectives. It also performs reasonably well against the environmental objectives. Access to employment opportunities is one of the wider determinants of health; therefore the Policy is likely to have positive impact on health and wellbeing. The Policy supports mixed use development schemes. Housing would be an element of these schemes which are expected to accord with requirements for affordable housing.

The Policy aims to create 5000 - 6000 net full time equivalent additional jobs by 2032, support local businesses, encourage new businesses to expand and seeks to strengthen the links between local education and training providers and local businesses. This will have a significant positive impact on providing a range of non-seasonal job opportunities. The Policy is likely to contribute to the regeneration and quality and diversity of the tourism industry through a focus on town centre regeneration and strengthen traditional industries such as tourism.

The Policy aims to deliver jobs in a sustainable manner by reducing the need to travel, encouraging renewable energy and facilitating access to employment sites by sustainable transport. This is likely to have positive impact such as reducing the cost of living, reducing the contribution to climate change and improving air quality in Torbay.

New employment-based development has the potential to harm existing biodiversity on site. It however also provides potential to enhance biodiversity through incorporation of biodiversity features and respect the character and setting of settlements.

Recommendations

- The Policy should provide opportunities to enhance biodiversity through incorporating biodiversity features into development. Addressed under NC1
- Employment based development should respect the character and setting of settlements. Addressed under C5

Policy SS5 - Employment space

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Access to employment opportunities is a wider determinant of health; therefore the policy is likely to have a positive impact on this aspect of this objective.	
	1.2 Reduce health inequality	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy seeks to allow mixed-use developments and live/work units, which could have a positive impact to meet housing needs including affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy would have a significant positive impact on providing training and education, through supporting non B class sector including education. It would also provide opportunities for apprenticeship and training for local people. The Council will support proposals that deliver employment space for education and training	
	2.3 Reduce crime and fear of crime	+	Mixed-used developments contribute towards creating safer communities through encouraging natural surveillance at different time of the day.	
	2.4 Promote stronger and more vibrant communities	++	The Policy supports besides B class uses, non B class sector including leisure, tourism, education, health and retail. This would have significant positive impact on meeting more needs within local communities.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy aims to provide 150,000 m ² employment floor space, therefore will have significant impact on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy supports beside B class uses, non B class sector. This is likely to provide a range of different employment opportunities to the residents of the Bay and beyond. Although the quantum of floor space is lower than previously assessed, it will result in significant amount of floor space.	
	3.2 Reduce poverty and income inequality	++	The Policy is likely to reduce the need to travel, through encouraging home working and allocating employment site within town centre regeneration schemes location This is likely to have positive impact on reducing travel cost.	
	3.3 Meet local needs locally	++	The Policy supports beside B class uses, non B class sector including leisure, tourism, education, health and retail. This would have significant positive impacts on maintenance and enhancement of local businesses.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy supports creation of flexible workspace through allocation of employment uses as long as amenity and environmental designations are unharmed.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy promotes development of 200 live/work units. This is likely to reduce the need to travel and therefore would have positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Besides B class uses, The Policy supports non B class sector including leisure and tourism.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Employment-based developments have the potential to increase car usage. The Policy promotes mixed used developments and live/work units which could have a positive impact on reducing car use.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy aims to provide employment-based uses and encourages ICT and therefore would increase access to employment opportunities.	
	4.3 Make public transport, cycling and walking easier and more attractive	+ -	It is noted that employment sites at Browns Bridge, Edginswell and West Paignton are currently located near a variety of sustainable transport links, which is welcomed. However, there is no requirement for employment-based developments to consider sustainable transport.	Policy E2 should require major employment-based development to respond to the demand for travel they create.
	4.4 Encourage switch from transporting freight by road to rail or water	+ -	The Policy could create opportunities for improved links for existing businesses and industries in Torbay. It however has not made a reference to sustainable transport of freight.	The Policy should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	--	Employment-base new development has the potential to harm biodiversity existing on site. It is recognised that some employment may be on Greenfield site.	The Policy could provide potential to enhance biodiversity through incorporation of biodiversity features.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	++ -	New employment provision will be focused on the town centre and existing employment sites. Therefore would make the best of previously developed lands. However, development on Greenfield site could lead to a loss of productive land.	Ensure higher densities encouraged wherever possible.
	5.3 Protect and enhance landscape and townscape	-	The Policy has the potential to have negative impact on townscape.	Employment based development should respect the character and settlement setting.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	-	Employment-based development would increase the amount of hard surface and places additional pressure on surface water drainage system that is already at capacity.	SUDS should be incorporated into all new developments
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	Employment based developments have the potential to increase consumption of energy.	Require employment-based development to meet excellent standard in BREEAM
	6.2 Keep water consumption within local carrying capacity limits	--	Employment based development is likely to increase demand for water.	The Policy should ensure water consumption is minimised, through incorporating efficient water-saving technologies.

High level Objectives	Sub-objective	Score		Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	--		Employment based development is likely to increase consumption of minerals.	The Policy should ensure minerals consumption is minimised, through provision for reuse and recycling of old materials.
	6.4 Reduce waste generation and increase materials efficiency	--		Employment base development is likely to create an increase in waste, both during construction and operation.	The Policy should ensure waste is minimised at operation stage and other existing national and local policy should ensure construction and demolition waste is minimised.
	6.5 Minimise land, water, air, light, noise and generic pollution	+	?	The Policy would have a positive impact on air quality, through reducing the need to travel. Other forms of pollution are uncertain depending on the scale and design of development.	

Summary

The Policy has positive impacts on the economic and social objectives. It however performs poorly against the environmental objectives. It seeks to allow mixed-use developments and live/work units, which could have positive impacts to meet housing needs including affordable housing. It would also contribute towards creating safer communities through encouraging passive surveillance at different times of the day.

The Policy supports B class uses and non B class sector which would have significant effect on maintenance and enhancement of local businesses. This is likely to provide a range of different employment opportunities to the residents of the Bay and beyond. It could also provide opportunities for apprenticeships and training for local people.

Mixed used developments and live/work units, promoted by this Policy, would have a positive impacts related to reduced car use and therefore would have positive impacts on climate change, air quality in Torbay and reduced travel costs. It is noted that employment sites at Browns Bridge, Edginswell and West Paignton are currently located near a variety of sustainable transport links. However, there is no requirement for employment-based developments to consider sustainable transport and sustainable transport of freight.

There are a number of objectives upon which the Policy could have negative impacts including the potential to increase consumption of energy, demand for water,

consumption of minerals and waste generation, harm biodiversity existing on site, and places additional pressure on surface water drainage system.

Recommendations

- The Policy should require major employment-based development to respond to the demand for travel they create. Addressed under TA2
- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- The Policy could provide potential to enhance biodiversity through incorporating biodiversity features into development. Addressed under NC1
- Ensure higher densities encouraged wherever possible.
- Employment based development should respect the character and settlement setting. Addressed under HE1
- SUDS should be incorporated into all new developments. Addressed under ER1
- Require employment-based development to meet excellent sustainability standards. Addressed under SS13

Policy SS6 - Strategic transport improvements

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Sustainable transport would improve air quality and therefore would positively contribute to health and wellbeing. Transport hubs schemes will help reduce air pollution and tackle congestion which will have benefits in terms of the population's health. Transport hubs schemes however can have implication on health in areas adjacent to them.	Transport hubs schemes need to be designed and located in a way to limit impact on local residents. Health impact assessment would be required to ensure there are no adverse impacts on adjacent communities.
	1.2 Reduce health inequality	++	The Policy seeks improving equality of access for all.	
	1.3 Promote healthy lifestyles	++	The Policy would have positive effects, through improvement of the network which will enable increased walking and cycling and public transport offer.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	Sustainable transport, supported by this Policy, would have a positive impact on the activity level in Torbay.	
	2.5 Increase access to and participation in cultural activities	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy seeks to facilitate more sustainable transport and improve the highway network. This would have a positive impact on this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy promotes provision of transport infrastructure; such as improvement of transport hub, water transport, Western Corridor and South Devon link Road, which would increase accessibility for tourist and improve economic prosperity of the Bay and therefore the Policy is also likely to provide non-seasonal job opportunities.	
	3.2 Reduce poverty and income inequality	+	The Policy supports a modal shift away from private car. This could have a positive impact on reducing travel cost.	
	3.3 Meet local needs locally	++	The Policy ensures residents have adequate access to employment, education, retail and community facilities through close proximity to bus stop and within walking and cycling distance. This would have a positive impact on meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through promoting sustainable transport and development of fast ferry service and its infrastructure between Torquay and Brixham.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy promotes sustainable modes of transport. This would have clear benefits on climate change.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy would contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy seeks to reduce the need to travel by car and promote more sustainable modes of transport. Transport hubs provision should be associated with a reduction in the number of car parking spaces in the three towns, then an overall increase in car usage may occur through freeing up existing capacity.	Transport hubs provision should be associated with a reduction in the number of car parking spaces in the three towns
	4.2 Help everyone access basic services easily, safely and affordably	++	Transport improvements and expansion of a safe pedestrian and cycle network throughout Torbay would connect residential areas with services and facilities.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy seeks to achieve sustainable and high quality transportation system which makes sustainable travel the first choice for travelling.	
	4.4 encourage switch from transporting freight by road to rail or water	+ -	The Policy could create opportunities for improved links for existing businesses and industries of the Bay as well as supporting sustainable transport of freight. However the policy has not mentioned sustainable transport modes of freight.	The Policy should make a reference to sustainable transport modes of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	--	The South Devon link Road is likely to take up greenfield land which is likely to have permanent negative impacts on habitats and species in the area and might also cause habitats fragmentation. The ferry service between Torquay and Brixham could affect the integrity of Lyme Bay and Torbay Marine cSAC.	Ensure detailed survey work is carried out for each transport scheme to determine the need of existing species. Ensure those needs where possible integrated into development design. HRA should be carried out for the ferry service to determine if it has adverse effects on the Marine cSAC.
	5.2 Promote conservation and wise use of land	+	The Policy would strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	?	Uncertain effect on this objective – largely depends on the scale and design of transport schemes.	All new development including sustainable transport proposals should incorporate SUDS
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Sustainable modes of transport, supported by this Policy, would have a cumulative positive effect on reducing greenhouse gas emissions.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	

High level Objectives	Sub-objective	Score		Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light, noise and generic pollution	+	?	The Policy recognises the current and the future needs of AQMAs. This would improve air quality in these locations. Transport hubs will have benefits in terms of reducing town centre congestion, having benefits for air quality. Other forms of pollution are uncertain- largely depend on scale of transport schemes.	

Summary

The Policy performs well against most of the sustainability objectives. Sustainable transport would improve air quality and therefore would positively contribute to health and wellbeing and reduce health inequality. The Policy promotes provision of transport infrastructure, such as improvement of transport hubs, water transport, Western Corridor and South Devon Link Road. These features will increase accessibility for tourists and improve the economic prosperity of the Bay, and therefore the Policy is likely to provide non-seasonal job opportunities.

The Policy ensures residents have adequate access to employment, education, retail and community facilities through close proximity to bus stops and/or facilities within walking and cycling distance. This will have a positive impact on meeting local needs locally and reducing travel cost.

The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through promoting sustainable transport and development of ferry service and related infrastructure between Torquay and Brixham. This would have clear benefits in relation to climate change.

The South Devon link Road will take up greenfield land which is likely to have permanent negative impacts on habitats and species in the area and might also cause habitats fragmentation. The ferry service between Torquay and Brixham could affect the integrity of the Lyme Bay and Torbay Marine cSAC.

Recommendations

The Policy should:

- require health impact assessment for transport hubs schemes to ensure there are no adverse impacts on adjacent communities. Addressed under SC1
- make a reference to sustainable transport modes of freight. Addressed under TA1
- ensure detailed survey work is carried out for each transport scheme to determine the need of existing species and ensure those needs where possible integrated into development design. Addressed under NC1
- ensure HRA carried out for the ferry service to determine if it has adverse effects on the Marine SAC. Addressed under NC1
- ensure all new development including sustainable transport proposals must incorporate SUDS. Addressed under ER1

Policy SS7 - Infrastructure, phasing and delivery of development

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Provision of infrastructure would improve health and well being in Torbay.	
	1.2 Reduce health inequality	++	The Policy requires infrastructure to encourage healthier lifestyles and provide recreational opportunities.	
	1.3 Promote healthy lifestyles	++	The Policy requires new infrastructure to encourage healthier lifestyles and provide recreational opportunities by providing for walking, cycling and other recreational opportunities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Local Plan links new housing to provision of key infrastructure.	
	2.2 Provide everyone with opportunities for education and training	++	Community Infrastructure Levy (CIL), s106 and other funding mechanisms would provide education infrastructure.	
	2.3 Reduce crime and fear of crime	++	The Policy requires new infrastructure to be provided in consistent with meeting communities' needs, safety and amenity.	
	2.4 Promote stronger and more vibrant communities	++	CIL and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration and the creation of prosperous and sustainable communities.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	Policy IF1 emphasises development is only takes place where it can be supported by key infrastructure. This will gave clear positive effect of this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	CIL, s106 and other funding mechanisms would provide employment infrastructure.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	Community Infrastructure Levy (CIL), s106 and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration and the creation of prosperous and sustainable communities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through requiring infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change, and to build in resilience to future events.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy IF1 requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change, and to build in resilience to future events.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	CIL and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration. This is likely to contribute to the regeneration and quality and diversity of the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy supports provision of key infrastructure, including transport facilities.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy supports provision of key infrastructure, including transport facilities, highway capacity and ICT.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	CIL and other funding mechanisms would enhance public transport infrastructure including walking and cycling facilities.	
	4.5 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	Flood protection within the built up area, as required by the Strategic Flood Risk Assessment is among the key infrastructure required by this policy.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	The Policy requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change. This could include the infrastructure for renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy performs well against most of the sustainability objectives. It requires new infrastructure to encourage healthier lifestyles and provide recreational opportunities by providing for walking, cycling and other recreational opportunities, which would have positive implications for health for all communities in Torbay and promote healthy lifestyles.

Community Infrastructure Levy (CIL), s106 and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration and the creation of prosperous and sustainable communities. They will also provide employment, education and public transport infrastructure. The Policy requires new infrastructure provided to be consistent with meeting communities' needs, safety and amenity.

The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through requiring infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change, and to build in resilience to future events. Flood protection within the built up area, as required by the Strategic Flood Risk Assessment, is among the key elements of infrastructure required by this policy.

Recommendations

No changes to the Policy are suggested.

Policy SS8 - Natural environment

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have a significant positive impact on human health. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	++	There should be positive implications for healthy lifestyle from delivery of this policy. Increased access to open space would increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	-	A potential negative impact on affordable housing could arise from the implementation of this Policy due to the limited land availability in Torbay and conflicting needs over land use.	
	2.2 Provide everyone with opportunities for education and training	+	Protecting the natural environment and landscape features would provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	+	The Policy is likely to have positive impacts on this objective, through seeking to protect landscapes, biodiversity and improve public open space.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through maintaining or restoring landscapes and biodiversity and improving public open space.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The AONB and other distinctive landscape features are attractions to tourist and residents alike. Therefore protection of these features could encourage people to stay or visit Torbay rather than travel further afield. This would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy seeks to protect the AONB, landscape, greenspace and biodiversity. This would enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy aims to protect Torbay's outstanding natural setting including biodiversity.	
	5.2 Promote conservation and wise use of land	++	The Policy requires development to conserve or enhance the distinctive landscape character of Torbay, including soil resources. This is likely to contribute to sustainable food production.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	++	The Policy would have a significant positive impact on landscape and townscape, through requiring development proposals to be located and designed to conserve, integrate and enhance distinctive features including tranquillity and dark skies.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy would have a significant positive impact on this objective, through restricting developments in areas of special landscape features.	
	5.5 Promote the essential need for green infrastructure	++	The Policy is compatible with the green infrastructure objective.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy makes a reference to shoreline management plan and supports natural flood control.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	++	The Policy is likely to have a significant positive impact on light and noise pollution through restricting developments in areas of special landscape features.	

Summary

The Policy is likely to have significant positive impacts on the objectives concerned with preserving local sites, which includes sites of open space, and protecting the AONB, as well as improving health with recognition of the role of open space in maintaining good physical and mental health.

The Policy is likely to have significant positive impacts on the objectives related to biodiversity, green infrastructure, landscape and townscape protection, conservation and wise use of land, minimising water pollution and enabling adaptability to climate change across all timescales (short/medium/long term).

The assessment found the Policy had potential to be negative for the objective concerned with the provision of affordable housing. This is due to the limited land availability in Torbay and conflicting needs over land use.

Recommendations

No changes to the Policy are suggested.

Policy SS9 - Green infrastructure

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have a significant positive impact on human health and wellbeing for all communities. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	++	Increased access to open space could increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	Integrating GI network into planning would to provide opportunities for environmental education for young people.	
	2.3 Reduce crime and fear of crime	++	The Policy considers the safety of public open space, access route and green corridors.	
	2.4 Promote stronger and more vibrant communities	++	The Policy supports this objective through requiring development to create cohesive communities where people live and work with a range of accessible services and facilities.	
	2.5 Increase access to and participation in cultural activities	++	The Policy would have significant positive impacts on this objective; through improve access to a range of facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires all development to contribute to the enhancement of the GI network. This would have a significant positive impact on providing the required green infrastructure.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy would provide opportunities for local food production.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through promoting landscape led approach to planning and improving access to public open space.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy seeks to improve access to public open space. This would encourage people to stay or visit Torbay rather than travel further afield, which would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy seeks to promote landscape led approach to planning and design of new development. This could enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The green infrastructure network promoted by this Policy would have a significant impact on encouraging walking and consequently reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	+	The Policy could support this objective by encouraging walking and cycling.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy supports this objective through seeking improved access routes and green corridors.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy aims to maximise GI in design such as green roofs green walls, bats and bird boxes. Green corridors, promoted by this Policy, would also provide opportunities for wildlife migration. These would have a significant positive impact on biodiversity.	
	5.2 Promote conservation and wise use of land	++	GI would contribute to sustainable food production.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	++	The Policy would have a significant positive impact on landscape and townscape, through requiring a landscape led approach to planning and design of new development.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy aims to prevent merging of settlement and retain the identity of distinct areas.	
	5.5 Promote the essential need for green infrastructure	++	The Policy aims to promote green infrastructure	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy is likely to have a positive impact on reducing flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

The Policy performs well against most of the sustainability objectives. It will have a significant positive impact on improving health for all communities in Torbay. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.

Integrating a GI network into planning would provide opportunities for environmental education for young people and increase access to and participation in cultural activities. Access routes and green corridors promoted by this Policy would have a significant impact on encouraging walking and cycling and consequently reduce the need to travel by car and therefore contribute to climate change adaptations.

The Policy would have significant positive impacts on objectives related to landscape and townscape, biodiversity and reduce vulnerability to flooding.

Recommendations
No changes to the Policy are suggested.

Policy SS10 - Sustainable communities

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy supports high quality built and natural environment, which are the main determinants of health. This would have direct positive impact on health and wellbeing for residents and visitors of Torbay.	
	1.2 Reduce health inequality	++	The Policy requires development proposal to ensure residents have access to open space, play space and recreation facilities. This is likely to have significant impact on reducing health inequality.	
	1.3 Promote healthy lifestyles	++	The Policy could have a positive impact on healthy lifestyles, through promoting locally accessible services and facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy seeks to close the gap between the most and the least advantaged neighbourhoods in Torbay. It also require bringing vacant property into use in Community Investment Areas. This is likely to have significant positive impact on this objective.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy promotes locally accessible services and facilities, including educational institutions.	
	2.3 Reduce crime and fear of crime	++	The Policy requires development proposals to create well connected, accessible and safe communities. This would have clear benefit on reducing crime and fear of crime.	
	2.4 Promote stronger and more vibrant communities	++	The Policy promotes meeting resident's needs locally and reducing their need to travel.	
	2.5 Increase access to and participation in cultural activities	++	The Policy requires development proposals to safeguard and respect the natural and built environment and ensure access to open space, play space and recreation facilities. This would increase access to and participation in cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy aims to provide social infrastructure and would therefore have clear benefit on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy requires development proposals to provide opportunities for employment.	
	3.2 Reduce poverty and income inequality	++	The Policy seeks to close the gap between the most and the least advantaged neighbourhoods in Torbay. This is likely to have significant positive impact on reducing poverty in Torbay.	
	3.3 Meet local needs locally	++	The Policy promotes locally accessible services and facilities; therefore it would encourage local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy promotes meeting residents' needs locally and reducing their need to travel. This is likely to decrease GHG emissions and therefore support this objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy requires developments to be provided without harm to the environment on which the tourism industry is based.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy requires development proposals to meet residents' needs locally and to create well connected and accessible communities. This is likely to reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy requires development proposals to create well connected, accessible and safe communities.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy requires development proposal to safeguard and respect the naturals and built environment. This is likely to have positive impact on habitats and species.	
	5.2 Promote conservation and wise use of land	++	The Policy supports local food production and consumption	
	5.3 Protect and enhance landscape and townscape	++	The Policy requires development to be of appropriate type, scale, quality, mix and density in relation to its location. This would improve the character and settlement setting.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy requires development to be of appropriate type, scale, quality, mix and density in relation to its location. This would protect culturally and historically significant assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy performs well against the social and economic objectives and few environmental objectives are affected by this Policy. It would have significant positive impacts on improving health and wellbeing in Torbay. It supports high quality built and natural environment, which are the main determinants of health. It also requires development proposals to ensure people have access to open space, play space and recreation facilities. This is likely to have significant impact on reducing health inequality and promoting healthy lifestyles.

The Policy seeks to close the gap between the most and the least advantaged neighbourhoods in Torbay and requires development proposals to create well connected, accessible and safe communities. This is likely to have significant positive impacts on reducing fear of crime in Torbay.

The Policy promotes meeting residents' needs locally and reducing their need to travel. This is likely to decrease greenhouse gas emissions and therefore supports the climate change objective and encourages participation in cultural activities and local businesses.

The Policy requires development proposals to safeguard and respect the natural and built environment. This is likely to have a positive impact on habitats and species as well as the tourism industry and improve the character and settlement setting and protect culturally and historically significant assets.

Recommendations

No changes to the Policy are suggested.

Policy SS11 - Housing

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Access to decent housing is one of the wider determinants of health. Health and well-being therefore is likely to be improved through the implementation of the Housing Policy.	
	1.2 Reduce health inequality	++	Provision of satisfactory residential environment with regard to noise, light and layout is likely to promote health equality.	
	1.3 Promote healthy lifestyles	+	Concentration of development in brownfield sites would provide reasonable opportunities for routine daily exercise.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy would have a significant positive effect on the objectives concerned with provision of affordable housing and housing generally as would be expected.	
	2.2 Provide everyone with opportunities for education and training	+	Concentration of development in brownfield sites will help to create more viable schools which are physically accessible.	
	2.3 Reduce crime and fear of crime	++	The Policy requires all new dwelling to have regard to safety and design.	
	2.4 Promote stronger and more vibrant communities	++	Concentration of development in brownfield and town centre sites will allow people to meet their needs within the local communities.	
	2.5 Increase access to and participation in cultural activities	++	Concentration of development in brownfield and town centre sites is likely to increase participation in cultural activities by improved accessibility to them.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy ensures new housing to be matched with provision of new infrastructure. This will have clear benefits to this SA objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy supports provision of infrastructure that supports job creation. This will have positive effects on provision of work opportunities.	
	3.2 Reduce poverty and income inequality	++	Provision of affordable housing will have benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty. Concentration of developments in urban areas will assist reducing the cost of living by reducing the need to travel.	
	3.3 Meet local needs locally	++	Concentration of development in urban areas will have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	Concentration of development in urban areas could have positive implications biodiversity by keeping the 'wild' stretches 'wild'.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy supports new housing to be provided without harm to the environment and the economy, on which the tourism industry is based.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Concentration of development in brownfield sites will provide good opportunities for sustainable transport such as walking, cycling and public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Concentration of development in urban areas assists in reducing the cost of living by reducing the need to travel.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	Concentration of development in brownfield sites will provide good opportunities for sustainable transport such as walking, cycling and public transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++ --	The Policy put emphasis on regeneration of brownfield sites. This will have a significant positive impact on preserving greenfield sites. However, housing development on greenfield sites could harm biodiversity.	All housing, whether on previously developed land or Greenfield land should should incorporate features to benefit biodiversity
	5.2 Promote conservation and wise use of land	++	The Policy puts emphasis on regeneration of brownfield site, which will support this SA objective.	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have positive impact on landscape and townscape by promoting development in brownfield sites and avoidance of harm to biodiversity.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy put emphasis on regeneration of brownfield sites. This would avoid 'suburbanising' the countryside.	
	5.5 Promote the essential need for green infrastructure	-	No reference made to Green Infrastructure.	Incorporate the Green Infrastructure findings into housing development in order to minimise the impact of development on greenfield sites.
	5.6 Maintain and enhance historical environment	-	No reference made to protection of historic environment.	The housing policies should make reference to protection of historic environment
	5.7 Reduce vulnerability to flooding and sea level rise	-	Housing development on greenfield sites could exacerbate problems caused by increased rainfall, through the increase of impervious surfacing.	Developments on greenfield sites should incorporate SUDS to reduce the risk of flooding.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	New development has the potential to increase the consumption of energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	New development has the potential to increase the consumption of water.	See above
	6.3 Minimise consumption and extraction of minerals	--	New development has the potential to increase the consumption of minerals.	See above
	6.4 Reduce waste generation and increase materials efficiency	+	Housing development highly likely to create an increase in waste, during construction and operation stage. Policy H3 ensures that all dwellings provide storage of bins/and recycling. This is likely to have significant positive impact to reduce waste.	
	6.5 Minimise land, water, air, light and noise pollution	++ -	The Policy promotes satisfactory residential environment with regard to noise, light and layout. However, no reference was made to minimising water pollution.	New development should incorporate SUDS in order to reduce water pollution

Summary

The assessment found that the Policy would have a significant positive effect on the objectives concerned with provision of affordable housing and housing generally, as would be expected. The assessment also found the Policy to have positive impacts on objectives relating to health and wellbeing, with access to housing one of the wider determinants of health and affordability of housing one of the measures of multiple deprivation.

The assessment found that housing located anywhere in Torbay has potential to have a negative impact on a number of the objectives, including those relating to biodiversity, air quality, open space, reducing car journeys, water pollution, water consumption, energy consumption, adaptability to climate change and waste.

Recommendations

- All housing, whether on previously developed land or greenfield land should incorporate features to benefit biodiversity. Addressed under NC1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13
- New development should incorporate SUDS in order to reduce water pollution. Addressed under ER1

Policy SS12 - Five year housing land supply

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects.	
	1.2 Reduce health inequality	~	No significant effects.	
	1.3 Promote healthy lifestyles	~	No significant effects.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy provides great opportunity to address local under provision of affordable housing. This will provide clear benefits for this SA objective.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects.	
	2.3 Reduce crime and fear of crime	~	No significant effects.	
	2.4 Promote stronger and more vibrant communities	~	No significant effects.	
	2.5 Increase access to and participation in cultural activities	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects.	
	3.2 Reduce poverty and income inequality	++	Provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	~	No significant effects.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects.	
	5.2 Promote conservation and wise use of land	~	No significant effects.	
	5.3 Protect and enhance landscape and townscape	~	No significant effects.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects.	
	5.5 Promote the essential need for green infrastructure	~	No significant effects.	
	5.6 Maintain and enhance historical environment	~	No significant effects.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects.	

Summary

The Policy has no relevance to most of the sustainability objective. It however, provides great opportunity to address local under-provision of affordable housing. Provision of affordable housing will have clear benefits in terms of reducing housing inequality and if development achieves high environmental standards, it would also have the potential to help alleviate fuel poverty.

Recommendations

No changes to the Policy are suggested.

Policy SS13 – Low carbon development and adaptation to climate change

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The implementation of this policy will have indirect positive impacts on health, through provision of decent housing with low energy costs, therefore minimising the risk of fuel poverty. The Policy is likely to minimise the wider health issues associated with climate change through potential reductions in carbon emissions.	
	1.2 Reduce health inequality	+	The Policy will indirectly reduce health inequality through enhancements to Biodiversity and improvements to air quality.	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	-	The cost of providing highly sustainable buildings may conflict with the cost of providing affordable housing, in the short-term, particularly in the current economic climate.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires major development proposals to incorporate measures to minimise flood risk. This will have a significant positive impact on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	Development built to the sustainable standards will have lower running cost through greater energy and water efficiency than development not built to the sustainable standards. This will help to reduce fuel poverty.	
	3.3 Meet local needs locally	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy is likely to result in positive impacts on this SA objective, with the Policy seeking to mitigate climate change through promoting developments that are resilient and adaptable to climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have a positive impact on this objective, as it requires developments to demonstrate they will address climate change adaptation.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Indirectly the Policy is likely to have a positive impact on this objective, through the requirement to reduce carbon emissions which includes travel planning.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy requires development to deliver environmental sustainability in a holistic manner, which will also ensure the consideration of biodiversity.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	+	The supporting text requires GI to be provided in form of landscaped spaces, tree cover, green roofs and walls. This will have positive impacts enhancing townscape and landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	Implementation of the Policy will have a secondary role to improve green infrastructure.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy aims to minimise flood risk to properties and people.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy is likely to have a significant positive impact with the reduction in CO ₂ emissions being one of the key aims of the Policy. This will be achieved through the design of buildings, as well as through energy efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	++	Reducing impact of storing, treating and pumping water is one of the benefits of sustainable construction and design that is supported by this policy.	
	6.3 Minimise consumption and extraction of minerals	+	The Policy will have positive impact on this objective through the reuse and recycling of material generated by the construction process.	
	6.4 Reduce waste generation and increase materials efficiency	+	The Policy is likely to have a positive impact on the reduction of waste, as the Policy requires developments to deliver environmental sustainability in a holistic manner, which should include waste management.	
	6.5 Minimise land, water, air, light and noise pollution	+	The Policy will have positive impacts on minimising the risk of pollution to groundwater and could reduce surface water run-off.	

Summary

The Policy is likely to have significant positive impacts on objectives concerned with protecting and enhancing biodiversity, minimising water consumption, improving health, reducing energy consumption, and meeting high environmental standards. A range of other positive impacts are also anticipated including reducing fuel poverty, reducing the vulnerability of the economy to climate change, promoting materials efficiency and waste minimization.

The assessment found the potential for negative impact on the provision of affordable housing, as the cost of providing highly sustainable buildings may conflict with the cost of providing affordable housing, particularly in the current economic climate. However, the Policy is likely to have positive impact in the medium and long term.

Recommendations

In relation to housing viability the Policy should make reference to considering the viability of a scheme and should therefore not have a negative impact on the provision of affordable housing.

Appendix 6: Sustainability Appraisal of the Strategic Delivery Areas

Policy SDT1 - Torquay

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	High quality development, required by this policy, is likely to have a significant positive impact on human health.	
	1.2 Reduce health inequality	++	The Policy supports provision of additional leisure facilities in new growth areas. This is likely to increase access to these facilities to all residents of Torbay.	
	1.3 Promote healthy lifestyles	++	The Policy would have direct positive impact on this objective.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy provides potential for significant increase in provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	Provision of around 37,000 m ³ employment floorspace, over the next 20 years, is likely to create a number of training opportunities.	
	2.3 Reduce crime and fear of crime	+	Provision of mixed use development on a number of sites, would facilitate passive surveillance. This will have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through improvement and renewal of urban areas.	
	2.5 Increase access to and participation in cultural activities	++	By enhancing the recreation and tourism role of Babbacombe and St. Marychurch the Policy is likely to have a positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy considers improvement of the road link between Torquay and Newton Abbot as an essential element of development.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy will have significant positive impact on this objective, through provision of around 37,000 m ³ employment floorspace over the next 20 years.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	++	Concentration of development in urban areas will have clear benefits in terms of reducing the cost of living by reducing the need to travel. Also the anticipated provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	++	Provision of around 37,000 m ³ employment floorspace is likely to result in supporting local businesses. This will have clear positive impact on this SA objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	Policy SDT1 could provide positive opportunities to combine coastal management with environmental awareness, through promoting developments that respect and strengthen the coastal setting.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel, which would support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have clear positive impacts on this objective, through enhancement of tourism role of Babbacombe and St Marychurch and regeneration of the town centre and Torquay Harbour.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve public transport, cycling and walking between Torquay and Newton Abbot.	
	4.2 Help everyone access basic services easily, safely and affordably	+	Concentration of development in urban areas can help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy clearly supports this objective through seeking to improve road, rail cycling and walking between Torquay and Newton Abbot.	
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDT1 made no reference to sustainable transport of freight.	Policy SDT1 should make a reference to sustainable transport of freight

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	-- +	Torquay hosts a number of nature conservation sites including SSSI, CWS, LWS, LNR and the marine cSAC. See Torbay Biodiversity and Geodiversity Action Plan. The Policy however makes specific reference to strategic green gap between Torquay and Kingskerswell Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored".	Ensure there is net gain in biodiversity through development.
	5.2 Promote conservation and wise use of land	++	Re-use of space within buildings for residential accommodation is likely to decrease pressure on greenfield sites. This will have clear benefits on this SA objective.	
	5.3 Protect and enhance landscape and townscape	+	The Policy is likely to have positive impact on this objective, through promoting developments that respect and strengthen the coastal setting.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	-	There is a limited agricultural land (Grade 2 and 3) at Edginswell valley area.	Development at Edginswell Valley should have regard s to good quality agricultural land.
	5.5 Promote the essential need for green infrastructure	+	The Policy states that the Local Plan and Neighbourhood plans will bring forward additional green infrastructure.	
	5.6 Maintain and enhance historical environment	-	There are a number of historic assets in Torquay including conservation areas, ancient monument and listed building.	Policy SDT1 should make a reference to protection of historic environment
	5.7 Reduce vulnerability to flooding and sea level rise	--	The Policy made no reference to flood risk although a number of site are at risk of flooding including Torquay Harbour, the area between Torre Abbey and Torquay station ,Livermead, Torbay Road, Teignmouth Road, Newton Road and Cockington.	Policy SDT1 should promote avoiding development in flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference made to sustainable construction and design	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	See above	See above

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	--	See above	See above
	6.4 Reduce waste generation and increase materials efficiency	--	Housing, leisure and office developments are likely to create and increase waste, both during construction and operation stage.	Policy SDT1 should ensure waste is minimised at operation and construction including demolition waste.
	6.5 Minimise land, water, air, light and noise	+ ?	The Policy is likely to have positive impact towards improving air quality through seeking to promote cycling and walking. Uncertain effect on other forms of pollution, which are largely dependent on scale and design of development.	

Summary

The Policy performs well against objectives related to health, community and the economy. It however performs less favourably against environmental objectives than the other SA objectives. The Policy is likely to have positive impacts on health and wellbeing through increased access to additional leisure facilities and improved walking and cycling routes.

Torquay is expected to deliver around 3,800 new dwelling by 2032. The Policy provides potential for a significant increase in the provision of affordable housing, a number of training opportunities and more vibrant communities. The anticipated provision of affordable housing will have clear benefits in terms of reducing housing inequality. Concentration of development in urban areas would also have clear benefits in terms of reducing the cost of living by reducing the need to travel.

Provision of around 37,000 m³ employment floorspace over the Plan period will have clear benefits by supporting local businesses, strengthening the diversity of jobs and reducing reliance on seasonal and part time work. The Policy links provision of housing with employment which is likely to reduce long distance travel, supporting the climate change objective. The Policy will contribute to the regeneration, and quality and diversity of the tourism industry through enhancement of tourism role of Babbacombe and St Marychurch and regeneration of the town centre and Torquay Harbour.

Torquay hosts a number of nature conservation sites including SSSIs, CWSs, LWSs, LNRs and the Marine cSAC. The Policy should ensure there is net gain in biodiversity through development. Re-use of space within buildings for residential accommodation is likely to decrease the pressure on greenfield sites. New development has the potential to increase energy, water and materials consumption and would also create and increase waste during construction and operation stages. There is a potential positive impact towards improving air quality through seeking to promote cycling and walking, however there is an uncertain effect on other forms of pollution, which is largely dependent on the scale and design of development.

Recommendations

Policy SDT1 should:

- make a reference to sustainable transport of freight. Addressed under TA1
- ensure there is net gain in biodiversity through development. Addressed under NC1
- Ensure development at Edginswell Valley has regards to good quality agricultural land. Addressed under SS8

- make reference to protection of historic environment. Addressed under HE1
- promote the avoidance of development in flood risk areas. Addressed under ER1
- require new development to meet the requirement for sustainable construction and design. Addressed under SS13
- ensure that waste is minimised at operation and construction including demolition waste. Addressed under W1

Policy SDT2 - Torquay Town Centre and Harbour

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Regeneration of the Torquay Harbour area is likely to have a positive effect to improve health and wellbeing through offering pleasant surroundings.	
	1.2 Reduce health inequality	++	Regeneration of the Torquay Harbour area is likely to have a positive effect on health equality by improved access for leisure and recreation to residents and visitors of Torbay.	
	1.3 Promote healthy lifestyles	++	Making the Harbour accessible to all through the provision and promotion of alternative to private car would have indirect positive impact health lifestyle by encouraging walking cycling in the area.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy support provision of high quality residential development above commercial stores. This would have a minor positive impact on meeting housing needs in Torbay but it is likely to provide a limited number of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	Provision of retail, eating and leisure facilities is likely to support training in the hospitality and retail sectors.	
	2.3 Reduce crime and fear of crime	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have a significant positive impact on this objective, through developing Torquay Town Centre as the largest retail and leisure centre of the Bay and regeneration of Torquay Harbour.	
	2.5 Increase access to and participation in cultural activities	++	The Policy requires improved accessibility of the centre from key access points. This will have clear benefits to the objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Provision of retail, eating, leisure facilities and redevelopment of Union Street/Temperance Street would provide a range of different employment needs. To maximise the economic benefits during construction, use of local labour, materials and suppliers is recommended where possible.	
	3.2 Reduce poverty and income inequality	++	Developing the Torquay Town Centre and the Harbour to become the key sub-regional retail and leisure destination would have clear benefits in term of reducing the cost of living by reducing the need to travel outside the Bay.	
	3.3 Meet local needs locally	++	Regeneration of Torquay Harbour and redevelopment of Union Street/Temperance Street is likely to support local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through improved accessibility to the centre and the Harbour by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Developing the Torquay Town Centre and the Harbour to become the key sub-regional retail and leisure destination is likely to reduce long distance travel, which will support climate change objective. The Policy also requires development in Torquay town and Harbour cluster to conserving and enhancing the built environment, and providing resilience to the effects of climate change	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have a direct positive impact on this objective, through provision of retail, eating, leisure facilities.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy supports the retail role of the Town centre, therefore supporting services within a sustainable location that is potentially accessible by public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy supports the retail role of the Town centre, therefore supporting services within a sustainable location that are accessible by public transport.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	+	Provision of retail and leisure in the Town centre and the harbour could potentially encourage sustainable transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDT2 made no reference to sustainable transport of freight	Policy SDT2 should make a reference to sustainable transport of freight
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	?	The THAAP policies have been subject to HRA and possibilities for negative impacts have been ruled out. To ensure no negative impact on habitats and species, developments in the Town Centre should require HRA.	The SA recommends HRA of all development within Lyme Bay and Torbay Marine cSAC buffer zone.
	5.2 Promote conservation and wise use of land	++	Policy SDT2 supports development of brownfield sites. This is likely to decrease pressure on greenfield sites.	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have clear positive impact on townscape, through promoting excellent design.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	The Policy requires development to invest in the Green Infrastructure network to deliver recreational, biodiversity and geodiversity improvements in accordance with the Torbay Green Infrastructure Delivery Plan.	
	5.6 Maintain and enhance historical environment	-	There are a number of historic assets in the Policy area including conservation areas, ancient monument and listed buildings.	Policy SDT2 should make a reference to protection of historic environment

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	--	Torquay Harbour and some parts Torquay Town Centre are within flood zone 2 and 3. The main flood risk to the area around Torquay Harbour is from tidal flooding from the English Channel. However, this risk is residual due to the presence of flood management structures which protect the area around Torquay Harbour from flood events, under normal conditions. South Devon and Dorset Shoreline Management Plan policy for the flood defences in this area is "Hold the Line". The main flood risk for Torquay Town Centre is from fluvial flooding which emanates from the River Fleet/combined sewer system. During heavy rainfall events the drainage system through Torquay town centre has a history of flooding.	Developments in flood risk zones 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral.	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	+ -	The Policy is likely to have positive impact towards improving air quality through seeking to promote sustainable transport. Surface run-off pollution is likely to have cumulative negative impacts on water quality and living organisms.	

Summary

The Policy provides clear benefits to the economic and social objectives. It however performed less favourably against environmental objectives than the other SA objectives. Developing Torquay Town Centre as the largest retail and leisure centre of the Bay and regeneration of Torquay Harbour will have clear benefits in terms of reducing the cost of living by reducing the need to travel outside the Bay and could potentially encourage sustainable transport. The Policy is likely to have significant positive impacts on training in the hospitality and retail sectors and provide a range of different non-seasonal employment opportunities.

The Policy supports provision of high quality residential development above commercial properties. This would have a minor positive impact on meeting housing needs in Torbay. Mixed use development promoted by this Policy could facilitate passive surveillance, which would have a positive impact on reducing antisocial behaviour in the area.

The Policy would have clear positive impacts on townscape through promoting excellent design. It would also decrease pressure on greenfield sites by supporting development of brownfield sites.

Torquay Harbour and some parts of Torquay Town Centre are within flood zone 2 and 3. Therefore, the SA recommends flood risk assessment for development within these flood zones. Surface water run-off is likely to have cumulative negative impacts on water quality and species. The Policy could have significant negative impacts on a number of the environmental objectives related to renewable energy, water consumption, waste generation and extraction of minerals. However, a commitment to sustainable construction and design could offset some of the negative effects.

Recommendations

- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- The SA recommends HRA of all development within the Lyme Bay and Torbay Marine cSAC buffer zone. Addressed under NC1
- Policy SDT2 should make reference to protection of the historic environment. Addressed under HE1
- Developments in flood risk zones 2&3 should be the subject of flood risk assessment in accordance with the Torbay Strategic Flood Risk Assessment (SFRA) level 2. Addressed under ER1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDT3 - Torquay Gateway

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Access to decent, affordable housing is one of the wider determinants of health. Health and wellbeing are likely to be improved through implementation of the Policy.	
	1.2 Reduce health inequality	++	The Policy promotes indoor and outdoor sport facilities in the area to improve accessibility of sport in Torquay.	
	1.3 Promote healthy lifestyles	++	The Policy would have significant positive impacts on healthy lifestyle, through supporting provision of improved cycling and walking facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy is likely to have a significant positive impact on this objective, through the provision of housing, with a particular reference to ensuring provision of affordable dwellings in Scotts Bridge area.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy supports new South Devon facility at Torbay Hospital. This would have clear benefits to this objective	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	-	The Policy made no reference to designing out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have significant positive impacts on this objective, through the link between provision of housing and employment sites.	
	2.5 Increase access to and participation in cultural activities	++	The Policy requires high quality of design to enhance the built and natural environment. This would have clear benefits to this objective	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The policy supports the implementation of the South Devon Link Road and other improvement to the road network. This will have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy requires providing jobs in the leisure, bulky retail and office sectors. This would have clear benefits to this objective.	
	3.2 Reduce poverty and income inequality	+	The Policy recognises that different sections of the community have different housing needs and has a direct reference to provision of family dwellings. If development achieves high environmental standard, then housing also has the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	++	The Policy supports sustainable transport and a rail halt at Edginswell. This is likely to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy supports provision of sustainable transport, creation of a park and enhancement of the existing Cockington Country Park. This is likely to have positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy SDT3 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	Enhancement of Cockington Country Park could contribute to the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy SDT3 links provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy promotes provision of high quality leisure, retail, office as well as residential developments, therefore supporting services within a sustainable location that are accessible by public transport.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy supports provision of bus, cycling, walking facilities and improved rail services.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++ --	Some developments are likely to be built on greenfield sites; this would have potential for direct negative impacts on habitats and species on the site. The Policy area is also adjacent to a number of LWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of Gateway public park and enhancement of Cockington Country Park. The Policy makes specific reference to strategic green gap between Torquay and Kingskerswell. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored".	Ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.
	5.2 Promote conservation and wise use of land	--	Policy SDT3 allows for development on greenfield sites. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments as recommended by the GI study.
	5.3 Protect and enhance landscape and townscape	+	The Policy is likely to have positive impact on this objective through, strengthening of boundary landscaping to demark the rural boundary of Torbay.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	-	Some the greenfield developments are likely to be built is in the countryside zone.	
	5.5 Promote the essential need for green infrastructure	++	The Policy requires enhancement of Cockington Country Park, including strengthen recreational routes and biodiversity measures. It also promotes creation of a new public park.	
	5.6 Maintain and enhance historical environment	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	--	Part of the Policy area is a floodplain zone 3b.	The Policy should restrict development on areas at risk of flooding. It should also incorporate SUDS into New development.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	--	Housing, leisure and office developments are likely to create and increase waste, both during construction and operation stage.	Policy SDT3 should ensure waste is minimised at operation and construction including demolition waste.
	6.5 Minimise land, water, air, light and noise	+ ?	Air quality improved through contribution to sustainable transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy performed well against objectives related to health, community and the economy. However, it performed less favourably against environmental objectives than the other SA objectives. Access to decent, affordable housing is one of the wider determinants of health therefore health and wellbeing would be improved through implementation of this policy. Creation of a public park on Riviera Way and enhancement of Cockington Country Park would have significant impacts on health equality in Torbay. The Policy would also have significant positive impacts on healthy lifestyles, through supporting provision of improved cycling and walking facilities.

The Policy recognises that different sections of the community have different housing needs and has a direct reference to provision of family dwellings, with a

particular focus on providing affordable dwellings in Scotts Bridge area. If development achieves high environmental standards, then housing provision in this area could also have the potential to alleviate fuel poverty. The Policy links provision of housing with employment and aims to provide services within location that are accessible by sustainable transport, which would support the climate change objective and improve air quality in Torbay.

Provision of leisure, bulky retail and office development is likely to provide a range of different non-seasonal employment opportunities and consequently supports training and education in these sectors. The Policy is likely to support micro and Small and Medium Size Enterprises, through provision for uplift in the economic prosperity of Torbay and also by supporting the South Devon Link Road and other improvement to the road network.

Some developments are likely to be built on greenfield sites; this would have potential for direct negative impacts on habitats and species on site, and on the amount of land available for farming (e.g. allotments). The Policy area is also adjacent to a number of Local Wildlife Sites (LWS) that require protection

The wider environmental impacts of new development would have clear negative impacts without clear commitment to ensure sustainable construction and design and incorporate SUDS and Green Infrastructure into new developments.

Recommendations

New developments should:

- incorporate secured by design. Addressed under DE1
- ensure there is no net loss of biodiversity, through incorporating biodiversity features into development. Addressed under NC1
- create new allotments as recommended by the Green Infrastructure Delivery Plan. Addressed under SS9
- restrict development on areas at risk of flooding and incorporate SUDS into New development. Addressed under ER1
- meet the requirement for sustainable construction and design. Addressed under SS13
- ensure waste is minimised at operation and construction including demolition waste. Addressed under W1

Policy SDT4 - Babbacombe and St Marychurch

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have significant positive impact on this objective through protection and long-term management of the area's environment and landscape.	
	1.2 Reduce health inequality	++	See above	
	1.3 Promote healthy lifestyles	++	See above	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy supports limited major residential development. This is likely to have minor positive impact on provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	Provision of retail, recreation and leisure facilities is likely to support training in the hospitality and retail sectors.	
	2.3 Reduce crime and fear of crime	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through enhancing the coast environment and improved sustainable transport links.	
	2.5 Increase access to and participation in cultural activities	++	The Policy promotes long-term management and access to the rural coastal fringe for residents and visitors. This will have clear benefits for the objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy aims to enhance district and local centres in Babbacombe and St. Marychurch through provision of appropriately scaled retail, leisure and recreational facilities. This would provide a range of different employment opportunities.	
	3.2 Reduce poverty and income inequality	++	Enhancement of district and local centres in Babbacombe and St. Marychurch would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.	
	3.3 Meet local needs locally	++	Enhancement of district and local centres in Babbacombe and St. Marychurch would have clear benefits to support local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy requires long-term management and protection of the area's environment and landscape value. This is likely to have positive impact for climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have significant positive impact on this objective through, improved retail provision to meet local needs.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry		The Policy would have a direct positive impact on this objective through, improving tourism facilities.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy SDT4 links provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy supports the retail role of the district and local centres, therefore supporting services within a sustainable location that are accessible by public transport.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy promotes improvements of public transport links. This will have a positive impact for this objective.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Habitats and species would be enhanced through protection the area's environment and limiting development to brownfield sites.	
	5.2 Promote conservation and wise use of land	++	Conservation and wise use of land would be promoted through protecting the area's environment and limiting development to brownfield sites.	
	5.3 Protect and enhance landscape and townscape	++	The area is within area of great landscape value and coastal prevention zone. The Policy recognises the landscape value of the area. This would have clear benefits for this objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy aims for long-term management and access to the rural coastal fringe .This would have clear benefits on this objective.	
	5.5 Promote the essential need for green infrastructure	+	The Policy supports improvement to coastal access that could possibly be delivered through the GI coastal access network.	
	5.6 Maintain and enhance historical environment	-	There are conservation areas in Babbacombe Downs and St. Marychurch. The Policy made no reference to protection of historic assets in the area.	The Policy should make a reference to protection of historic assets in the area.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy steer development away from flood risk areas.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral.	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	+ ?	Air quality would improve through meeting local needs locally and reduced desire to travel by car. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy provides clear benefits to the economic and social objectives. It however performed poorly against the environmental objectives. It will have significant positive impact on improving health and wellbeing through protection and long-term management of the area's environment and landscape. It is likely to have a minor positive impact on provision of affordable housing. However, mixed use development promoted by this policy would facilitate passive surveillance, which would have a positive impact on reducing anti-social behaviour in the area.

The Policy aims to enhance district and local centres in Babbacombe and St. Marychurch, through provision of appropriately scaled retail, leisure and recreational facilities that would provide a range of different employment opportunities and reduce non seasonal jobs. It could also provide training in the hospitality and retail sectors. The Policy would also have clear benefits in terms of meeting local needs, reducing the cost of living and supporting local businesses by reducing the need to travel elsewhere in the Bay and consequently improving air quality in Torbay.

The Policy would increase access and participation in cultural activities as well as promoting stronger and more vibrant communities through, promoting long-term management and access to the rural coastal fringe and improved sustainable transport links that could possibly be delivered through the Green Infrastructure coastal access network. This is likely to have positive impact on climate change as well as enhancing habitats and species.

The Policy recognises the landscape value of the area steers development away from flood risk areas and also limits development to brownfield sites. This will have

clear benefits in terms of protection of landscape and conservation and wise use of land. It however could have significant negative impacts on a number of the environmental objectives but a commitment to sustainable construction and design would offset some of the negative effects.

Recommendations

- The Policy should make a reference to protection of historic assets in the area. Addressed under HE1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDP1 - Paignton

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have significant positive impacts on health and wellbeing, through requiring development to meet a high quality of design and appropriate landscaping.	
	1.2 Reduce health inequality	++	Creation of two new Country Parks at White Rock and Great Parks would have significant positive impacts on health equality in Torbay.	
	1.3 Promote healthy lifestyles	++	The Policy would have significant positive impacts on healthy lifestyle through, supporting provision of improved cycling and walking facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	Paignton is expected to provide 4,585 new dwelling up to 2032. The Policy makes a particular reference to provision of family housing. This would have a significant increase in provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	Provision of new jobs is likely to create a number of training opportunities.	
	2.3 Reduce crime and fear of crime	+	Provision of mixed use development in a number of sites would facilitate passive surveillance, which would have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective, through promoting residential, employment and leisure facilities and improved links within the town centre and beyond.	
	2.5 Increase access to and participation in cultural activities	++	The Policy supports regeneration of Paignton town centre and waterfront. This is likely to have a significant positive impact on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports an enhanced transport infrastructure along the Western Corridor. This would have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would have significant positive impact on this objective, through provision of around 30,100 sq m (net) of employment floor space, of which around 16,300 should be within Use Class "B" employment uses over the Plan period.	
	3.2 Reduce poverty and income inequality	+	Provision of affordable housing would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	++	The Policy supports the enhancement of the tourism role and provision of niche shopping. This would have clear benefits to local businesses and farmer's markets.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy supports provision of sustainable transport and creation of two country parks. This is likely to have long-term positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy SDP1 linked provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have clear positive impacts on this objective, through promoting Paignton as a tourism destination.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy SDP1 links provision of housing with employment. This is likely to reduce long distance travel. The policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	+	Concentration of development in urban areas can help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy clearly supports this objective through provision of walking, cycling and public transport facilities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDP1 made no reference to sustainable transport of freight.	Policy SDP1 should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++ --	The Policy promotes limited greenfield development; this could have significant negative impacts on habitats and species on the site. The Policy area is also adjacent to a number of LNR, SSSI, CGS, LWS and CWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of two country parks.	Ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.
	5.2 Promote conservation and wise use of land	+ -	Although Policy SDP1 supported only limited greenfield development, it could have negative impact on the amount of land available for farming (e.g. allotments) Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	The Policy should recognise creation of new allotments as recommended by the GI Delivery Plan.
	5.3 Protect and enhance landscape and townscape	+	Implementation of Policy SDP1 is likely to enhance the area's townscape through improvement of the built environment that capture the historic character of the old town and affluent appeal of the 19 th century "Garden Suburb" The Policy area however contains a number of urban landscape protection areas.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	--	Some of the greenfield developments are likely to be built in the countryside zone.	Development within the urban fringe should have a contingency status, and will only be used if housing targets have not been met within the built up area.
	5.5 Promote the essential need for green infrastructure	++	The Policy has successfully incorporated the findings of the GI study for the Clennon Valley area into development. This would be through creation of two country parks at Great Parks and White Rock, improvements to walking and cycling routes as well as flood resilience measures.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures	
	5.6 Maintain and enhance historical environment	+	Implementation of Policy SDP1 is likely to maintain the historic character of the old town.		
	5.7 Reduce vulnerability to flooding and sea level rise	+	-	The Policy area is at risk of both coastal and fluvial flooding. The Policy however promotes GI flood resilience measures.	The policy should steer development away from flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.	
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption.	See above	
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral.	See above	
	6.4 Reduce waste generation and increase materials efficiency	--	Housing, employment and leisure developments are likely to create and increase waste, both during construction and operation stage.	Policy SDP1 should ensure that waste is minimised at operation and construction including demolition waste	
	6.5 Minimise land, water, air, light and noise	+	?	Air quality would be improved through contribution to sustainable transport. Uncertain effects on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy provides clear benefits to the economic and social objectives. It however performed less favourably against environmental objectives than the other SA objectives. It is likely to have significant positive impacts on health and wellbeing, through requiring development to meet a high quality of design and appropriate landscaping. Creation of a new Country Park at Great Parks and a new Countryside Access and Enhancement Scheme (CAES) at White Rock would have significant impacts on health equality in Torbay. The Policy would also have significant positive impacts on healthy lifestyles, through supporting provision of improved cycling and walking facilities.

Paignton is expected to provide 4,585 new dwellings up to 2032. The Policy makes a particular reference to family housing. This would result in a significant increase in provision of affordable housing, which would have clear benefits in terms of reducing housing inequality in Torbay. The Policy also links provision of housing with

employment and it also seeks to improve sustainable transport, which would reduce long distance travel, improve air quality and have long-term positive impact relating to climate change.

Provision of mixed use development on a number of sites would facilitate passive surveillance. This will have a positive impact on reducing antisocial behaviour in the area.

The Policy supports provision of 30,100 m³ (net) of employment floor space, enhances Paignton as a tourism destination and also promotes mixed use developments. This will provide opportunities to strengthen the diversity of jobs, reduce reliance on seasonal and part time work within Torbay and is likely to create a number of training opportunities. The Policy would also have clear benefits to local businesses and farmer's markets, allow people to meet more needs within local communities and increase access to cultural activities.

Policy SDP1 promotes greenfield development; this could have significant negative impacts on habitats and species on the sites. The Policy area is also adjacent to a number of designations that require protection, including LNRs, SSSIs, CGSs, LWSs and CWSs. However, it promotes biodiversity enhancement, through creation of a country park and CAES and recognises the benefit of creation of new allotments as recommended by the Green Infrastructure Delivery Plan. The Policy has successfully incorporated the findings of the Green Infrastructure Delivery Plan for the Clennon Valley area into which improvements to walking and cycling routes as well as flood resilience measures will be incorporated.

New development would have clear negative impacts on the wider environment without clear commitment to ensure sustainable construction and design. There is an uncertain effect on land, water, light and noise pollution, which is largely dependent on scale and design of development.

Recommendations

The Policy should:

- make a reference to sustainable transport of freight. Addressed under TA1
- steer development away from flood risk areas. Addressed under ER1
- ensure there is net gain in biodiversity, through incorporating biodiversity features into development. Addressed under NC1
- meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDP2 - Paignton Town Centre and Seafront

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Regeneration of the Paignton Town Centre and the Harbour area is likely to have a positive effect to improve health and wellbeing through offering pleasant surroundings.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	+	Regeneration of Paignton Town Centre area is likely to have a positive effect on health equality by improved access for leisure and recreation to residents and visitors of Torbay.	
	1.3 Promote healthy lifestyles	+	The development of the role of Paignton Green as a Coastal Park would have an indirect positive impact on healthy lifestyles by encouraging walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy supports provision of mixed use development that includes residential uses. This would have a minor positive impact on meeting housing needs in Torbay and it is likely to provide a limited number of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	+	Provision of retail, leisure and employment facilities is likely to support training in the hospitality and retail sectors.	
	2.3 Reduce crime and fear of crime	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have a significant positive impact on this objective, through regeneration of Paignton Town Centre and improved public transport.	
	2.5 Increase access to and participation in cultural activities	++	The Policy is likely to have clear benefits for this objective, through development of community hub, transport hub and public realm enhancement. Development of the role of Paignton Green as a Coastal Park would also provide a public space for cultural use.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would have a significant positive impact on this objective by redevelopment of the Fish Works and multi-storey car park into mixed employment, leisure and retail developments.	
	3.2 Reduce poverty and income inequality	++	Redevelopment of Paignton Town Centre and the Harbour would have clear benefits in terms of reducing the cost of living by reducing the need to travel outside the Bay.	
	3.3 Meet local needs locally	++	Redevelopment of Paignton Town Centre and the Harbour is likely to support local businesses.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through providing flood protection measures and improved accessibility to the town centre and the Harbour by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Redevelopment of Paignton Town Centre and the Harbour is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have a direct positive impact on this objective, through supporting mixed use developments including tourism uses.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy seeks to develop Paignton Town Centre as a transportation hub. It also supports small scale retail uses. This is likely to have positive effect to reduce car use.	
	4.2 Help everyone access basic services easily, safely and affordably	+	The Policy would have minor positive effect on accessibility to services through seeking to develop Paignton Town Centre as a transportation hub.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy seeks to develop Paignton Town Centre as a transportation hub. It also promotes walking and cycling facilities.	
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDP2 made no reference to sustainable transport of freight	The Policy should make a reference to sustainable transport of freight
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	-	Developments in Paignton Town Centre and the Harbour are within the Lyme Bay and Torbay Marine cSAC buffer zone. Therefore HRA would be required to assess the impact of development on habitats and species of European importance. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	The SA recommends HRA for all developments within Lyme Bay and Torbay Marine cSAC buffer zone. Cirl bunting survey will be required
	5.2 Promote conservation and wise use of land	++	Policy SDP2 supports development in brownfield sites. This is likely to decrease pressure on greenfield sites and have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have clear positive impact on townscape by re-establishing the formerly distinctive pattern of Paignton and connecting the medieval town with the Victorian Garden Suburb.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	The Policy requires development to invest in the Green Infrastructure network to deliver recreational, biodiversity and geodiversity improvements in accordance with the Torbay Green Infrastructure Delivery Plan.	
	5.6 Maintain and enhance historical environment	++	The Policy states that new development would complement and sit alongside the area's historic character.	
	5.7 Reduce vulnerability to flooding and sea level rise	-	The Policy area is at risk of both coastal and fluvial flooding. It however recognises the area is in a flood risk zone and suggests a number of measures including raised sea wall and soft landscaping, flood resistant design and avoiding location of flood vulnerable uses.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	+ ?	Air quality is likely to be improved by supporting public transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy performs well against the majority of the SA objectives, especially social and economic objectives. It also performs reasonably well against the environmental objectives.

Regeneration of the Paignton Town Centre and the Harbour area, development of the role of Paignton Green as a Coastal Park and improved access for leisure and recreation facilities is likely to have a positive effect on health and wellbeing. The Policy is likely to have a minor positive impact on meeting housing needs in Torbay

and it is likely to provide a limited number of affordable housing. Mixed use development proposed by this Policy would facilitate passive surveillance which will have a positive impact on reducing antisocial behaviour in the area. The Policy is likely to have significant positive impacts on participation in cultural activities and creating vibrant communities, through regeneration of Paignton Town Centre, development of community hubs, transport hubs and public realm enhancement.

Redevelopment of the Fish Works and multi-storey car park into mixed employment, leisure and retail development, promoted by this Policy, is likely to provide a range of different non-seasonal employment opportunities and consequently supports training in the hospitality and retail sectors. The Policy is likely to support local businesses and contribute to the regeneration of the tourism industry in Torbay.

Redevelopment of Paignton Town Centre and the Harbour and promoting public transport, walking and cycling facilities are likely to reduce long distance travel and private car use, which would support climate change objective and improve air quality in the area. The Policy also has clear benefits on reducing the cost of living by reducing the need to travel outside the Bay.

The Policy recognises wise use of land, conservation of historic assets and respects and improves the character of the area. The Policy area is at risk of both coastal and fluvial flooding. However, the Policy recognises the area is in a flood risk zone and suggests a number of possible mitigation measures including a raised sea wall, soft landscaping, flood resistant design and sensitive location of flood vulnerable uses. The Policy has the potential to adversely affect the wider environment without clear commitment to sustainable construction and design.

Developments in Paignton Town Centre and the Harbour are within the Lyme Bay and Torbay Marine cSAC buffer zone. Therefore a HRA would be required to assess the impact of development on habitats and species of European importance. The Policy area is within 250m cirl bunting buffer zone. The Policy could have an uncertain effect on noise, and light pollution, which is largely dependent on scale and design of development.

Recommendations

- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- The SA recommends HRA of all developments within Lyme Bay and Torbay Marine cSAC buffer zone. Addressed under NC1
- New development will require cirl bunting survey. Addressed under NC1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDP3 - Paignton North and Western Area

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing therefore are likely to be improved through implementation of this policy.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	++	Creation of a new country park at White Rock and public open space would have significant impacts on health equality in Torbay.	
	1.3 Promote healthy lifestyles	++	The Policy would have significant positive impacts on healthy lifestyles, through promoting improved accessibility by walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy is likely to have a significant positive impact on this objective, through the provision of housing, with a particular reference to ensuring provision of family housing.	
	2.2 Provide everyone with opportunities for education and training	++	Improvement and expansion of South Devon Collage including provision of a work hub / innovation centre would have a significant positive impact on training and education.	
	2.3 Reduce crime and fear of crime	+	Provision of mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective, through improved accessibility and provision of local retail facilities.	
	2.5 Increase access to and participation in cultural activities	++	The Policy is likely to have clear benefits on this objective, through provision of leisure and recreation facilities and public open space.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports online improvement to the Western Corridor and provision of appropriate drainage. These would have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy aims to provide employment sites, recreation and local retail facilities. This would provide a range of different employment opportunities.	
	3.2 Reduce poverty and income inequality	++	Provision of recreation and local retail facilities would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond. Also provision of affordable housing would have clear benefits in terms of reducing housing inequality.	
	3.3 Meet local needs locally	++	The Policy aims to provide employment sites, recreation and local retail facilities. This would have clear positive impact on this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Policy SDP3 could provide opportunities to combine coastal management with increasing environmental awareness through promoting sustainable transport, renewable energy and biodiversity enhancement.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy SDP3 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy would have a direct positive impact on this objective, through provision of recreation facilities.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Policy SDP3 links provision of housing with employment. This is likely to reduce long distance travel.	
	4.2 Help everyone access basic services easily, safely and affordably	+	The policy promotes local retail facilities, therefore supports services within sustainable location.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy made a particular reference to improved accessibility by walking cycling and public transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDP3 made no reference to sustainable transport of freight.	Policy SDP3 should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+ --	Some developments are likely to be built on greenfield sites; this could have potential for direct negative impacts on habitats and species on the site. The policy area is also adjacent to a number of CWS and LWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of a new country park South West of White Rock and restricting development away from the most sensitive areas such as AONB and wildlife corridors. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	Ensure there is net gain in biodiversity, through incorporating biodiversity features into development. Cirl bunting survey will be required
	5.2 Promote conservation and wise use of land	--	Policy SDP3 allows for development on greenfield sites. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments and orchard enhancement as recommended by the GI Delivery Plan.
	5.3 Protect and enhance landscape and townscape	+	The Policy promotes biodiversity enhancement, through safeguarding the area landscape.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	-	Some the greenfield developments are likely to be built is in the countryside zone.	
	5.5 Promote the essential need for green infrastructure	++	The Policy promotes biodiversity enhancement, through creation of a new country park South West of White Rock. It also promotes improved accessibility by walking and cycling in the area. Both have been identified in the GI Delivery Plan.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	-	Clennon Valley area is at risk of fluvial flooding, the Policy however requires sustainable drainage measures, which would assist in reducing flood risk in the area	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Policy SDP3 promotes the use of combined heat and power and other forms of renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption	New development should meet the requirement for sustainable construction and design.
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	? +	Air quality would be improved through contribution to sustainable transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy performs well against the social and economic objective and reasonably well against the environmental objectives. Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing is therefore likely to be improved through implementation of this policy. Creation of a new CAES at White Rock and public open space would have significant impacts on health equality in Torbay. The Policy would have significant positive impacts on healthy lifestyles through promoting improved accessibility by walking and cycling.

The Policy is likely to have a significant positive impact on meeting the housing needs in Torbay with a particular reference to family housing. Also provision of affordable housing would have clear benefits in terms of reducing housing inequality. Mixed use development promoted by this Policy could facilitate passive surveillance, which would have a positive impact on reducing antisocial behaviour in the area. However, new development elsewhere should incorporate secured by design. The Policy is likely to have significant positive impacts with regard to increasing participation in cultural activities and creation of vibrant communities, through improved accessibility and provision of local retail, leisure and recreation facilities and public open space.

The Policy aims to provide employment sites, recreation and local retail facilities. This is likely to provide a range of different non-seasonal employment opportunities and enhance local businesses. It also promotes improvement and expansion of South Devon College including provision of a work hub / innovation centre, which would have a significant positive impact on training and education in Torbay.

Policy SDP3 supports services within sustainable locations, making a particular reference to improved accessibility by walking cycling and public transport and links provision of housing with employment. These are likely to reduce long distance travel, which will support the climate change objective and improve air quality in the area. It would also have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.

Some greenfield sites would be developed, which could have direct negative impacts on habitats and species. The Policy area is adjacent to a number of CWSs and LWSs that require protection. However, the Policy promotes biodiversity enhancement, through creation of a CAES south west of White Rock and restricting development away from the most sensitive areas such as the AONB and wildlife corridors.

The Clennon Valley area is at risk of fluvial flooding. The Policy however requires sustainable drainage measures, which would assist in reducing flood risk in the area. The Policy also promotes the use of combined heat and power and other forms of renewable energy. However, the Policy has the potential to adversely affect the wider environment without a clear commitment to sustainable construction and design.

Recommendations

The policy should:

- make a reference to sustainable transport of freight. Addressed under TA1
- ensure there is net gain in biodiversity, through incorporating biodiversity features into development. Addressed under NC1
- recognise creation of new allotments and orchard enhancement as recommended by the GI Delivery Plan. Addressed under SS9
- require a Cirl bunting survey for new development
- ensure new development meets the requirement for sustainable construction and design. Addressed under SS13

Policy SDP4 - Clennon Valley Leisure Hub

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have significant positive impact on health and wellbeing, through development of Clennon Valley Leisure Hub, which would promote activities that are good for physical and mental health.	
	1.2 Reduce health inequality	++	Access to leisure and recreational venues would have positive impact to reduce health inequality.	
	1.3 Promote healthy lifestyles	++	The Policy promotes pedestrian and green links as well as improved permeability and public access to the beach in Clennon Valley. This would have significant positive impact to encourage walking and therefore promote healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	++	Clennon Valley Leisure Hub is likely to provide education uses e.g. a sports academy.	
	2.3 Reduce crime and fear of crime	-	The Policy does not directly reference designing out crime.	New developments should incorporate 'secured by design'.
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective, through improved accessibility to local leisure and recreation facilities.	
	2.5 Increase access to and participation in cultural activities	++	The Policy is likely to have clear benefits on this objective, through provision of leisure and recreation facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy would provide social infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Leisure and tourism development, supported by this policy, is likely to provide year-round tourism and consequently provide job opportunities in the tourism sector.	
	3.2 Reduce poverty and income inequality	+	Provision of recreation and tourism facilities would have benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	++	The Policy aims to provide leisure, recreation and tourism facilities. This would have clear positive impact on enhancing of local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Policy SDP4 could provide opportunities to combine coastal management with increasing environmental awareness through promoting green links and flood risk alleviation.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy supports leisure and tourism development that will encourage people to stay and visit Torbay.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy supports tourism uses including water-based activities that will have a direct positive impact on this objective.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy promotes pedestrian and green links in Clennon Valley. This is likely to reduce private car use.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy promotes Clennon Valley and Goodrington as a leisure and recreation venue that provides activities and sport facilities for residents and visitors alike and therefore, supports services within sustainable location.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy makes a particular reference to pedestrians and green links in Clennon Valley. This is likely to promote walking and cycling in the area.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	--	There is a coastal protection zone and SSSI within the Policy area. Development in Clennon Valley and Goodrington could potentially have negative impacts on habitats and species on the site. The Policy area is also adjacent to Lyme Bay and Torbay Marine cSAC. The Policy however requires new development to respect the natural setting. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	The Policy should ensure there is net gain in biodiversity, through incorporating biodiversity features into development. Development that is likely to affect the integrity of the cSAC would require HRA.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	+	The Policy requires development to contribute towards flood alleviation and sea defence measures. This is likely to promote wise use of land.	
	5.3 Protect and enhance landscape and townscape	+	The Policy requires new development to respect the natural setting.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	There are many opportunities and benefits to increasing and improving the GI offer in Clennon Valley area including the enhancement of wetland features and reduction flood risk (GI Delivery Plan)	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	-	The Policy area is at risk of fluvial flooding (Zones 2 and 3). The Policy however requires flood vulnerable uses to be directed to areas of no/low flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	The Policy makes no reference to renewable energy	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy makes no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy makes no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy makes no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	?	Uncertain effect on pollution, which is largely dependent on scale and design of development.	

Summary

The Policy performs well against the social and economic objective and reasonably well against the environmental objectives. It would have significant positive

impact on health and wellbeing, through development of the Clennon Valley Leisure Hub, which would promote activities that are good for physical and mental health. It would also reduce health inequality and promote healthy lifestyles.

Policy SDP4 would provide social infrastructure, education uses and increase access to and participation in cultural activities. It however does not directly reference designing out crime. The Policy aims to provide leisure, recreation and tourism facilities. This would have a clear positive impact on enhancement of local businesses and could provide year-round tourism and consequently provide job opportunities in the tourism sector.

The Policy could provide opportunities to combine coastal management with increasing environmental awareness through promoting green links and flood risk alleviation. This would also promote walking and cycling in the area and therefore benefit climate change and air quality objectives.

There are coastal protection zones and SSSI within the Policy area and development in Clennon Valley and Goodrington could potentially have negative impacts on habitats and species on the site. The Policy area is also adjacent to Lyme Bay and Torbay Marine cSAC. Where proposed allocations fall within areas identified for cirl buntings, a survey will be necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.

There are many opportunities for increased and improved green infrastructure in the Clennon Valley area, including the enhancement of wetland features and associated reduction of flood risk, as suggested by the Torbay Green Infrastructure Delivery Plan.

The Policy could adversely affect the wider environment without a clear commitment to sustainable construction and design. The Policy could have an uncertain effect on noise, and light pollution, which is largely dependent on the scale and design of development.

Recommendations

- New developments should incorporate 'secured by design'. Addressed under DE1
- The Policy should ensure there is no net loss of biodiversity, through incorporating biodiversity features into development. Addressed under NC1
- Development that is likely to affect the integrity of the Marine cSAC would require HRA. Addressed under NC1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDB1 – Brixham

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Overall, there should be positive implications for health resulting from the delivery of this policy. This is due to provision of housing and employment, both of which are wider determinants of health as well as improving access to services through increased retail provision.	
	1.2 Reduce health inequality	++	The Policy should help to reduce health inequality, through provision of recreation and leisure facilities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	++	The Policy is likely to have positive impact on this objective. Access to open space and wider countryside provide greater opportunities for activity that is good for mental and physical health.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy states that 800 - 1,000 new dwelling will be delivered in Brixham over the plan period. This includes a proportion of affordable unit at a rate up to 30% of developments that produce 10 or more dwellings, therefore having significant positive impact on this objective.	
	2.2 Provide everyone with opportunities for education and training	+	Provision of 1,000 new jobs is likely to provide a number of training opportunities.	
	2.3 Reduce crime and fear of crime	-	The Policy does not directly reference designing out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	++	The Policy seeks to maintain an appropriate range of community facilities and sustain a viable retail function. This would have a significant positive impact on this objective.	
	2.5 Increase access to and participation in cultural activities	++	The Policy will safeguard and enhance the historic character, outstanding natural setting and internationally important biodiversity value of Brixham. This is likely to have significant impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports Park and Ride along the A3022 and improvement of water borne transport facilities. These would have clear benefits to this objective.	
	3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would have significant positive impact on this objective, through provision of around 1,000 new jobs.
3.2 Reduce poverty and income inequality		+	Provision of affordable housing would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	
3.3 Meet local needs locally		++	Regeneration of the Harbourside and waterfront areas would improve maritime industries and tourism. This would have clear benefits to support local businesses.	
3.4 Harness the economic potential of the coast in a sustainable way		++	The Policy supports sustainable transport and is likely to have long-term positive impact on climate change.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy links provision of housing with employment, this is likely to reduce long distance travel.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have a direct positive impact on this objective, through improvement of maritime industries and tourism.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	800 - 1,000 new dwellings could cause significant increase in car ownership in the area, unless a large proportion of units are car free or are accompanied by sustainable transport options.	
	4.2 Help everyone access basic services easily, safely and affordably	+	The Policy seeks to provide developments that maintain an appropriate range of community facilities.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy supports Park and Ride along the A3022 and improvement of water borne transportation which would reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in this policy.	The Policy should include improvement of walking and cycling routes in Brixham as stated in the GI Delivery Plan
	4.4 Encourage switch from transporting freight by road to rail or water	-	The Policy made no reference to sustainable transport of freight.	Policy SDB1 should make a reference to sustainable transport of freight.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+ -- +	The Policy recognises the environmental sensitivity of the area. However, a limited number of dwellings will be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species. Developments that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine cSAC would require a HRA. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	The Policy should ensure there is no net loss of biodiversity. This could be achieved through incorporating biodiversity features into development.
	5.2 Promote conservation and wise use of land	-	The Policy supports limited greenfield development. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments as recommended by the GI Delivery Plan.
	5.3 Protect and enhance landscape and townscape	++	The Policy seeks to safeguard the historic character, the outstanding setting and the internationally important biodiversity value of the area.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Brixham Urban Fringe Study has identified opportunities for improving linkage between Brixham and the countryside and improves the management of the rural-urban interface.	
	5.5 Promote the essential need for green infrastructure	-	In Brixham there are a number national and international designation including South Hams SAC, the marine cSAC, AONB and NNR. Although the Policy seeks safeguarding the outstanding natural setting, it made no reference to GI.	The Policy should incorporate GI into development
	5.6 Maintain and enhance historical environment	++	The Policy seeks to safeguard the historic character of the area.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	+	Brixham Harbour, the Strand and Pump Street are within flood zone 2&3. The Higher Brixham Watercourse has a history of flooding. The policy requires development to resilience to the effects of climate change by providing flood resilient design.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	--	Housing, employment and leisure developments are likely to create and increase waste, both during construction and operation stage.	Policy SDB1 should ensure that waste is minimised at operation and construction including demolition waste
	6.5 Minimise land, water, air, light and noise	- ?	Air quality is a issue in the area, particularly around Bolton Cross and any increase in traffic from delivery of this policy would have implication for health. Uncertain effects on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy provides clear benefits to the economic and social objectives. It however performs poorly against the environmental objectives. Overall, there should be positive implications for health resulting from the delivery of this Policy. This is due to provision of housing and employment, both of which are wider determinants of health as well as improving access to services through increased retail provision. Access to recreation and leisure facilities, open space and the wider countryside

provide greater opportunities for activity that is good for mental and physical health. The Policy would also increase access to and participation in cultural activities, through safeguarding and enhancing the historic character, outstanding natural setting and internationally important biodiversity value of Brixham.

The Policy states that 800 new dwelling will be delivered in Brixham over the Plan period. This would lead to a significant increase of affordable housing and would have clear benefits in terms of reducing housing inequality. If development achieves a high environmental standard, it would have the potential to alleviate fuel poverty.

The Policy will provide at least 2,700 m³ of employment space and improve retail, tourism and maritime industries. This would provide opportunities to strengthen the diversity of jobs, reduce reliance on seasonal and part time work within Torbay and is likely to create a number of training opportunities. It could also have clear benefits to strengthen local businesses.

Provision of 800 - 1,000 new dwellings and 2,700 m³ of employment space could cause significant increase in car ownership in Brixham, unless a large proportion of units are car free or are accompanied by sustainable transport options. The Policy certainly supports a park and ride facility along the A3022 and improvement of water borne transportation which would help to reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in the Policy.

Although Policy SDB1 recognises the environmental sensitivity of the area, it promotes a limited number of dwellings to be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species and on the amount of land available for farming. Developments in Brixham that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine cSAC would require Habitats Regulations Assessment.

New development could have significant negative impacts on the wider environment without a clear commitment to ensure sustainable construction and design. Air quality is a issue in the area, particularly around Bolton Cross (currently an AQMA) and any increase in traffic from delivery of this Policy could have implications for health. Brixham Harbour, the Strand and Pump Street are within flood zone 2&3 and Higher Brixham Watercourse also has a history of flooding. The Policy should therefore avoid development in flood risk areas where possible.

Recommendations

- New developments should incorporate secured by design. Addressed under DE1
- The Policy should include improvement of walking and cycling routes in Brixham as stated in the GI Delivery Plan. Addressed under SS8
- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- The Policy should ensure there is net gain of biodiversity. This could be achieved through incorporating biodiversity features into development. Addressed under NC1
- The Policy should incorporate GI into development. Addressed under SS8
- Policy SDB1 should avoid development in flood risk areas. Addressed under ER1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDB2 - Brixham Town Centre, Harbour and Waterfront

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing therefore are likely to be improved through implementation of this policy.	
	1.2 Reduce health inequality	++	The Policy would help to reduce health inequality, through provision of recreation and leisure facilities.	
	1.3 Promote healthy lifestyles	++	The Policy would have significant positive impacts on healthy lifestyles, through promoting improved accessibility by walking and cycling	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy promotes a number of mixed used developments including residential use. This is likely to provide affordable housing.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy aims to provide employment sites, maritime, leisure, retail and restaurant facilities. This would create a range of training opportunities.	
	2.3 Reduce crime and fear of crime	+	Mixed use development promoted by this policy in a number of sites, would facilitate passive surveillance. This would have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through, promoting high quality vibrant public realm with active ground floor uses including cafes, bars and restaurants.	
	2.5 Increase access to and participation in cultural activities	++	Policy SDB2 supports regeneration of Brixham town and Waterfront. This is likely to have significant impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy promotes completion of Northern Arm Breakwater, to enable the development of Brixham into one of the largest deep water shelters in the South West.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy aims to provide employment sites, maritime, leisure, retail and restaurant facilities. This would provide a range of different employment opportunities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	++	Provision of recreation and local retail facilities would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond. Also provision of affordable housing would have clear benefits in terms of reducing housing inequality.	
	3.3 Meet local needs locally	++	The Policy aims to support and develop traditional industries. This would have clear benefit to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Improved walking and cycling facilities is likely to have long-term positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have significant positive impact on this objective, through promoting walking and cycling as a mean of sustainable transport.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have a direct positive impact on this objective, through regeneration of Brixham town and Waterfront and completion of Northern Arm Breakwater	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The link between housing and employment is likely to reduce long distance travel.	
	4.2 Help everyone access basic services easily, safely and affordably	+	Concentration of development in urban areas could help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy clearly supports this objective through improved walking and cycling facilities to increase permeability of the town centre.	
	4.4 Encourage switch from transporting freight by road to rail or water	-	Policy SDB2 made no reference to sustainable transport of freight.	Policy SDB2 should make a reference to sustainable transport of freight.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+ -	The Policy suggested developments in brownfield sites in close proximity to the Marine cSAC and South Hams SAC. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	Developments that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine cSAC would require a HRA.
	5.2 Promote conservation and wise use of land	++	The Policy suggested developments in brownfield sites. This is likely to decrease pressure on greenfield sites and have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	-	The Breakwater Hard is within an Urban Landscape Protection Area (ULPA)	Developments in the Breakwater Hard should respect the area's character.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	The Policy supports investment in GI network in accordance with the Torbay Green Infrastructure Delivery Plan.	
	5.6 Maintain and enhance historical environment	-	The Policy area contains a number of historic assets including a conservation area in Brixham Town, Battery Grounds ancient monument and a number of listed buildings.	The Policy should protect the historic assets in the area.
	5.7 Reduce vulnerability to flooding and sea level rise	--	Parts of the Policy area are within flood zone 2 &3. The main flood risk to the area around Brixham Town Centre and Harbour area is as a result of tidal flooding from the English Channel. SDADSMP policy for the flood defences in this area is "Hold the Line". The flood risk to Brixham Town Centre is from fluvial flooding, which emanates from the Higher Brixham main river and Lupton watercourse systems.	Developments in flood risk zone 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral.	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to waste management.	See above
	6.5 Minimise land, water, air, light and noise	+ ?	The Policy is likely to have positive impact towards improving air quality through seeking to promote cycling and walking. Uncertain effect on this objective - largely dependent on scale and design of developments.	

Summary

The Policy provides clear benefits to the economic and social objectives, and it performed reasonably well against the environmental objectives. Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing therefore are likely to be improved through implementation of this policy. The Policy also would help to reduce health inequality, through provision of recreation and leisure facilities and would have significant positive impacts on healthy lifestyle, through promoting improved accessibility by walking and cycling.

The Policy promotes a number of mixed used developments including residential use, it is therefore likely to provide affordable housing and would have clear benefits in relation to reducing housing inequality. It would also facilitate passive surveillance, which would have a positive impact on reducing antisocial behaviour in the area. It is likely to have significant positive impacts with regards to increasing participation in cultural activities and the creation of vibrant communities, through promoting high quality vibrant public realm with active ground floor uses including cafes, bars and restaurants.

The Policy aims to provide employment sites, maritime, leisure, retail and restaurant facilities. This would provide a range of different non-seasonal employment opportunities and enhance local businesses and could create a range of training opportunities.

The Policy promotes improved walking and cycling facilities to increase permeability of the town centre and the link between housing and employment could reduce long distance travel. This is likely to have long-term positive impact with regards to climate change and improves air quality. Provision of recreation and local retail facilities would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.

The Policy proposes development in brownfield sites in close proximity to the Lyme Bay and Torbay Marine cSAC and the South Hams SAC. Developments that are likely to affect the integrity of the SAC or the Marine cSAC would require a HRA. The Breakwater Hard is within an Urban Landscape Protection Area (ULPA), therefore development within this area should respect the area's landscape character. The Policy area contains a number of historic assets including a conservation area in Brixham Town, Battery Grounds ancient monument and a number of listed buildings. Where proposed allocations fall within areas identified for curlew buntings, a survey will be necessary, in order to obtain up-to-date information to ensure curlew bunting territories are protected and its habitats restored.

Parts of the Policy area are within flood zone 2 &3. The main flood risk to the area around Brixham Town Centre and Harbour area is as a result of tidal flooding from the English Channel. South Devon and Dorset shoreline Management Plan (SDADSMP) policy for the flood defences in this area is “Hold the Line” (maintain or change the level of protection provided by defences in their present location). The flood risk to Brixham Town Centre is from fluvial flooding, which emanates from the Higher Brixham main river and Lupton watercourse systems.

The Policy would have significant negative impacts on a number of the environmental objectives related to renewable energy, water consumption, waste generation and extraction of minerals. However, a commitment to sustainable construction and design could offset some of the negative effects.

Recommendations

- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- Developments that are likely to affect the integrity of the South Hams SAC or the Lyme Bay and Torbay Marine cSAC would require an HRA. Addressed under NC1
- Developments in the Breakwater Hard should respect the area’s landscape character. Addressed under C5
- The Policy should protect the historic assets in the area. Addressed under HE1
- Developments in flood risk zone 2&3 should have flood risk assessment in accordance with the Torbay SFRS level 2. Addressed under ER1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Policy SDB3 - Brixham Urban Fringe and Area of Outstanding Natural Beauty

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have significant positive impacts on this objective. Access to open space and wider countryside provides greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	++	See above	
	1.3 Promote healthy lifestyles	++	See above	
2. Support Communities that meet people’s needs	2.1 Help make affordable housing available to everyone	+	The Policy is likely to provide limited residential development. This would have minor positive impact on meeting affordable housing needs.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	++	Enhancement and conservation of the Brixham urban fringe, supported by this policy, is likely to provide year-round tourism and consequently provide training opportunities in the tourism sector. Protecting the area's intrinsic value would provide the opportunity for environmental educational to young people.	
	2.3 Reduce crime and fear of crime	-	The Policy does not directly reference design out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through maintaining the viability of community facilities and improving sustainable transport links.	
	2.5 Increase access to and participation in cultural activities	++	Policy SDB3 aims to enhance and conserve the Brixham urban fringe and improve access to Berry Head National Park. This is likely to have significant positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Enhancement and conservation of the Brixham urban fringe supported by this policy is likely to provide year-round tourism and consequently provide job opportunities in the tourism sector.	
	3.2 Reduce poverty and income inequality	+	The Policy could have minor positive impact on reducing the cost of living, through providing a limited number of affordable housing and supporting sustainable transport.	
	3.3 Meet local needs locally	++	The Policy aims to maintain the viability of community facilities, improve sustainable transport links and enhance the tourism offer in the urban fringe. This is likely to have significant positive impact on meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy requires all new developments in the urban fringe to provide for long-term management and protection of the undeveloped coastal areas. This will have clear benefits for this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy seeks to enhance the tourism offer in the urban fringe. This would encourage people to stay/visit the South West rather than go further afield.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Brixham urban fringe is an attraction to visitors and residents alike. Protection of the urban fringe and the wider countryside would enhance the tourism offer in the area.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy supports Brixham Park and Ride suggested by the LTP3, which would reduce private car use.	
	4.2 Help everyone access basic services easily, safely and affordably	+	The Policy seeks to maintain the viability of community facilities. This would have minor positive impact of accessibility to services. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy supports sustainable transport, especially Brixham Park and Ride suggested by the LTP3, which would reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in this policy.	The Policy should include improvement of walking and cycling routes in Brixham Urban Fringe as stated in the GI Delivery Plan
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy recognises the environmental sensitivity of the area and aims to protect the outstanding natural setting. The policy area will have regard to international and national designations. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.	
	5.2 Promote conservation and wise use of land	-	The Policy directs development to land within the built up area boundary. However in the long-term greenfield site would be put forward for development that could lead to loss of agricultural land.	The Policy should support the potential use the urban fringe for food growing purpose (e.g. allotments)
	5.3 Protect and enhance landscape and townscape	++	The Policy requires developments within the Brixham urban fringe to protect the sensitive landscape and geological features, through appropriate landscaping and restricting developments in sensitive locations.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy supports limited residential development within the built up area as long as they strengthened the rural boundary and enhance the AONB.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	++	The Policy supports improved access to Berry Head NNR, which could possibly be delivered through the GI coastal access network.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	--	The west part of the Brixham urban fringe is at risk of fluvial flooding.	Policy SDB3 should avoid development in flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design
	6.2 Keep water consumption within local carrying capacity limits	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	+ ?	The policy is likely to lead to improvement in air quality, through promotion of access to the countryside by sustainable means and recognition of Park and Ride facility outside Brixham. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

The Policy performs well against objectives related to health, community and the economy and it performs reasonably well against environmental objectives. It is likely to have significant positive impacts on human health and wellbeing. Access to open space and the wider countryside provide greater opportunities for activity, which is good for physical and mental health. The Policy is likely to have a minor positive impact on meeting affordable housing needs.

Policy SDB3 aims to enhance and conserve the Brixham urban fringe and improve access to Berry Head National Nature Reserve. This is likely to have significant impact on increasing access and participation in cultural activities and it would also benefit promoting stronger and more vibrant communities, as well as providing year-round tourism and consequently provide non-seasonal job and training opportunities in the tourism sector.

The Policy supports sustainable transport, especially Brixham Park and Ride, proposed by the LTP3, which would reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in this Policy.

The Policy recognises the environmental sensitivity of the area and aims to protect the outstanding natural setting. However, in the long-term a limited number of dwellings will be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species. The Policy should ensure there is net gain in biodiversity, through incorporating biodiversity features into development. The Policy area is also in close proximity to the South Hams SAC and the Lyme Bay and Torbay Marine cSAC, which would require developments to have a Habitats Regulation Assessment to consider the impact of development on habitats and species of European nature conservation importance. The west part of the Brixham urban fringe is at risk of fluvial flooding therefore Policy SDB3 should avoid development in flood risk areas. Where proposed allocations fall within areas identified for cirl buntings, a survey is necessary to obtain up-to-date information to ensure cirl bunting territories are protected and its habitats restored.

The Policy would have significant negative impacts on a number of the environmental objectives related to renewable energy, water consumption, waste generation and extraction of minerals. However, a commitment to sustainable construction and design could offset some of these negative effects. The Policy is likely to lead to an improvement in air quality, through promoting access to the countryside by sustainable means of transport and recognising the Park and Ride facility outside Brixham, but it could have an uncertain effect on water, noise, and light pollution, which is largely dependent on scale and design of development.

Recommendations

- New development should incorporate secured by design to reduce crime and fear of crime. Addressed under DE1
- The Policy should include improvement of walking and cycling routes in Brixham Urban Fringe as stated in the GI Delivery Plan. Addressed under SS9
- The Policy should ensure there is net gain in biodiversity. This could be achieved through incorporating biodiversity features into development. Addressed under NC1
- Developments that are likely to affect the integrity of the South Hams SAC or/and the Lyme Bay and Torbay Marine cSAC would require HRA. Addressed under NC1
- The Policy should support the potential use the urban fringe for food growing purposes (e.g. allotments). Addressed under SS9
- The Policy should avoid development in flood risk areas. Addressed under ER1
- New development should meet the requirement for sustainable construction and design. Addressed under SS13

Appendix 7: Sustainability Appraisal of Future Growth Areas

Edginswell Future Growth Area, Torquay

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones?	?	At design stage	
	1.2 Reduce health inequality	Would development of the site: <ul style="list-style-type: none"> involve locating a noisy or polluting land use next to a sensitive land use? provide open space for informal and/or formal recreation? 	?	At design stage	
	1.3 Promote healthy lifestyles	Would development of the site enable enhanced access to existing open space?	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	Would development of the site secure afford affordable homes?	++	The site will provide approximately 550 new homes. New development on greenfield sites should be capable of meeting requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	Would development of the site provide local education facilities or enable access to existing ones?	+	Any education facilities required to serve this new housing could be provided within the wider strategic delivery.	
	2.3 Reduce crime and fear of crime	Would development of the site: <ul style="list-style-type: none"> reduce crime through design measures? increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, 	+	New development offers opportunity to design out crime within residential and employment layouts.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		anti-social behaviour?			
	2.4 Promote stronger and more vibrant communities	Would development of the site: <ul style="list-style-type: none"> • provide facilities that existing communities could share? • help support existing community facilities? • promote mixed tenure and mixed use? • provide business and employment space near to residents? 	+	New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally.	
	2.5 Increase access to and participation in cultural activities	Would development of the site include provision of cultural uses?	?	At design stage	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	No site specific questions	++	The areas of search will provide infrastructure including green infrastructure	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Would development of the site: <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • contribute employment floorspace? • encourage provision of jobs to local people? 	++	Employment land provided as part of the development should contribute to providing additional jobs in Torbay. The site is in close proximity to the allocated employment site at Riviera Way	
	3.2 Reduce poverty and income inequality	Would development of the site: <ul style="list-style-type: none"> • secure afford affordable homes? • help to reduce the need to travel? 	++	The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	3.3 Meet local needs locally	Would development of the site: <ul style="list-style-type: none"> • support the vibrancy of the town centres? • support the vibrancy of the local centres? 	+	Could support vibrancy of existing local centres.	
	3.4 Harness the economic potential of the coast in a sustainable way	No site specific questions	~	No obvious impact	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	No site specific questions	-	Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.	The increase in emissions from new housing can be reduced through sustainable design.
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	No site specific questions	~	No obvious impact	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Does the site location encourage sustainable modes of travel? Would development of the site help to reduce the need to travel?	++	The new railway halt proposed at Edginswell could reduce the need to travel by car and it is well connected by other public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc)?	++	The area is within close proximity to key services.	
	4.3 Make public transport, cycling and walking easier and more attractive	Would development of the site: <ul style="list-style-type: none"> • provide opportunities to extend or improve the cycle/footpath network? • affect public rights of way? 	?	At design stage	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	4.4 Encourage a switch from transporting freight by road to rail or water	No site specific questions	~	No obvious impact	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	<p>Would development of the site:</p> <ul style="list-style-type: none"> • provide opportunities for enhancement of biodiversity? • avoid fragmentation and improve connectivity? • affect the integrity of a European site? • involve a loss of greenfield land? 	--	<p>Most of the site is greenfield land. There is GHB flyway at the northern edge of the site. There are a number of LWS along the western edge of the area (Torbay Ring Road and Marldon Road) and at the NE edge of the area. The southern part is great crested newts (GCN) buffer zone. There is cirl bunting 250m buffer zone at the central part of the site. Three locations of other protected and rare species is also recorded within the site. The NE of the site contains trees with TPOs</p>	A comprehensive ecological survey should be carried out
	5.2 Promote conservation and wise use of land	<p>Is the site on previously developed land?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> • involve a loss of high quality agricultural land? • involve remediation of previously developed land? 	--	Development of the area could result in loss of relatively limited area of Grade 2 & 3a agricultural land (very good and good).	High quality agricultural land should not be developed.
	5.3 Protect and enhance landscape and townscape	<p>Would development of the site:</p> <ul style="list-style-type: none"> • protect woodlands, hedgerows, trees and watercourses? • be likely to adversely affect an area of landscape importance? • be likely to adversely affect townscapes? 	-	Edginswell valley and Aller Brook Valley have been classified as moderately sensitive landscape. Kerswell Gardens considered to be of less sensitive landscape	The design of new development should be carefully controlled and strengthened with a generous green infrastructure that reflect the character of the

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
					area
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	<p>Would development of the site:</p> <ul style="list-style-type: none"> • have the potential to enhance the quality and diversity of open land/countryside? • lead to coalescence of existing towns/villages? 	-	Development of the site will involve loss of greenfield land	
	5.5 Promote the essential need for green infrastructure	<p>Would development of the site:</p> <ul style="list-style-type: none"> • contribute to a wider green infrastructure strategy? • provide open space for allotments? 	++	The areas of search will provide infrastructure including green infrastructure	
	5.6 Maintain and enhance the historic environment	Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS?	-	Development of the area could have impact on medieval enclosures based of strip fields and former orchard present	
	5.7 Reduce vulnerability to flooding and sea level rise	<p>Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> • reduce the risk of flooding to people and property? • provide an appropriate drainage system? 	-	A small area to the south of the Riviera Way, Torquay Road and Hamelin Road junction is in flood zone 3. The Future Growth Area is also adjacent to Aller Brook Watercourse (classified as main river)	<p>Development should not be permitted within an area of flood risk.</p> <p>Development and associated infrastructure should not increase runoff to the watercourse. Introduction of SUDS in new development should help to minimise the risk of flooding.</p>

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	<p>Would development of the site:</p> <ul style="list-style-type: none"> • support the generation and use of renewable resources? • take advantage of passive solar gain through orientation? • minimise use of energy through design and occupation? • Is the site of a size to support waste to energy options? • Is the site of sufficient size to provide on or off-site CHP? • Is the site located such that it could be linked to an existing CHP facility? 	<div style="display: flex; justify-content: space-between; width: 100%;"> + - </div>	<p>New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. Overall energy use will increase through growth</p>	
	6.2 Keep water consumption within local carrying capacity limits	<p>Would development of the site operate within the existing capacities for water supply and wastewater treatment?</p>	<div style="background-color: #FFDAB9; padding: 5px; text-align: center;">-</div>	<p>Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures.</p>	
	6.3 Minimise consumption and extraction of minerals	<p>Is the site in a mineral safeguarding zone?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> • minimise demand for primary minerals and aggregates? • enable the use of materials from nearby sources? • Enable the recycling of local stone to reinforce local character? 	<div style="background-color: #FFFF00; padding: 5px; text-align: center;">?</div>	<p>At design stage</p>	
	6.4 Reduce waste generation and increase materials efficiency	<p>Would development of the site ensure waste is recovered or disposed of without endangering human health or harm the environment?</p>	<div style="background-color: #FFDAB9; padding: 5px; text-align: center;">-</div>	<p>Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.</p>	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	6.5 Minimise land, water, air, light and noise	Would development of the site: <ul style="list-style-type: none"> • affect an AQMA or lead to its designation? • contribute to surface and ground water pollution? • cause light pollution? 	-	Due to greenfield development there is an inevitable worsening of air quality particularly there is an AQMA in Teignbridge DC adjacent to the area, however the completion of SDLR in 1014 could contribute to impact mitigation.	Efficient public transport is essential to reduce negative commuting impact on air quality

Summary

The Area will provide approximately 550 new homes that can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. Development on greenfield sites should be capable of meeting requirements for affordable housing provision and is likely to reduce poverty. There is also an opportunity to design out crime within residential and employment layouts. The areas of search will provide infrastructure including green infrastructure and could encourage healthier lifestyles through well designed urban environments that encourage walking and cycling.

Employment land provided as part of the development should contribute to providing jobs in Torbay. Any education facilities required to serve this new housing could be provided within the wider strategic delivery. Development of large areas of greenfield could increase the need to travel, however the Area is well connected by public transport and other key services, and therefore could reduce the need to travel by car.

Most of the Future Growth Area is greenfield land. There is GHB flyway at the northern edge of the site. There are a number of LWS along the western edge of the area (Torbay Ring Road and Marldon Road) and at the NE edge of the area. The southern part is great crested newts (GCN) buffer zone. There is cirl bunting 250km buffer zone at the central part of the site. Three locations of other protected and rare species is also recorded within the site. The NE of the site contains trees with TPOs. Development of the area could result in loss of Grade 2 & 3a agricultural land (very good and good).

Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures. To be effective in the longer term micro renewable measures will need to be designed at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

Due to greenfield development there is an inevitable worsening of air quality particularly there is an AQMA in Teignbridge DC adjacent to the area, however the completion of SDLR in 2014 could contribute to impact mitigation.

Recommendations

- A comprehensive ecological survey should be carried out;
- High quality agricultural land should be excluded from the area;
- Development should not be permitted within an area of flood risk;

- Development and associated infrastructure should not increase runoff to Aller Brook watercourse;
- Introduction of SUDS in new development should help to minimise the risk of flooding. Addressed under ER1
- Efficient public transport is essential to reduce negative commuting impact on air quality.

Land around Collaton St. Mary Future Growth Area, Paignton

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones?	?	At design stage	
	1.2 Reduce health inequality	Would development of the site: <ul style="list-style-type: none"> • involve locating a noisy or polluting land use next to a sensitive land use? • provide open space for informal and/or formal recreation? 	?	At design stage	
	1.3 Promote healthy lifestyles	Would development of the site enable enhanced access to existing open space?	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	Would development of the site secure afford affordable homes?	++	The site will provide approximately 515 new homes. New development on greenfield sites should be capable of meeting requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	Would development of the site provide local education facilities or enable access to existing ones?	+	Any education facilities required to serve this new housing could be provided within the wider strategic delivery.	
	2.3 Reduce crime	Would development of the site:	+	New development offers opportunity to design out	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	and fear of crime	<ul style="list-style-type: none"> reduce crime through design measures? increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? 		crime within residential and employment layouts.	
	2.4 Promote stronger and more vibrant communities	<p>Would development of the site:</p> <ul style="list-style-type: none"> provide facilities that existing communities could share? help support existing community facilities? promote mixed tenure and mixed use? provide business and employment space near to residents? 	+	New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally.	
	2.5 Increase access to and participation in cultural activities	Would development of the site include provision of cultural uses?	?	At design stage	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	No site specific questions	+	Development of the site dependent upon the delivery of the Western Corridor improvements including Totnes Road.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	<p>Would development of the site:</p> <ul style="list-style-type: none"> lead to the loss of viable employment/jobs? contribute employment 	++	Employment land provided as part of the development should contribute to providing additional jobs in Torbay.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		floorspace? • encourage provision of jobs to local people?			
	3.2 Reduce poverty and income inequality	Would development of the site: • secure afford affordable homes? • help to reduce the need to travel?	++	The Future Growth Area is likely to reduce poverty through provision of affordable housing.	
	3.3 Meet local needs locally	Would development of the site: • support the vibrancy of the town centres? • support the vibrancy of the local centres?	+	Could support vibrancy of existing local centres.	
	3.4 Harness the economic potential of the coast in a sustainable way	No site specific questions	~	No obvious impact	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	No site specific questions	-	Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.	The increase in emissions from new housing can be reduced through sustainable design.
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	No site specific questions	~	No obvious impact	
4. Provide access to meet people's needs with	4.1 Reduce the need /desire to travel by car	Does the site location encourage sustainable modes of travel? Would development of the site help to reduce the need to travel?	++	Development of large areas of greenfield could increase the need to travel, however the location of the Area could encourage sustainable mode of travel.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
least damage to communities and the environment	4.2 Help everyone access basic services easily, safely and affordably	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc)	++	The area is within close proximity to key services	
	4.3 Make public transport, cycling and walking easier and more attractive	Would development of the site: <ul style="list-style-type: none"> provide opportunities to extend or improve the cycle/footpath network? affect public rights of way? 	?	At design stage	
	4.4 Encourage a switch from transporting freight by road to rail or water	No site specific questions	~	No obvious impact	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Would development of the site: <ul style="list-style-type: none"> provide opportunities for enhancement of biodiversity? avoid fragmentation and improve connectivity? affect the integrity of a European site? involve a loss of greenfield land? 	--	Most of the Future Growth Area is greenfield land. Brake Copse (LNR) lies to the SW of the Area. The whole Area is within GHB sustenance zone and most of it is within GHB flyway. The whole site is within cirl bunting 2km buffer zone. Three locations of other protected and rare species are also recorded in the northern part of the Area. The Area contains trees subject to TPOs in three locations, two to the south of Totnes Road and the third at the NE of the Area.	A comprehensive ecological survey should be carried out
	5.2 Promote conservation and wise use of land	Is the site on previously developed land? Would development of the site: <ul style="list-style-type: none"> involve a loss of high quality agricultural land? involve remediation of previously developed land? 	--	Development of the Future Growth Area could result in loss of agricultural land Grade 1 (excellent) at the central part of the 13252 and Grade 3a (minor to moderate limitations) at the SW part. SHLAA sites T720, T734 and 13252 are within Grade 2 agricultural land (good) The southern and SE parts of the Future Growth Area are within Grade 2 and 3a agricultural land.	High quality agricultural land should not be developed.
	5.3 Protect and	Would development of the site:	-	The southern part of the Blagdon valley runs in the	The design of

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	enhance landscape and townscape	<ul style="list-style-type: none"> protect woodlands, hedgerows, trees and watercourses? be likely to adversely affect an area of landscape importance? be likely to adversely affect townscapes? 		middle of the Future Growth Area. The valley is part of the open countryside and at relatively high elevation. The valley is considered to be highly sensitive to development. The area to west of Yalberton and south of Totnes Road is predominantly rural in character. Parts of the area are already developed and the northern part could accommodate some limited change. The Blagdon at the NE of the Future Growth Area has a rural character; the topography and the relatively open landscape character make it difficult to accommodate change.	new development should be carefully controlled and strengthened with a generous green infrastructure that reflect the character of the area
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	<p>Would development of the site:</p> <ul style="list-style-type: none"> have the potential to enhance the quality and diversity of open land/countryside? lead to coalescence of existing towns/villages? 	-	Development of the site will involve loss of greenfield land.	
	5.5 Promote the essential need for green infrastructure	<p>Would development of the site:</p> <ul style="list-style-type: none"> contribute to a wider green infrastructure strategy? provide open space for allotments? 	++	The areas of search will provide infrastructure including green infrastructure.	
	5.6 Maintain and enhance the historic environment	Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS?	-	The predominant historic character of the Future Growth Area is medieval enclosures based on stripe field, medieval enclosures, post-medieval enclosures and modern enclosures adapting medieval fields.	
	5.7 Reduce vulnerability to flooding and sea level rise	<p>Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)?</p> <p>Would development of the site:</p>	--	Clennon Valley watercourse runs through the eastern and NE edge of the area. Yalberton watercourse runs in the central area of the Future Growth Area through the eastern edge of Collaton St Mary. Both watercourses are classified as main rivers (flood	Development and associated infrastructure should not increase runoff

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		<ul style="list-style-type: none"> reduce the risk of flooding to people and property? provide an appropriate drainage system? 		zone 3).	into local watercourses. Introduction of SUDS in new development should help to minimise the risk of flooding.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	<p>Would development of the site:</p> <ul style="list-style-type: none"> support the generation and use of renewable resources? take advantage of passive solar gain through orientation? minimise use of energy through design and occupation? Is the site of a size to support waste to energy options? Is the site of sufficient size to provide on or off-site CHP? Is the site located such that it could be linked to an existing CHP facility? 	+ -	<p>New development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units. Higher densities of new development should increase efficiency. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.</p> <p>Overall energy use will increase through growth.</p>	
	6.2 Keep water consumption within local carrying capacity limits	Would development of the site operate within the existing capacities for water supply and wastewater treatment?	-	Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures.	
	6.3 Minimise consumption and extraction of minerals	<p>Is the site in a mineral safeguarding zone?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> minimise demand for primary minerals and aggregates? 	?	At design stage	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		<ul style="list-style-type: none"> enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? 			
	6.4 Reduce waste generation and increase materials efficiency	Would development of the site ensure waste is recovered or disposed of without endangering human health or harm the environment?	-	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.5 Minimise land, water, air, light and noise	Would development of the site: <ul style="list-style-type: none"> affect an AQMA or lead to its designation? contribute to surface and ground water pollution? cause light pollution? 	-	Due to greenfield development there is an inevitable worsening of air quality. There is a contaminated land to the SE of the Future Growth Area due to historic waste management use.	Efficient public transport is essential to reduce negative commuting impact on air quality

Summary

The Area will provide approximately 515 new homes that can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. Development on greenfield sites should be capable of meeting requirements for affordable housing provision and is likely to reduce poverty. There is also an opportunity to design out crime within residential and employment layouts. The areas of search will provide infrastructure including green infrastructure and could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.

Employment land provided as part of the development should contribute to providing additional jobs in Torbay. Any education facilities required to serve this new housing could be provided within the wider strategic delivery. Development of large areas of greenfield could increase the need to travel, however area is within close proximity to key services, which could encourage sustainable mode of travel.

Most of the Area is greenfield land within the countryside zone. The whole area is within greater horseshoe bat sustenance zone and most of it is within bat flyway. Three locations of protected and rare species are also recorded in the northern part of the area. The area also contains trees subject to TPOs in three locations, two of which are to the south of Totnes Road and the third at the NE of the Future Growth Area. A large area of agricultural land Grade 1 – 3a is contained within the area.

The southern part of the Blagdon valley runs in the middle of the Area. The valley is part of the open countryside and at relatively high elevation. The valley is

considered to be highly sensitive to development. The area to west of Yalberton and south of Totnes Road is predominantly rural in character. Parts of the area are already developed and the northern part could accommodate some limited change. The Blagdon at the NE of the Future Growth Area has a rural character. The topography and the relatively open landscape character make it difficult to accommodate change.

The predominant historic character of the area is medieval enclosures based on stripe field, medieval enclosures, post-medieval enclosures and modern enclosures adapting medieval fields.

Clennon Valley watercourse runs through the eastern and NE edge of the Area. Yalberton watercourse runs in the central part of the Future Growth Area through the eastern edge of Collaton St Mary. Both watercourses are classified as main rivers (flood zone 3).

Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures. To be effective in the longer term micro renewable measures will need to be designed at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

There is contaminated land to the SE of the Future Growth Area due to historic waste management use. Efficient public transport is essential to reduce negative commuting impact on air quality.

Recommendations

- A comprehensive ecological survey should be carried out;
- High quality agricultural land should be excluded from the Future Growth Area;
- The design of new development should be carefully controlled and strengthened with a generous green infrastructure that reflects the character of the locality.
- Development and associated infrastructure should not increase runoff into local watercourses.
- Introduction of SUDS in new development should help to minimise the risk of flooding. Addressed under ER1

Brixham Road Future Growth Area, Paignton

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones?	?	At design stage	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	1.2 Reduce health inequality	Would development of the site: <ul style="list-style-type: none"> involve locating a noisy or polluting land use next to a sensitive land use? provide open space for informal and/or formal recreation? 	?	At design stage	
	1.3 Promote healthy lifestyles	Would development of the site enable enhanced access to existing open space?	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	Would development of the site secure afford affordable homes?	++	The site will provide approximately 835 new homes during the plan period. Development of the Future Growth Area should meet the requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	Would development of the site provide local education facilities or enable access to existing ones?	+	Any education facilities required to serve this new housing could be provided within the wider strategic delivery.	
	2.3 Reduce crime and fear of crime	Would development of the site: <ul style="list-style-type: none"> reduce crime through design measures? increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, anti-social behaviour? 	+	New development offers opportunity to design out crime within residential and employment layouts.	
	2.4 Promote stronger and more vibrant communities	Would development of the site: <ul style="list-style-type: none"> provide facilities that existing communities could share? help support existing community facilities? promote mixed tenure and mixed 	+	New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		<ul style="list-style-type: none"> use? provide business and employment space near to residents? 			
	2.5 Increase access to and participation in cultural activities	Would development of the site include provision of cultural uses?	?	At design stage	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	No site specific questions	++	The areas of search will provide infrastructure including green infrastructure	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Would development of the site: <ul style="list-style-type: none"> lead to the loss of viable employment/jobs? contribute employment floorspace? encourage provision of jobs to local people? 	++	Development of the Future Growth Area is likely to include some aspects of employment provision.	
	3.2 Reduce poverty and income inequality	Would development of the site: <ul style="list-style-type: none"> secure afford affordable homes? help to reduce the need to travel? 	++	The site is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
	3.3 Meet local needs locally	Would development of the site: <ul style="list-style-type: none"> support the vibrancy of the town centres? support the vibrancy of the local centres? 	+	Could support vibrancy of existing local centres.	
	3.4 Harness the	No site specific questions	~	No obvious impact	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	economic potential of the coast in a sustainable way				
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	No site specific questions	-	Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.	The increase in emissions from new housing can be reduced through sustainable design.
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	No site specific questions	~	No obvious impact	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Does the site location encourage sustainable modes of travel? Would development of the site help to reduce the need to travel?	++	The Area is well connected by public transport and other key services , and therefore could reduce the need to travel by car	
	4.2 Help everyone access basic services easily, safely and affordably	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc)	++	The Area is within close proximity to key services	
	4.3 Make public transport, cycling and walking easier and more attractive	Would development of the site: <ul style="list-style-type: none"> provide opportunities to extend or improve the cycle/footpath network? affect public rights of way? 	?	At design stage	
	4.4 Encourage a switch from transporting freight by road to	No site specific questions	~	No obvious impact	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	rail or water				
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	<p>Would development of the site:</p> <ul style="list-style-type: none"> • provide opportunities for enhancement of biodiversity? • avoid fragmentation and improve connectivity? • affect the integrity of a European site? • involve a loss of greenfield land? 	--	It is also within GHB sustenance zone. There are TPOs to the north of former Nortel site. The northern part of the Future Growth Area is greenfield land. However, the southern part (the former Nortel) is brownfield land.	GHB survey will be required
	5.2 Promote conservation and wise use of land	<p>Is the site on previously developed land?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> • involve a loss of high quality agricultural land? • involve remediation of previously developed land? 	--	Development of the site could result in loss of Grade 2 and 3a agricultural land (very good and good) at T755, T758 and the southern part of T843.	High quality agricultural land should not be developed.
	5.3 Protect and enhance landscape and townscape	<p>Would development of the site:</p> <ul style="list-style-type: none"> • protect woodlands, hedgerows, trees and watercourses? • be likely to adversely affect an area of landscape importance? • be likely to adversely affect townscapes? 	-	The Future Growth Area is open to views from the west and the overall sensitivity is moderate. T843 and T755 are within AGLV.	Strategic landscape works to accommodate new development and associated infrastructure is required. This include enhancement of existing hedgerow network by planting new hedgerow trees and large scale screen planting to help limit the

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
					visual impact from the west.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Would development of the site: <ul style="list-style-type: none"> have the potential to enhance the quality and diversity of open land/countryside? lead to coalescence of existing towns/villages? 	-	The northern part of the site is within the countryside zone and the development of the Future Growth Area would involve loss of greenfield land	
	5.5 Promote the essential need for green infrastructure	Would development of the site: <ul style="list-style-type: none"> contribute to a wider green infrastructure strategy? provide open space for allotments? 	++	The Future Growth Area will provide infrastructure including green infrastructure	
	5.6 Maintain and enhance the historic environment	Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS?	-	The predominant historic character of the Future Growth Area is post-medieval enclosures, Barton fields and modern enclosures adapting medieval fields.	
	5.7 Reduce vulnerability to flooding and sea level rise	Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)? Would development of the site: <ul style="list-style-type: none"> reduce the risk of flooding to people and property? provide an appropriate drainage system? 	++	The Future Growth Area is not within a flood risk area.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Would development of the site: <ul style="list-style-type: none"> support the generation and use of renewable resources? take advantage of passive solar 	+ -	Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	To be effective in the longer term micro renewable measures will need to be

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		gain through orientation? <ul style="list-style-type: none"> minimise use of energy through design and occupation? Is the site of a size to support waste to energy options? Is the site of sufficient size to provide on or off-site CHP? Is the site located such that it could be linked to an existing CHP facility? 			designed in at neighbourhood scale.
	6.2 Keep water consumption within local carrying capacity limits	Would development of the site operate within the existing capacities for water supply and wastewater treatment?	-	Development of the Future Growth Area could put pressures on water resources, although negative impacts could be mitigated by designing water efficiency measures.	
	6.3 Minimise consumption and extraction of minerals	Is the site in a mineral safeguarding zone? Would development of the site: <ul style="list-style-type: none"> minimise demand for primary minerals and aggregates? enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? 	?	At design stage	
	6.4 Reduce waste generation and increase materials efficiency	Would development of the site ensure waste is recovered or disposed of without endangering human health or harm the environment?	-	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.5 Minimise land, water, air, light and noise	Would development of the site: <ul style="list-style-type: none"> affect an AQMA or lead to its 	-	Development of the Future Growth Area could cause light pollution.	Mitigation measure to reduce negative

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		designation? <ul style="list-style-type: none"> • contribute to surface and ground water pollution? • cause light pollution? 			impact on bats should be implemented.

Summary

The Area will provide approximately 835 new homes that can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. Development on greenfield sites should be capable of meeting requirements for affordable housing provision and is likely to reduce poverty. There is also an opportunity to design out crime within residential and employment layouts. The areas of search will provide infrastructure including green infrastructure and could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.

Employment land provided as part of the development should contribute to providing additional jobs in Torbay. Any education facilities required to serve this new housing could be provided within the wider strategic delivery. Development of large areas of greenfield could increase the need to travel, however the Area is well connected by public transport and other key services, and therefore could reduce the need to travel by car.

The northern part of the area is greenfield land within the countryside zone. However, the southern part (the former Nortel) is brownfield land. The whole area is within greater horseshoe bat sustenance zone. Three locations of protected and rare species are also recorded in the northern part of the area. The area also contains trees subject to TPOs to the north of former Nortel site. Agricultural land Grade 2 and 3a is contained within the area.

The area is open to views from the west and the overall sensitivity is moderate. The northern part of the area (T843 and T755) is within Area of Great Landscape Value (AGLV). Strategic landscape works to accommodate new development and associated infrastructure is required. This include enhancement of existing hedgerow network by planting new hedgerow trees and large scale screen planting to help limit the visual impact from the west. The predominant historic character of the area is post-medieval enclosures, Barton fields and modern enclosures adapting medieval fields.

Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures. To be effective in the longer term micro renewable measures will need to be designed at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. Development of the area could cause light pollution.

Recommendations

- GHB survey will be required and mitigation measure to reduce negative impact on bats should be implemented.
- High quality agricultural land should be excluded from the Area.

Wall Park Future Growth Area, Brixham

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	Would development of the site provide local community services and facilities (e.g. health, leisure & recreation) or enable access to existing ones?	?	At design stage	
	1.2 Reduce health inequality	Would development of the site: <ul style="list-style-type: none"> involve locating a noisy or polluting land use next to a sensitive land use? provide open space for informal and/or formal recreation? 	--	Development of the area could involve loss of Miniature golf course.	The golf course should be excluded from the area
	1.3 Promote healthy lifestyles	Would development of the site enable enhanced access to existing open space?	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	Would development of the site secure afford affordable homes?	++	The site will provide approximately 150-170 new homes in the medium and long term (6-20 year). Development of the Area should meet the requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	Would development of the site provide local education facilities or enable access to existing ones?	++	Opportunities to provide educational facilities alongside new development either on site or as part of the strategic delivery area.	
	2.3 Reduce crime and fear of crime	Would development of the site: <ul style="list-style-type: none"> reduce crime through design measures? increase the frequency of nuisance complaints and anti-social activity e.g. noise pollution, vandalism, 	+	New development offers opportunity to design out crime within residential and employment layouts.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		anti-social behaviour?			
	2.4 Promote stronger and more vibrant communities	Would development of the site: <ul style="list-style-type: none"> • provide facilities that existing communities could share? • help support existing community facilities? • promote mixed tenure and mixed use? • provide business and employment space near to residents? 	+	New development can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally.	
	2.5 Increase access to and participation in cultural activities	Would development of the site include provision of cultural uses?	?	At design stage.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	No site specific questions	++	The Future Growth Area will provide infrastructure including green infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Would development of the site: <ul style="list-style-type: none"> • lead to the loss of viable employment/jobs? • contribute employment floorspace? • encourage provision of jobs to local people? 	++	Employment land provided as part of the site development should contribute to providing additional jobs in Torbay.	
	3.2 Reduce poverty and income inequality	Would development of the site: <ul style="list-style-type: none"> • secure afford affordable homes? • help to reduce the need to travel? 	+	The area is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	3.3 Meet local needs locally	Would development of the site: <ul style="list-style-type: none"> support the vibrancy of the town centres? support the vibrancy of the local centres? 	+	Could support vibrancy of existing local centres.	
	3.4 Harness the economic potential of the coast in a sustainable way	No site specific questions	~	No obvious impact	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	No site specific questions	-	Without a major shift from private transport and extensive use of low carbon technology, GHGs are likely to increase.	The increase in emissions from new housing can be reduced through sustainable design.
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	No site specific questions	~	No obvious impact	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Does the site location encourage sustainable modes of travel? Would development of the site help to reduce the need to travel?	++	Wall Park area is within a close proximity to the Brixham Town Centre and other key services , and therefore could reduce the need to travel by car	
	4.2 Help everyone access basic services easily, safely and affordably	Is the site within a main settlement? Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc)	++	The area is within close proximity to key services	
	4.3 Make public transport, cycling and walking easier and more	Would development of the site: <ul style="list-style-type: none"> provide opportunities to extend or improve the cycle/footpath network? 	?	At design stage	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	attractive	<ul style="list-style-type: none"> affect public rights of way? 			
	4.4 Encourage a switch from transporting freight by road to rail or water	No site specific questions	~	No obvious impact	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	<p>Would development of the site:</p> <ul style="list-style-type: none"> provide opportunities for enhancement of biodiversity? avoid fragmentation and improve connectivity? affect the integrity of a European site? involve a loss of greenfield land? 	--	The Area is within South Devon AONB and countryside zone, it forms an important buffer between edge of Brixham and the NNR. It is also within GHB sustenance zone and most of the site is within bats flyway. Redevelopment of the site could put pressure on the SAC. The site could involve loss of greenfield land (T712 and the land to the west of the area).	GHB survey will be required
	5.2 Promote conservation and wise use of land	<p>Is the site on previously developed land?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> involve a loss of high quality agricultural land? involve remediation of previously developed land? 	--	Development of the Area could result in loss of Grade 2 agricultural land (good) at the southern part of the site (T712).	High quality agricultural land should not be developed and therefore the SHLAA site T712 should be excluded from the area.
	5.3 Protect and enhance landscape and townscape	<p>Would development of the site:</p> <ul style="list-style-type: none"> protect woodlands, hedgerows, trees and watercourses? be likely to adversely affect an area of landscape importance? be likely to adversely affect townscapes? 	--	The Area is within South Devon AONB. The landscape of the southern part of the area is highly sensitive to change; the camp area is of medium sensitivity to change. The site also lies on an area of Brixham Limestone that is likely to form part of the New Local Plan Mineral Safeguarding Area.	Redevelopment should include drawing back from the AONB core.
	5.4 Value and	Would development of the site:	--	Development of the area will involve loss of	

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
	protect diversity and local distinctiveness including rural ways of life	<ul style="list-style-type: none"> have the potential to enhance the quality and diversity of open land/countryside? lead to coalescence of existing towns/villages? 		greenfield land and agricultural land within the AONB.	
	5.5 Promote the essential need for green infrastructure	Would development of the site: <ul style="list-style-type: none"> contribute to a wider green infrastructure strategy? provide open space for allotments? 	++	The area could provide a suitable location for community allotment, which is compatible with the AONB designation.	
	5.6 Maintain and enhance the historic environment	Would development of the site adversely affect a Conservation Area, listed building, area of archaeological importance, SAM, or WHS?	+	Development of the site will not have negative impacts on historic environment	
	5.7 Reduce vulnerability to flooding and sea level rise	Is the site located outside of an area at risk from flooding (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)? Would development of the site: <ul style="list-style-type: none"> reduce the risk of flooding to people and property? provide an appropriate drainage system? 	++	The area is not within flood risk area.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Would development of the site: <ul style="list-style-type: none"> support the generation and use of renewable resources? take advantage of passive solar gain through orientation? minimise use of energy through design and occupation? Is the site of a size to support 	+ -	Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures, to offset the overall increase from new units.	To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		<p>waste to energy options?</p> <ul style="list-style-type: none"> Is the site of sufficient size to provide on or off-site CHP? Is the site located such that it could be linked to an existing CHP facility? 			
	6.2 Keep water consumption within local carrying capacity limits	Would development of the site operate within the existing capacities for water supply and wastewater treatment?	-	Development of the area could put pressures on water resources, although negative impacts could be mitigated by designing water efficiency measures.	
	6.3 Minimise consumption and extraction of minerals	<p>Is the site in a mineral safeguarding zone?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> minimise demand for primary minerals and aggregates? enable the use of materials from nearby sources? Enable the recycling of local stone to reinforce local character? 	?	At design stage	
	6.4 Reduce waste generation and increase materials efficiency	<p>Would development of the site:</p> <ul style="list-style-type: none"> ensure waste is recovered or disposed of without endangering human health or harm the environment? 	-	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.5 Minimise land, water, air, light and noise	<p>Would development of the site:</p> <ul style="list-style-type: none"> affect an AQMA or lead to its designation? contribute to surface and ground water pollution? 	-	Development of the area could cause light pollution.	Mitigation measure to reduce negative impact on bats should be implemented.

High level objectives	Sub-objective	Site specific questions	Score	Comments	Mitigations
		<ul style="list-style-type: none"> cause light pollution? 			

Summary

The area will provide approximately 150-170 new homes that can incorporate a mix of dwelling types and tenures to encourage mixed communities as well as providing a range of facilities locally. Development on greenfield sites should be capable of meeting requirements for affordable housing provision and is likely to reduce poverty. There is also an opportunity to design out crime within residential and employment layouts. The Area will provide infrastructure including green infrastructure and could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.

Employment land provided as part of the development should contribute to providing additional jobs in Torbay. Education facilities could either be provided on site or as part of the strategic delivery area. Development of large areas of greenfield could increase the need to travel, however the area is well connected by public transport and other key services, and therefore could reduce the need to travel by car.

The area is within South Devon AONB and countryside zone, it forms an important buffer between edge of Brixham and the NNR at Berry Head. It is also within GHB sustenance zone and most of the site is within bats flyway. Redevelopment of the site could put pressure on the SAC. The site could involve loss of greenfield land (T712 and the land to the west of the area) and Grade 2 agricultural land (good) at the southern part of the site (T712). However it could provide a suitable location for community allotment, which is compatible with the AONB designation.

The area is within South Devon AONB. The landscape of the southern part of the area is highly sensitive to change; the camp area is of medium sensitivity to change.

Overall energy use will increase through growth, however new development offers opportunity to incorporate extensive energy efficiency and micro renewable measures. To be effective in the longer term micro renewable measures will need to be designed at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures. Development of the area could cause light pollution.

Recommendations

- GHB survey will be required and mitigation measure to reduce negative impact on bats should be implemented;
- High quality agricultural land should not be developed and therefore the SHLAA site T712 should be excluded from the area;
- Redevelopment of the area should include drawing back from the AONB core.

Appendix 8: Sustainability Appraisal of Policies for Managing Change and Development in Torbay

Policy TC1 - Town centres

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The Policy supports provision of healthcare facilities and local food outlets to local communities. This would improve have health and wellbeing for all communities in Torbay.	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	+	The Policy promotes a range of local accessible shopping facilities that is likely to encourage walking.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	The Policy supports provision of local skills training facilities	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy ensures that local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally. Therefore the policy is likely to have clear benefits for communities in Torbay.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	+	The Policy supports new and enhanced district and local centres that provide a range of goods and services that meet the day to day needs of local communities, including the provision of healthcare facilities, local skills training facilities, local employment and local food outlets.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would provide non-seasonal job opportunities in the retail sector.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	+	The Policy ensures local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally. Therefore the Policy is likely to have clear benefits in terms of reducing cost of travel.	
	3.3 Meet local needs locally	++	The Policy ensures local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Clear long-term positive benefits on this sustainability objective by supporting a range of local and district centres which will reduce the need to travel by car.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy promotes a stronger retail base, which would assist in improving the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy also supports "town centre first approach" which implies access to town centres by non-car based transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy ensures people meet their food shopping and day-to-day needs locally.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy supports "town centre first approach" which implies access to town centres by non-car based transport.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	+	The Policy promotes delivering retail development in town. This will limit the use of greenfield sites.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	+	The Policy supports the use of heritage assets, public art and public realm to provide a more enjoyable, creative built and natural environment in town centres.	
	5.7 Reduce vulnerability to flooding and sea level rise	--	The retail policies made no reference to flood risk. e.g. Torquay town centre is in flood zone 3&2.	New developments should incorporate SUDS
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	No reference made to the need to incorporate renewable energy and energy saving processes into sites development.	
	6.2 Keep water consumption within local carrying capacity limits	-	No reference made to the need to minimising water consumption.	
	6.3 Minimise consumption and extraction of minerals	-	No reference made to minimising consumption and extraction of minerals	
	6.4 Reduce waste generation and increase materials efficiency	-	Retail development is likely to create an increase in waste, both during construction and operation.	
	6.5 Minimise land, water, air, light, noise and generic pollution	+ ?	Minor secondary positive effect, the policy encourages reducing the need to travel which may assist improving air quality in Torbay. Uncertain effect of other form of pollution - largely dependent on scale and design of developments.	

Summary

The Policy performs well against the majority of the sustainability objectives. As its aim is principally to promote retail provision in Torbay, the assessment found it has little relevance to a number of the SA objectives.

The Policy would have positive impacts on objectives concerned with employment and economic development, as would be expected from a retail policy, as well as the objective concerned with increasing access to services through the protection of the hierarchy of shopping centres and therefore the services they provide.

There are a number of objectives upon which the Policy could have a negative impact including the potential to increase risk of flooding, water consumption, energy consumption, and waste generation.

Recommendations

- The Policy should meet low carbon and sustainable construction standards. Addressed under SS13

- New developments should incorporate SUDS. Addressed under ER1

Policy TC2 - Torbay retail hierarchy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	+	The Policy ensures less well-off people in Torbay have access to fresh food, groceries and other necessities.	
	1.3 Promote healthy lifestyles	+	The Policy promotes a range of local accessible shopping facilities that is likely to encourage walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy ensures that neighbourhood and local centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	+	The Policy seeks to provide new centres and retail services. This supports this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to provide non-seasonal job opportunities in the retail sector.	
	3.2 Reduce poverty and income inequality	+	The Policy supports non-car based access to neighbourhood and local centres. This could have a positive effect on reducing living costs.	
	3.3 Meet local needs locally	++	The Policy ensures that neighbourhood and local centres will be maintained. This will enable people to meet their shopping and day to day needs locally.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy would have positive long-term benefits on this sustainability objective by supporting a range of neighbourhood and local centres which will reduce the need to travel by car.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy promotes a stronger retail base. This will provide benefits for the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy enables people to meet their food shopping and day-to-day needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy enables people to meet their food shopping and day-to-day needs locally.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy enables people to meet their food shopping needs within walking distance.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	+	Minor secondary positive effect. The Policy encourages reducing the need to travel which may assist improving air quality in Torbay.	

Summary

The Policy will have positive impacts on objectives concerned with employment and economic development, as would be expected from a retail policy, as well as the objective concerned with increasing access to services and meeting local need locally and therefore would have positive impact in relation to climate change and air quality in Torbay.

Recommendations

- The wording of Policy TC2 should ensure town and district centres are serviced with good sustainable transport links to minimise journeys made by car. Addressed under TA1

Policy TC3 - Retail development

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	++	The Policy requires district and local centres to have the ability to meet people's needs locally.	
	2.5 Increase access to and participation in cultural activities	-	The Policy requires town centres to avoid undermining any special cultural or tourism appeal.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would provide non-seasonal job opportunities in the retail sector.	
	3.2 Reduce poverty and income inequality	++	The Policy supports "town centre first approach" and restricts provision of new retail facilities in the Willows, which would reduce the cost of travel.	
	3.3 Meet local needs locally	++	The Policy requires district and local centres to have the ability to meet people's needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy would have a long-term positive impact on climate change through supporting a range of local and district centres which will reduce the need to travel by car.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	-	The Policy requires town centres to avoid undermining any special cultural or tourism appeal.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy supports "town centre first approach" and restricts provision of new retail facilities in the Willows, which would reduce the need to travel by car. It also requires district and local centres to have the ability to meet people's needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy requires district and local centres to have the ability to meet people's needs locally.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	-	The Policy supports “town centre first approach” which implies access to town centres by non-car based transport. This will have minor positive effects to this sustainability objective.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	+	The Policy promotes delivering retail development in town. This will limit the use of greenfield sites.	
	5.3 Protect and enhance landscape and townscape	-	The Policy seeks to ensure new developments contribute to the special character of town centres, district and local centres.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	-	The Policy seeks to ensure new developments contribute to the special character of town centres, district and local centres. It also ensures new development do not result in loss of cultural facilities in town centres.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	+	Minor secondary positive effect, the policies encourage reducing the need to travel which may assist improving air quality in Torbay.	

Summary

The Policy sets out criteria for new retail development in Torbay. The assessment found it has little relevance to a number of the SA objectives. It would have positive impacts on objectives concerned with employment and economic development as well as the objective concerned with increasing access to services through the protection of the hierarchy of shopping centres and therefore the services they provide.

Recommendations

Not changes to the Policy are suggested.

Policy TC4 - Change of retail use

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy promotes residential development in secondary frontages, which could have a minor positive impact on affordable housing availability	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy ensures that local, district and town centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy ensures that local, district and town centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy promotes a stronger retail base. This will additionally assist in improving the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy provides clear benefits to sustainability objective that seek to ensure people meet their food shopping and day-to-day needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy provides clear benefits to sustainability objective that seeks to ensure people meet their food shopping and day-to-day needs locally.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy regulates change of retail use in town, district and local centres. The Policy would have positive impacts on objectives concerned with economic development and meeting local needs locally, as would be expected from a retail policy, as well as the objective concerned with increasing access to services, reducing the need and desire to travel by car, ensuring local, district and town centres will be maintained and therefore the services they provide.

Recommendations

Not changes to the Policy are suggested.

Policy TC5 - Evening and night time economy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects	
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects	
	2.3 Reduce crime and fear of crime	++	The Policy promotes a safe, balanced and inclusive evening and night economy. This would have clear benefits for reducing crime and fear of crime.	
	2.4 Promote stronger and more vibrant communities	++	The Policy supports the evening and night time economy within town centres, sea fronts and harbours. This is likely to allow people to meet more needs within local communities and reduce the need to travel.	
	2.5 Increase access to and participation in cultural activities	++	The Policy would have significant positive impact on increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy would enhance the tourism industry and therefore could provide job opportunities.	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	++	The Policy would add vibrancy and a complementary offer to the town centres, sea fronts and harbours. This is likely to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would have a significant positive impact on the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Town centres, sea fronts and harbours are well connected with public transport and therefore encourage non-car use, provided late night public transport is available.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy seeks to enhance the evening and night time economy and therefore has little relevance to the environmental objectives. It would however, have clear benefit for the objective related to reducing crime and fear of crime, allow people to meet more needs within local communities and reduce the need to travel. Town centres, sea fronts and harbours are well connected with public transport and therefore encourage non-car use, provided late night public transport is available.

The Policy would have significant positive impact relating to increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities and therefore providing job opportunities. It would also add vibrancy and a complementary offer to the town centres, sea fronts and harbours, which would maintain and enhance local businesses.

Recommendations

No changes to the Policy are suggested.

Policy TO1 - Tourism, events and culture

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects	
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	The Policy recognises the need to convert outdated and poorly located tourism accommodation into family homes. This is likely to have a positive impact on meeting the housing needs in Torbay.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	+	The Policy could have a positive impact on this objective by providing training opportunities in the tourism industry.	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	++	The Policy will be achieved through a number of measures including conservation and enhancement of Torbay's natural and built environment. This is likely to have a significant impact on participation on cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
	3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy seeks to improve the tourism offer and consequently would create more sustainable year-round job opportunities in the hospitality and leisure sectors.
3.2 Reduce poverty and income inequality		~	No significant effects	
3.3 Meet local needs locally		++	The retention, improvement and creation of new high quality tourism, leisure attractions and facilities are likely to support local businesses.	
3.4 Harness the economic potential of the coast in a sustainable way		+	The Policy could have a positive impact on this objective by seeking the sustainable and comprehensive development of the tourism offer.	
3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising		++	The Policy seeks to enhance the tourism offer in Torbay. This would encourage people to stay and visit the South West rather than travelling further afield.	
3.6 Contribute to the regeneration and quality and diversity of the tourism industry		++	The Policy seeks to maintain and enhance the most important tourism areas as Core Tourism Development Areas. This would have significant impact on contributing to the regeneration of the tourism industry.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+ -	Although the Policy requires new tourism facilities to be provided in sustainable accessible location, an improved high quality tourism and leisure attractions could result in an increase in people travelling to the area and therefore increase journeys made by car	Ensure measures to promote sustainable transport to and throughout Torbay
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	--	The Policy does not include a sustainable transport plan to facilitate access to services.	Sustainable transport plan should be provided with any new tourism development proposal.
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy seeks to maintain and enhance the most important tourism areas with a particular focus on the Core Tourism Development Areas. Provision of tourism facilities outside the CTDA would be supported where they are acceptable of biodiversity and landscape.	
	5.2 Promote conservation and wise use of land	+	The Policy aims to improve the quality of tourism in the Core Tourism Development Areas, which are in the urban built up area. This is not going to lead to any loss of agricultural land and therefore would have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	+	The Policy seeks to maintain and enhance the most important tourism areas with a particular focus on the Core Tourism Development Areas. Provision of tourism facilities outside the CTDA would be supported where they are acceptable of biodiversity and landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	+	The Policy will have positive impact on historic environment.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	--	New development has the potential to increase the consumption of energy, therefore contributing towards climate change.	New tourism facilities must be built to high environmental standard.
	6.2 Keep water consumption within local carrying capacity limits	--	New development has the potential to increase water consumption.	New tourism facilities must be built to high environmental standard.
	6.3 Minimise consumption and extraction of minerals	--	No reference was made to consumption and extraction of minerals.	New tourism facilities must be built to high environmental standard.
	6.4 Reduce waste generation and increase materials efficiency	--	Tourism developments are highly likely to create an increase in waste.	Ensure waste is being minimised at operation and construction stages including demolition waste.
	6.5 Minimise land, water, air, light, noise and generic pollution	?	Uncertain effect on this objective because it largely dependent on scale and design of development.	

Summary

Policy TO1 performs well against the economic and communities objective. It also performs reasonably well against the environmental objectives. The Policy should lead to significant positive impacts on regeneration of the tourism industry, increased employment opportunities and increased economic activity, through recognition of the role which Torbay's marine environment, maritime heritage and Urban Geopark play in the visitor economy.

The Policy recognises the need to convert outdated and poorly located tourism accommodation into family homes. This is likely to have a positive impact on meeting the housing needs in Torbay. The assessment found there are potential negative impacts against objectives concerned with air quality and journeys made by car, as improved or increased attractions could result in an increase in people travelling to the area. However the SA recognises the fact that the Policy requires new tourism facilities to be provided in sustainable accessible locations.

There are a number of objectives upon which the Policy could have a negative impact including the potential to increase risk of flooding, water consumption and

energy consumption. The assessment also found the potential for an indirect negative impact against the objective concerned with the reduction in waste as any increase in visitor numbers is likely to lead to an increase in commercial waste.

Recommendations

- Ensure measures to promote sustainable transport to and throughout Torbay. Addressed under TA1
- New tourism facilities must be built to high environmental standard. Addressed under SS13
- Ensure waste is being minimised at operation and construction stages including demolition waste. Addressed under W1

Policy TO2 - Change of use of tourism accommodation and facilities

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects	
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	++	The Policy seeks to improve the tourism offer and therefore it could maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy seeks to enhance the tourism offer in Torbay. This would encourage people to stay and visit the South West rather than travelling further afield.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy aims to maintain and enhance the Core Tourism Development Areas where possible and therefore would contribute to the regeneration and quality and diversity of the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	++	The Council will produce a Supplementary Planning Guidance on the design issues relating to change of holiday accommodation to other uses.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	+	The Policy should have positive impacts in relation to protection of culturally and historically significant assets, with the requirement to have regard to conservation areas.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy aims to maintain and enhance the Core Tourism Investment Areas where possible and therefore would contribute to the regeneration and quality and diversity of the tourism industry in Torbay. It should have positive impacts in relation to maintenance and enhancement of local businesses as well as protection of culturally and historically significant assets.

Recommendations

No changes to the Policy are suggested.

Policy TO3 - Marine economy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy requires development and marine activities to consider human health.	
	1.2 Reduce health inequality	++	The Policy requires development and marine activities to take into account noise, air and water pollution.	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	++	The Policy ensures that marine activities contribute to securing economic growth and sustain local jobs.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Local Plan supports marine related projects and initiatives. This would have a significant positive impact on local trading schemes.	
	2.5 Increase access to and participation in cultural activities	+	The supporting text indicates that integration of marine activities with terrestrial planning would contribute to vibrant coastal communities, which include consideration of cultural heritage, seascape and local environmental quality.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Local Plan supports marine related projects and initiatives, which would provide opportunities for employment. Marine based activities can provide opportunities for employment in long established industries such as fishing and marine transport. This would provide a wide range of permanent employment opportunities	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy will ensure that marine activities contribute to securing sustainable economic growth and sustain local jobs.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy requires marine activities and development to be resilient climate change over their lifetime and supports marine project related to renewable energy generation.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy requires marine activities and development to be resilient climate change over their lifetime.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy seeks to protect the marine environment, therefore would enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	+	The Policy supports an opportunity to examine the role of Paignton Harbour and its potential for use in relation to cargo handling.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy aims to protect the marine environment. This would have positive effects on habitats, species and geological conservation interest.	The three schemes proposed by this Policy should have regards to the marine environments.
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy requires development and marine activities to consider historical and archaeological assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy requires development and marine activities to reduce risk of flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy support marine project related to renewable energy generation.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	++	The Policy requires development and marine activities to take into account water, air and noise pollution.	

Summary

The Policy performs well against most of the sustainability objectives. The Policy requires development and marine activities to take into account noise, vibration, air and water pollution and would therefore have a positive impact on human health and promote health equality. The supporting text indicates that integration of marine activities with terrestrial planning would contribute to vibrant coastal communities, which include consideration of cultural heritage, seascape and local environmental quality. The Policy requires marine activities and development to be resilient to climate change over their lifetime and supports marine projects related to renewable energy generation; the Policy would therefore reduce flood risk in the area.

The Local Plan supports marine related projects and initiatives. This would have a significant positive impact on contributing to economic growth and provide a wide range of permanent employment opportunities in long established industries such as fishing and marine transport.

The Policy aims to protect the marine environment and also considers historical and archaeological assets, which would have a positive impact on biodiversity and geological conservation interest and consequently promotes the tourism industry in Torbay. However, the three schemes proposed by this Policy should have regards to the marine environments.

Recommendations

The three schemes proposed by this Policy should have regards to the marine environments.

Policy TA1 - Transport and accessibility

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Sustainable transport, supported by this Policy, could improve air quality, which will positively contribute to health and wellbeing.	
	1.2 Reduce health inequality	++	The Policy seeks improving equality of access for all.	
	1.3 Promote healthy lifestyles	++	The Policy will have positive effects, through improvement of the network which will enable increased walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	+	The Policy requires development to improving road safety	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	++	There is a considerable emphasis on sustainable transport and improved accessibility. These will have a positive impact on the activity level in Torbay.	
	2.5 Increase access to and participation in cultural activities	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy seeks to facilitate more sustainable transport and improve the highway network.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	+	The Policy supports a modal shift away from private car. This could have a positive impact on reducing the cost of travelling.	
	3.3 Meet local needs locally	++	The Policy ensures residents have adequate access to employment, education, retail and community facilities through close proximity to bus stop and within walking and cycling distance. This will have a positive impact on meeting local needs local	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through promoting sustainable modes of transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy promotes sustainable modes of transport. This would have clear benefits for this SA objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy would contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy provides clear benefits to sustainability objective through seeking to ensure people can live closer to work and services.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy ensures people can live closer to work and services and ensures road safety.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy promotes sustainable modes of transport.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	+ -	The Policy could create opportunities for improved links for existing businesses and industries of the Bay. However the policy has not mentioned sustainable transport modes of freight.	The Policy should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The supporting text highlights the need to improve accessibility in a manner that is sensitive to the environment.	
	5.2 Promote conservation and wise use of land	++	The Policy would certainly strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	
	5.3 Protect and enhance landscape and townscape	+	The Policy seeks to minimise impact of signing and transport infrastructure street scene.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	+	The Policy seeks to minimise the impact of signing and transport infrastructure on historic features.	
	5.7 Reduce vulnerability to flooding and sea level rise	?	Uncertain effect on this objective – largely depends on the scale and design of transport schemes.	All new development including sustainable transport proposals must incorporate SUDS
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Sustainable transport modes will certainly have positive and cumulative effects for sustainability objectives through reducing carbon dioxide emissions.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures	
	6.5 Minimise land, water, air, light, noise and generic pollution	+	?	The policy would have a positive impact on air quality in Torbay. Other forms of pollution are uncertain- largely depend on scale of transport schemes.	

Summary

The Policy will have positive impacts on health objectives through improved walking, cycling and public transport facilities. The modal shift away from private car would have positive impacts in relation to reducing the cost of travel and ensuring residents have adequate access to employment, education, retail and community facilities through close proximity to bus stops and/or facilities within walking and cycling distance.

The Policy is likely to have positive effects on SA economic objectives through ensuring free movement around the Bay and the wider sub-region and beyond. It would contribute to regeneration and diversification of the tourism industry, and could provide positive opportunities to combine coastal management with increased environmental awareness through promoting sustainable modes of transport.

The Policy performs reasonably well against the SA environmental objectives. Sustainable transport modes, supported by this Policy, will certainly have a cumulative positive effect through reducing carbon dioxide emissions and would also improve air quality in Torbay. The supporting text highlights the need to improve accessibility in a manner that is sensitive to the environment.

Recommendations

- The Policy should make a reference to sustainable transport of freight. Addressed as a response to SA recommendations.

Policy TA2 - Development access

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy requires all forms of development to provide a good standard of access for walking, cycling, public and private transport. This would contribute to positive wellbeing for all residents.	
	1.2 Reduce health inequality	++	The Policy seeks improved access for all new development.	
	1.3 Promote healthy lifestyles	++	The Policy requires new development to ensure that potential users can either walk or cycle safely and conveniently to and from the site.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy seeks to improve accessibility and therefore would allow people to meet more needs within local communities.	
	2.5 Increase access to and participation in cultural activities	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports improved accessibility to highway network.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	+	The Policy requires new development to ensure that potential users can either walk or cycle safely to and from the site. This would encourage modal shift and therefore will have a positive impact on reducing the cost of travelling.	
	3.3 Meet local needs locally	++	The Policy requires development proposals to ensure adequate accessibility and safety by all modes of transport. This will have a positive impact on meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy requires all forms of development to provide a good standard of access for walking, cycling, public and private transport. This would positively contribute to climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy promotes sustainable modes of transport. This would have clear benefits on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy requires new development to reduce the level traffic and encourages walking, cycling and public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy requires development proposals to ensure adequate accessibility and safety by all modes of transport.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy requires new development to reduce the level traffic and encourages walking, cycling and public transport.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	+	The Policy would strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Sustainable modes of transport, supported by this Policy, would have cumulative positive effects on reducing greenhouse gas emissions.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	+ ?	The Policy requires new development to address congestion. This would help to improve air quality. Other forms of pollution are uncertain- largely depend on scale of transport schemes.	

Summary

The Policy performs well against most of the sustainability objectives. It requires all forms of development to provide a good standard of access for walking, cycling, public and private transport, which would contribute to positive wellbeing for all residents and reduce health inequality. The Policy seeks to improve accessibility and

therefore would allow people to meet more needs within local communities and reduce the cost of travel.

The Policy would strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond, which would contribute to regeneration and diversification of the tourism industry.

The Policy requires new development to ensure that potential users can either walk or cycle safely to and from the site. This will encourage modal shift and therefore would have cumulative positive effects through reducing greenhouse gas emissions and improved air quality.

Recommendations

No changes to the Policy are suggested.

Policy TA3 - Parking requirements

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	+	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through provision of additional parking facilities for developments that provide electric charging facilities.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy could contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	--	The Policy makes no reference to car free housing. This is likely to increase parking provision and road space.	The Policy should establish criteria for car free housing and ensure that the overall car parking capacity is not increased.
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy could encourage cycling by requiring new development to provide cycle spaces.	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	The Policy requires new development to include provision for electric charging points. This is likely to encourage use of electric vehicles and therefore reduce greenhouse emissions.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy sets standards for provision of private parking spaces and therefore has little relevance to most of the sustainability appraisal. It could contribute to regeneration and diversification of the tourism industry and vibrancy of town centres. It however makes no reference to car free housing, which could increase parking provision and road space.

The Policy requires new development to include provision for electric charging points and provide cycle spaces. This is likely to encourage the use of electric vehicles and cycling and therefore reduce greenhouse emissions and have a positive impact in relation to climate change objectives.

Recommendations

The Policy should:

- ensure the overall car parking capacity is not increased.

Policy IF1 - Information and communications technology

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	?	Potential long-term health risks from exposure to signals from masts are still unknown.	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	ICT supported by this policy would encourage distance learning.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	ICT supported by this policy would allow reduction in the need to travel e.g. encourages online shopping.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports the application for ICT developments. This would have significant positive impact on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	ICT supported by this policy, is likely to create new job opportunities.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	ICT supported by this policy, is likely to support local businesses e.g. improve access to information.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	ICT supported by this policy would allow reduction in the need to travel e.g. encouraging online shopping.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	+	The Policy would encourage internet shopping and digital downloading. This is likely to facilitate easy access to services.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy requires underground facilities to be sited and laid to minimise harm to tree roots. This is likely to have significant positive impact on protecting existing trees.	
	5.2 Promote conservation and wise use of land	++	The Policy requires maximising the use of the existing structures over building new structures. This would preserve land for other uses such as food production and biodiversity.	
	5.3 Protect and enhance landscape and townscape	++	Policy IF1 requires telecommunication apparatus and associated structures to minimise the impacts on landscape and townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy has no relevance to the majority of the sustainability objectives. However, it has significant positive impacts on some of the economic and environment objectives. The Policy would have significant positive impacts on objectives related to reducing the need to travel, creating new job opportunities and supporting local businesses.

The Policy requires maximising the use of the existing structures over building new structures. This would preserve the land for other uses such as food production and biodiversity. It would also have a significant impact on protecting existing trees, through requiring underground facilities to be sited and laid to minimise harm to tree roots. The Policy requires telecommunication apparatus and associated structures to minimise the impacts on landscape and townscape. Potential long-term health risks from exposure to signals from masts are still unknown.

Recommendations

No changes to the Policy are suggested.

Policy C1 - Countryside and the rural economy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have a significant positive impact on this objective. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	++	Increased access to open space would increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	Protecting the countryside and landscape features would provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy supports this objective through supporting rural economy in Torbay.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	+	The Policy is likely to have positive impacts on this objective, through seeking to protect landscapes and biodiversity.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy will encourage diversity of innovation in agriculture and rural business enterprise therefore would provide a variety of employment opportunities.	
	3.2 Reduce poverty and income inequality	+	The Policy would support the rural economy in Torbay. This is likely to have positive impact on reducing poverty and income inequality.	
	3.3 Meet local needs locally	++	The Policy will encourage diversity of innovation in agriculture and rural business enterprise, therefore supports this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	The Policy would provide positive opportunities to combine coastal management with increasing environmental awareness, through limiting new development in the countryside.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The countryside and other distinctive landscape features are attractions to tourist and residents alike. Protection of these features could encourage people to stay or visit Torbay rather than travel further afield. This would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy seeks to protect the countryside, therefore would enhance sustainable ecotourism the tourism in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy supports the rural economy and therefore would reduce the need to travel through encouraging people to live closer to their work.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy aims to protect the countryside. This would have a significant positive effect on habitats and species.	
	5.2 Promote conservation and wise use of land	++	The Policy aims to protect the countryside zone from the urban sprawl. This is likely to contribute to sustainable food production.	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have a significant positive impact on landscape and townscape, through restricting unsustainable development away from the existing settlements.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy would have a significant positive impact on this objective, through restricting unsustainable development away from the existing settlements.	
	5.5 Promote the essential need for green infrastructure	++	The Policy supports this objective.	
	5.6 Maintain and enhance historical environment	+	The Policy requires development in the countryside zone to respect the area's historic assets	
	5.7 Reduce vulnerability to flooding and sea level rise	+	The Policy aims to limit developments in the countryside. This would maintain the permeable surface and therefore reduce vulnerability to flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	Appropriate renewable energy development would be permitted by this Policy.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

The Policy performs well against most of the sustainability objectives. It is likely to have a significant positive impact on health for all communities in Torbay. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health and would provide opportunities for

environmental education for young people.

The Policy will encourage diversity of innovation in agriculture and rural business enterprise. This would have a significant positive impact on creating job opportunities. It would also contribute to sustainable food production, meet local needs locally and reduce poverty and income inequality.

The countryside and other distinctive landscape features are attractions to tourists and residents alike. Protection of these features could encourage people to stay in or visit Torbay rather than travel further afield. This would have a significant positive impact on climate change and would also enhance the tourism industry in Torbay.

Recommendations
No changes to the Policy are suggested.

Policy C2 - The coastal landscape

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The Policy will have secondary positive impact on this objective due to an anticipated improvement of water-based recreation and associated facilities as well as improvement of public access the coast. This will have positive impacts on promoting healthy lifestyle and overall health and wellbeing.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	+	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through enhancing the coast environment and improved public access.	
	2.5 Increase access to and participation in cultural activities	++	The Policy safeguards land that provides access for activities dependant on coastal locations. This is likely to have significant impact on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy aims to protect developed and undeveloped coasts along Torbay, through a careful planning of the coast. This will have clear benefits to this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have a significant positive impact on this objective, through protecting the coast and permit development that provide facilities for tourism and recreation uses.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy should have a direct positive impact on this objective, through restricting development along the coast unless it provide tourism or recreation benefits and improve public access to the coast for recreation.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Indirectly the Policy would enhance biodiversity especially in Lyme Bay and Torbay Marine cSAC through protecting the coast which will minimise water pollution.	
	5.2 Promote conservation and wise use of land	~		

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	++	The Policy would permit coastal development that maintain the unspoilt character, preserve or enhance the appearance of the coast. This is likely to have significant positive impact on this objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy minimise flood risk, through restricting development of areas at risk from coastal erosion and land stability.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	+	Pollution to water minimised through restricted development on the coast.	

Summary

The Policy aims to protect the developed and undeveloped coasts within Torbay, through a careful planning. It performs well against a number of the SA objectives. Although it has little relevance to a large number of the SA objectives, it is likely to have significant positive effects.

The Policy will have a secondary positive impact on the health objectives due to an anticipated improvement to water-based recreation facilities. It is likely to have significant positive effects and provide facilities for tourism and recreation uses, as well as improvement of public access to the coast.

Indirectly the Policy will enhance biodiversity especially in the Lyme Bay and Torbay Marine cSAC through protecting the coast and minimising water pollution. It could also minimise flood risk, through restricting development of areas at risk from coastal erosion and land instability.

Recommendations

No changes to the Policy are suggested.

Policy C3 - Coastal change management

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The Policy will have secondary positive impact on this objective due to an anticipated improvement of water-based recreation and associated facilities as well as improvement of public access the coast. This will have positive impacts on promoting healthy lifestyle and overall health and wellbeing.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	+	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	++	The Policy supports measures that are compatible with the coastal change management. This is likely to have significant positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy aims to protect coastal change management zone. This will have clear benefits this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have a significant positive impact on this objective, through actively supporting coastal change management.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy should have a direct positive impact on this objective, through restricting development along the coast unless it provides tourism or recreation benefits and improves public access to the coast for recreation.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy ensures that development proposals in coastal change management zone will only be permitted if they are not adversely affect the natural environment including marine ecology and geodiversity.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	++	The Policy would permit development proposals in coastal change management zone provided that they contribute to physical regeneration and the compatible with landscape protection policies	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy aims to protect historic and maritime archaeology	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy minimises flood risk, through restricting development of areas at risk from coastal erosion and land stability.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	+	Water pollution indirectly would be minimised through restricted development on the coast.	

Summary

The Policy aims to restrict development proposals in the coastal change management area around Torbay. The Policy performs well against a number of the SA objectives. Although it has little relevance to a large number of the SA objectives, overall it is likely to have significant positive effects.

The Policy will have a secondary positive impact on the health objectives due to an anticipated improvement to water-based recreation facilities. It is likely to have significant positive effects and supports provision of facilities for tourism and recreational uses, as well as improvement of public access to the coast.

Indirectly the Policy will enhance landscape and biodiversity especially in the Lyme Bay and Torbay Marine cSAC through protecting the coast and minimising water pollution. It would also minimise flood risk, through restricting development proposals that do not meet certain criteria including areas at risk from coastal erosion and land instability.

Recommendations

No changes to the Policy are suggested.

Policy C4 - Trees, hedgerows and natural landscape features

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The Policy is likely to have a positive impact on this objective. Access to woodland provides greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	+	The Policy would reduce health inequality through increased access to woodland	
	1.3 Promote healthy lifestyles	+	Increased access to woodland would increase opportunities for physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	+	The Policy is likely to have positive impacts on this objective, through seeking to protect landscapes and biodiversity.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	+	The Policy would provide positive opportunities to combine coastal management with increasing environmental awareness, through protecting trees and natural landscape features.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Protection of trees and other distinctive landscape features is one of the most cost effective ways to cut down carbon emissions and therefore contribute positively to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy seeks to protect trees and other landscape features and therefore would enhance sustainable ecotourism in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy aims to protect trees and other landscape features. This would have a significant positive effect on habitats and species.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have a significant positive impact on landscape and townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	The Policy would have a significant positive impact on this objective.	
	5.5 Promote the essential need for green infrastructure	++	The Policy supports this objective.	
	5.6 Maintain and enhance historical environment	++	The Policy aims to protect ancient woodlands that have historic value.	
	5.7 Reduce vulnerability to flooding and sea level rise	+	The Policy could reduce flood risk through maintaining permeable surfaces.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

Protecting trees, hedgerows and ancient woodlands is one of the most cost effective ways to cut down carbon emissions, as well as related benefits, such as preserving biodiversity and enhancing landscape and townscape. Other benefits include reducing flood risk and improving the overall health and wellbeing of the population.

Recommendations

No changes to the Policy are suggested.

Policy C5 - Urban Landscape Protection Areas

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy aims to safeguard locally valued urban landscape which leads to improved and general wellbeing. This would have direct benefits for residents and visitors of Torbay.	
	1.2 Reduce health inequality	++	The Policy could reduce health inequality through increased access to open space.	
	1.3 Promote healthy lifestyles	++	There should be positive implications for healthy lifestyles from delivery of this policy. Increased access to open space would increase physical activities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	Protecting urban landscape features could provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	+	The Policy is likely to have positive impacts on this objective, through seeking to protect locally valued urban landscape.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through protecting locally valued urban landscape.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Protection of locally valued urban landscape would contribute to the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Protection of locally valued urban landscape would have positive effects on habitats and species.	
	5.2 Promote conservation and wise use of land	++	Protection of locally valued urban landscape would have significant positive impact on promoting conservation and wise use of land.	
	5.3 Protect and enhance landscape and townscape	++	The primary aim of the Policy is to protect the locally valued urban landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

The Policy aims to safeguard locally valued urban landscape, which leads to improved health and general wellbeing. This would have direct benefits for residents and visitors of Torbay. It should have positive implications for healthy lifestyles and health equality, through increased access to open space.

The assessment found that the Policy had potential for positive impacts on the objectives relating to environmental education, access to and participation in cultural activities, combined coastal management with increasing environmental awareness, protection and enhancement of habitats and species and enhancement the tourism industry in Torbay. In addition, the Policy would have a significant positive impact on promoting conservation and wise use of land as well as avoiding urbanisation of Torbay's countryside.

Recommendations

No changes to the Policy are suggested.

Policy NC1 - Biodiversity and geodiversity

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have positive impact on health and wellbeing. Protection and enhancement of biodiversity and geodiversity would provide greater opportunities for activities and improved access to open space which is good for physical and mental health.	
	1.2 Reduce health inequality	++	See above	
	1.3 Promote healthy lifestyles	++	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	++	Protection and enhancement of biodiversity and geodiversity would provide greater opportunities for environmental education for young people.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through promoting sustainable tourism which would provide greater support to local businesses.	
	2.5 Increase access to and participation in cultural activities	++	Protection and enhancement of biodiversity and geodiversity would improve access and participation in cultural activities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to lead to increased investment in the tourism sector and would consequently provide employment opportunities in the area.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Protection and enhancement of biodiversity and geodiversity and promotion of sustainable tourism, supported by this policy, would have positive impacts for the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy aims to protect and improve terrestrial and marine environments and flora and fauna in Torbay.	
	5.2 Promote conservation and wise use of land	++	The Policy requires development proposals to be focused upon least environmental damaging sites. This would have clear benefits on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	Protection of geodiversity would have positive impact on protecting historically significant assets and features in Torbay.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

Protection and enhancement of biodiversity and geodiversity would provide greater opportunities for recreational activities and improve access to open space which is good for physical and mental health. The Policy would also provide greater opportunities for environmental education for young people.

Protection and enhancement of biodiversity and geodiversity and promotion of sustainable tourism, supported by this Policy, could have positive impacts for the tourism industry. Increased investment in the tourism sector would consequently provide employment opportunities in the area and would also lead to stronger and more vibrant communities and increase access to and participation in cultural activities.

The primary aim of the Policy is to protect and improve terrestrial and marine environments and flora and fauna in Torbay. It also requires development proposals to

be focused upon the least environmental damaging sites and achieve a net gain in biodiversity. This would have clear benefits on objectives related to environmental quality and assets such as habitats and species protection, wise use of land and protecting historically significant assets and qualities in Torbay.

Recommendations

No changes to the Policy are suggested.

Policy HE1 - Conservation and historic environment

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects	
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	+	The historic environment is an important source of education. Therefore the policy would have a positive impact on education.	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	++	The Policy would have significant positive impact on increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy would enhance the tourism industry and therefore could provide job opportunities.	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The historic environment adds value to regeneration and forms part of the visual and tourist appeal of Torbay. Therefore would have a significant positive impact on the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.3 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	++	The Policy seeks to preserve and where possible enhance the historic assets in Torbay, for their own merits and their wider role in the character and setting of the Bay. This is likely to have significant positive impact on townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	++	The Policy seeks to ensure that heritage assets are safeguarded for the future where possible enhanced. This would have significant positive impact on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy seeks to ensure that heritage assets are safeguarded for the future and where possible enhanced. This is likely to enhance townscape adding value to regeneration and form part of the visual and tourist appeal of Torbay. This would have a significant positive impact on the quality and diversity of the tourism industry and could provide job opportunities.

The historic environment is an important source of education. Therefore the Policy would have a positive impact on education and would also have significant positive impact on increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities.

Recommendations

No changes to the Policy are suggested.

Policy HE2 Listed buildings

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	++	The Policy allows listed building to be changed and adapted to new uses. This could have significant positive impact on increased access and participation in cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy will enhance the tourism industry and therefore could provide job opportunities.	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	~	No significant effects	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Listed buildings add value to regeneration and form part of the visual and tourist appeal of Torbay and therefore will have a significant positive impact on the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.3 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	++	The Policy supports suitable uses of listed buildings to conserve their historic fabric and character. This is likely to have significant positive impact on townscape and landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	++	The Policy seeks to preserve listed buildings and its setting, or any features of special architectural or historic interest which it possesses. This would have significant positive impact on this objective.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy performs well against objectives related to historic environment, tourism, townscape and cultural activities. The Policy seeks to preserve listed buildings and their settings, or any features of special architectural or historic interest which they possess. This is likely to enhance townscape and landscape, adding value to regeneration and forming part of the visual and tourist appeal of Torbay.

Recommendations

No changes to the Policy are suggested.

Policy H1- Applications for new homes

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Policy H1 is likely to have a positive impact on health through provision of adequate amenity space and good quality housing.	
	1.2 Reduce health inequality	++	The Policy requires a high quality green residential environment and incorporating open space. This is likely to promote health equality.	
	1.3 Promote healthy lifestyles	+	Reasonable opportunities for routine daily exercise through maximising opportunities for sustainable transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	Policy H1 requires new housing development to provide a wide range of house type to meet variety of housing needs with a particular reference to family housing and affordable housing.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects.	
	2.3 Reduce crime and fear of crime	++	The Policy requires new housing development to provide for community safety and crime prevention.	
	2.4 Promote stronger and more vibrant communities	~	No significant effects.	
	2.5 Increase access to and participation in cultural activities	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires the capacity of physical, social and environmental infrastructure to accommodate development.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects.	
	3.2 Reduce poverty and income inequality	++	Affordable housing, promoted by this Policy, would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	~	No significant effects.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	Policy H1 promotes a number of measures that benefit climate change in the long-term. These include; <ul style="list-style-type: none"> • The need to avoid harm to biodiversity; • Minimise the need to travel by a car; • Promotes high quality green residential environment. 	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Policy H1 promotes a number of measures that benefit climate change in the long-term. These include; <ul style="list-style-type: none"> • The need to avoid harm to biodiversity; • Minimise the need to travel by a car; • Promotes high quality green residential environment. 	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	Policy H1 requires new development to be provided without harm to the environment and the economy, on which the tourism industry is based.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy H1 makes a particular reference to minimise the need to travel by car in accordance with transport and accessibility policies.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	Concentration of development in brownfield land will provide good opportunities for sustainable transport such as walking, cycling and public transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	H1 will have positive impact by promoting development in brownfield land and avoidance of harm to biodiversity.	
	5.2 Promote conservation and wise use of land	++	The Policy requires new development to maximise the reuse of urban brownfield land and avoid urban sprawl.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	++	H1 will have positive impact by promoting development in brownfield land and avoiding urban sprawl.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	+	The Policy requires new development to avoid urban sprawl.	
	5.5 Promote the essential need for green infrastructure	~	No significant effects.	
	5.6 Maintain and enhance historical environment	~	No significant effects.	
	5.7 Reduce vulnerability to flooding and sea level rise	++	Policy H1 promotes avoiding development in flood risk areas.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Policy H1 promotes energy efficient dwellings.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects.	

Summary

The Policy performs well against most of the sustainability objectives. It is likely to have positive impact on health and promote health equality, through provision of adequate amenity space and good quality housing. Reasonable opportunities for routine daily exercise could be achieved by maximising opportunities for sustainable transport.

Affordable housing, promoted by this Policy, will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty. The Policy also requires new housing development to provide for community safety and crime prevention.

The Policy promotes a number of measures that benefit climate change in the long-term. These include the need to avoid harm to biodiversity, minimise the need to

travel by a car and promotes a high quality green residential environment.

Recommendations

No changes to the Policy are suggested.

Policy H2 - Affordable housing

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects.	
	1.2 Reduce health inequality	~	No significant effects.	
	1.3 Promote healthy lifestyles	~	No significant effects.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	Although the higher threshold of affordable housing in brownfield sites and lower targets in Greenfield sites (suggested in the Submission version) was justified, the Policy would provide an opportunity to address local under provision of affordable housing but to a less extent than the previous policy.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects.	
	2.3 Reduce crime and fear of crime	~	No significant effects.	
	2.4 Promote stronger and more vibrant communities	++	The Policy would allow meeting the housing needs of local people.	
	2.5 Increase access to and participation in cultural activities	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	+	In instance affordable housing contribution could be directed to achieve infrastructure benefits.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects.	
	3.2 Reduce poverty and income inequality	++	Provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	~	No significant effects.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects.	
	5.2 Promote conservation and wise use of land	~	No significant effects.	
	5.3 Protect and enhance landscape and townscape	~	No significant effects.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects.	
	5.5 Promote the essential need for green infrastructure	~	No significant effects.	
	5.6 Maintain and enhance historical environment	~	No significant effects.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects.	

Summary

The Policy has no relevance to most of the sustainability objectives. It however, provides an opportunity to address local under provision of affordable housing. Provision of affordable housing would have clear benefits in terms of reducing housing inequality. For instance affordable housing contributions could be used to achieve infrastructure benefits.

Recommendations

No changes to the Policy are suggested.

Policy H3 - Self build affordable housing and exception sites

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effects.	
	1.2 Reduce health inequality	~	No significant effects.	
	1.3 Promote healthy lifestyles	~	No significant effects.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy provides a great opportunity to address local under provision of affordable self-build housing. This will provide clear benefits for this SA objective.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects.	
	2.3 Reduce crime and fear of crime	~	No significant effects.	
	2.4 Promote stronger and more vibrant communities	~	No significant effects.	
	2.5 Increase access to and participation in cultural activities	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects.	
	3.2 Reduce poverty and income inequality	++	Provision of affordable self-build housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, it would have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	~	No significant effects.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects.	
	5.2 Promote conservation and wise use of land	~	No significant effects.	
	5.3 Protect and enhance landscape and townscape	~	No significant effects.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects.	
	5.5 Promote the essential need for green infrastructure	~	No significant effects.	
	5.6 Maintain and enhance historical environment	~	No significant effects.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects.	

Summary

The Policy has no relevance to most of the sustainability objectives. It however provides an opportunity to address local under-provision of affordable self-build housing. Provision of affordable housing would have clear benefits in terms of reducing housing inequality.

Recommendations

No changes to the Policy are suggested.

Policy H4 - Houses in Multiple Accommodation (HMO)

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Whilst not all occupants of HMOs cause problems, some problems can be created by some HMO residents, with amenity being a main concern. Problems can be exacerbated where there are high concentrations of HMOs. Policy H4 however requires the scale and nature of the use does not harm neighbouring amenity. This would have minor positive impact on health and wellbeing.	
	1.2 Reduce health inequality	+	Provision of a decent residential environment with regard to noise is likely to promote health equality.	
	1.3 Promote healthy lifestyles	+	The Policy could provide reasonable opportunities for routine daily exercise through accessibility by walking and cycling as means of transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	Policy H4 would provide non-self contained residential units to meet residents' needs and create balanced communities. The Policy would also reduce the level of homelessness in Torbay.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	-	Policy H4 could have a negative effect on this objective if concentration of HMOs exceeds the threshold at which the negative effects of HMOs can materialise.	
	2.4 Promote stronger and more vibrant communities	-	Increased population density associated with the number of residents in HMOs could increase pressures on services (policing, cleansing, highways, planning, and public transport).	
	2.5 Increase access to and participation in cultural activities	+	The Policy could aid the achievement of community balance and cohesion.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	++	Provision of low cost housing would have clear benefits in terms of reducing housing inequality. Policy H4 requires HMOs to be located within easy reach of public transport and community facilities, which would assist reducing the cost of living by reducing the need and cost of travel.	
	3.3 Meet local needs locally	++	Policy H54 could have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	Policy H4 requires houses in multiple occupation not to adversely affect the character of holiday areas, particularly Core Tourism Development Areas.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policy H4 requires HMOs to be located within easy reach of public transport and community facilities. It also makes a particular reference to provision of adequate storage facilities for cycles.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Policy H4 requires HMOs to be located within easy reach of public transport and community facilities.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	Policy H4 requires HMOs to be located within easy reach of public transport and community facilities. It also makes a particular reference to provision of adequate storage facilities for cycles	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant impact	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant impact	
	5.2 Promote conservation and wise use of land	~	No significant impact	
	5.3 Protect and enhance landscape and townscape	~	No significant impact	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant impact	
	5.5 Promote the essential need for green infrastructure	~	No significant impact	
	5.6 Maintain and enhance historical environment	~	No significant impact	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant impact	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant impact	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant impact	
	6.3 Minimise consumption and extraction of minerals	~	No significant impact	
	6.4 Reduce waste generation and increase materials efficiency	+	Policy H4 makes a particular reference to provision of adequate storage facilities for waste and recycling collection.	
	6.5 Minimise land, water, air, light, noise and generic pollution	+	Policy H4 requires that the scale and nature of the use does not harm neighbouring amenity including noise.	

Summary

Whilst not all occupants of Houses in Multiple Occupation (HMOs) cause problems, some problems can be created by some HMO residents, with amenity being a main concern. Problems can be exacerbated where there are high concentrations of HMOs. Policy H4 however stipulates that the scale and nature of the use must

not harm neighbouring amenity. This would have a minor positive impact on health and wellbeing. Provision of a decent residential environment with regard to noise is likely to promote health equality. The Policy could provide reasonable opportunities for routine daily exercise through accessibility by walking and cycling as means of transport.

The Policy could have a negative effect on crime and fear of crime, if the concentration of HMOs exceeds the threshold at which the negative effects of HMOs can materialise. Increased population density associated with the number of residents in HMOs could increase pressures on services (policing, cleansing, highways, planning, and public transport).

The Policy would provide non-self contained residential units to meet residents' needs and create balanced communities and would also reduce the level of homelessness in Torbay. Provision of low cost housing would have clear benefits in terms of reducing housing inequality. The Policy requires HMOs to be located within easy reach of public transport and community facilities, which would assist reducing the cost of living by reducing the need to travel and cost of travel.

Recommendations

No changes to the Policy are suggested.

Policy H5 - Sites for travellers

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The Policy requires G&T sites to be located within reasonable distance of local services including hospitals. This would have a positive impact on health and wellbeing of all communities in Torbay and reduce health inequality.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	+	The Policy requires G&T sites to be provided within the built-up area. This would encourage walking and cycling to shops and other services.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy ensures that gypsies and travellers have access to decent affordable accommodation through setting out the criteria for suitable sites.	
	2.2 Provide everyone with opportunities for education and training	+	The Policy is likely to increase access to local schools.	
	2.3 Reduce crime and fear of crime	~	This objective relates to urban design that is not directly relevant to G&T sites.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	+	The Policy is likely to have a positive impact on this objective through meeting more needs within local communities and reducing the need to travel.	
	2.5 Increase access to and participation in cultural activities	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires G&T sites to be provided by appropriate level of essential services including access to drinking water, refuse collection and sewage disposal.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy requires G&T sites to be provided within the built-up area. This could allow these communities to have access to work opportunities.	
	3.2 Reduce poverty and income inequality	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on reducing poverty and income inequality.	
	3.3 Meet local needs locally	+	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy is likely to have a positive impact on this objective through meeting more needs within local communities and reducing the need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy requires provision of G&T sites within the built up area near to shops, services and employment. This is likely to have a significant positive impact on this objective	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy requires G&T sites to be located within reasonable distance of local services and facilities. This would encourage walking and cycling.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy indicates that G&T sites will be accepted outside the built up area if they are proved not to conflict with nature conservation.	
	5.2 Promote conservation and wise use of land	++	The Policy indicates that G&T sites will be accepted outside the built up area if they are proved not to conflict with countryside and agricultural protection policies.	
	5.3 Protect and enhance landscape and townscape	++	The Policy requires G&T site will be accepted outside the built up area if they are proved not to conflict with prevailing landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	-	The Policy makes no reference to sites allocated in flood risk areas.	The Policy should make a reference to flood risk.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	It is likely that the day to day lifestyles of gypsies and travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution.	
	6.2 Keep water consumption within local carrying capacity limits	++	See above	
	6.3 Minimise consumption and extraction of minerals	++	Caravans do not require mineral construction materials. This would reduce consumption and extraction of minerals.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	++	It is likely that the day to day lifestyles of gypsies and travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution.	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	See above	

Summary

The Policy requires traveller sites to be located within reasonable distance from local services including hospitals and ensures that they have access to decent affordable accommodation through setting out the criteria for suitable sites. This would have a positive impact on health and wellbeing of all communities in Torbay and reduce health inequality.

The Policy requires traveller sites to be provided within the built-up area and also provide an appropriate level of essential services and facilities. These services and facilities would meet more needs within local communities and reduce the need to travel, encouraging walking and cycling. It is also likely to give travellers access to education, training and employment and would also have a significant positive impact in relation to climate change.

The Policy ensures traveller sites would be accepted outside the built up area, if they are proved not to conflict with prevailing landscape, nature conservation, countryside and agricultural protection policies. It would therefore not harm the environmental quality and assets. The Policy however needs to make a reference to flood risk areas.

It is likely that the day to day lifestyles of travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution. Caravans do not require mineral construction materials and the Policy therefore would reduce consumption and extraction of minerals.

Recommendations

The Policy should make a reference to food risk. Addressed under ER1

Policy H6 - Housing for people in need of care

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have a significant positive impact on improving health for all communities in the Bay through supporting community facilities that include appropriate leisure and healthcare facilities	
	1.2 Reduce health inequality	++	The Policy would reduce health inequality through requiring development proposals to be capable of adapting for disabled people.	
	1.3 Promote healthy lifestyles	++	The Policy supports the need of older people to live active lives within the community.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy supports development proposals for new sheltered housing and extra care unit. This would allow people to live in their chosen communities.	
	2.2 Provide everyone with opportunities for education and training	+	The Policy supports community facilities that include lifelong learning.	
	2.3 Reduce crime and fear of crime	++	The Policy requires development proposals to create safe, clean and inclusive environments.	
	2.4 Promote stronger and more vibrant communities	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	
	2.5 Increase access to and participation in cultural activities	++	Increased access to facilities that support activities for all ages, supported by this policy, increase access to and participation in cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	Proposals for new care homes and retirement villages would contribute to provision of health care and social services through s106 and CIL.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce travel cost and therefore reduce poverty and income inequality.	
	3.3 Meet local needs locally	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through requiring development proposals to meet sustainable homes standards.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce the need to travel and therefore supports the climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy requires new sheltered housing and extra care unit to be accessible to facilities and public transport. This would reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Provision of local food outlet in town, The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	
	4.4 Make public transport, cycling and walking easier and more attractive	++	The Policy requires new sheltered housing and extra care unit to be accessible to facilities and public transport.	
	4.5 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on reducing non-renewable energy consumption.	
	6.2 Keep water consumption within local carrying capacity limits	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on minimising water consumption.	
	6.3 Minimise consumption and extraction of minerals	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on minimising minerals extraction.	
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on reducing waste generation.	
	6.5 Minimise land, water, air, light and noise	+	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce the need to travel and therefore benefit air quality in the Bay.	

Summary

The Policy performs well against most of the sustainability objectives. The Policy supports the need of older people to live active lives within the community. This would have a significant positive impact on improving health for all communities in the Bay. It would also reduce health inequality through requiring development proposals to be capable of adapting for disabled people.

The Policy would have a significant positive impact on supporting communities and meeting people's needs by allowing people to live in their chosen communities; creating safe, clean and inclusive environments; and increasing access to, and participation in, cultural activities.

The Policy requires new sheltered housing and extra care units to be located within easy reach of local community facilities and public transport. This would reduce cost and the need to travel and therefore reduce poverty and income inequality. It also supports the climate change objective and will benefit air quality in the Bay.

The Policy could provide positive opportunities to increase environmental awareness, through requiring development proposals to meet sustainable homes standards. This would benefit the sustainability objective related to energy consumption, waste generation, water consumption and minerals extraction.

Recommendations

No changes to the Policy are suggested.

Policy DE1 - Design

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Good quality housing design could contribute to positive well being through improving public health.	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	+	Reasonable opportunities for routine daily exercise through integrating car and cycle parking with the existing and new public realm and routes.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	++	The Policy requires development to be designed to reduce crime and fear of crime; therefore it would have a significant positive impact on this objective.	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Policy DE1 requires developments to respect and enhance the natural settings, on which the tourism industry is based.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	The Policy could have minor positive benefits on reducing the need to travel by car through requiring developments to integrate car and cycle parking with the existing and new public realm and routes.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	+	The Policy could have minor positive benefits on promoting cycling, through requiring developments to integrate car and cycle parking with the existing and new public realm and routes.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy requires developments to respect and enhance the unique waterfront and natural setting of the Bay. This could have a significant positive impact on habitats and species.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	++	The Policy requires developments to respect the landscape and townscape and relate to the surrounding environment.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	Protecting local and longer distant views and integration with the local streetscape, supported by this Policy, is likely to have a significant positive impact on this objective.	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy requires developments to positively complement the historic character. This is likely to have a significant positive impact on protection of culturally and historically significant assets and qualities.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy has no significant effects on the majority of the sustainability objectives. It however has clear benefits for objectives related to community safety, tourism, landscape and townscape, local distinctiveness and the historic environment.

The Policy requires developments to be designed to reduce crime and fear of crime and to provide well designed security features, which is supported by the sustainability objective. It could have minor positive impacts on reducing the need to travel by car and promoting cycling, through requiring developments to integrate car and cycle parking within the existing and new public realm and routes.

The Policy requires developments to respect the landscape and townscape and relate to the surrounding environment. It also requires protection of local and longer distant views and integration with the local streetscape to positively complement the historic character and enhance the natural settings. All of these would contribute to enhancement of the tourism industry in Torbay.

Recommendations

No changes to the Policy are suggested.

Policy DE2 - Building for Life

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Good quality housing design could contribute to positive well being, through improving public health.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	++	Good quality housing design is likely to promote health equality, through providing access to leisure and recreation facilities.	
	1.3 Promote healthy lifestyles	++	The Policy could provide reasonable opportunities for routine daily exercise, through increased accessibility by walking and cycling as means of transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	++	Building for Life criteria requires development to reduce crime and fear of crime; therefore the Policy would have a significant positive impact on this objective.	
	2.4 Promote stronger and more vibrant communities	++	Building for Life requires development to reflect the needs of local community.	
	2.5 Increase access to and participation in cultural activities	++	Building for Life requires development to provide community facilities such as play areas and parks.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	Building for Life requires development to provide community facilities such as pubs, cafes and shops. This is likely to enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Building for Life promote sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to have significant positive impact on this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Building for Life requires development to provide community facilities. This is likely to reduce the need to travel and therefore contribute positively to climate change.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	Building for Life criteria require developments to be provided without harm to the environment. This could have a positive impact particularly in the long-term.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Building for Life requires development to provide community facilities. This is likely to reduce the need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Building for Life requires development to provide community facilities. This would help residents to access basic services easily and affordably	
	4.3 Make public transport, cycling and walking easier and more attractive	++	Building for Life requires developments to be pedestrian, cycle as well as vehicle friendly. This could have significant positive impact on making cycling and walking easier and more attractive.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Building for Life promotes sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to support biodiversity.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	++	Building for Life requires developments to be of good architectural quality.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	Building for Life requires developments to have distinctive character that relates well to the surroundings.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Building for Life promotes sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to increase renewable energy consumption.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	++	Building for Life promotes sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to promote efficient use of water.	
	6.3 Minimise consumption and extraction of minerals	++	Building for Life promotes sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to promote recycling and reduce construction waste	
	6.4 Reduce waste generation and increase materials efficiency	++	See 6.2 above.	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	Building for Life promotes sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to reduce water pollution through incorporating SUDS. It could also have a positive impact on air quality in Torbay.	

Summary

Good quality housing design could contribute to positive well being, health equality and healthy lifestyles through improving public health, access to leisure and recreation facilities and increased accessibility by walking and cycling as a means of transport. In addition, Building for Life criteria would have a significant positive impact on the social objectives.

Building for life Policy promotes high quality urban design that is compatible with the criteria listed in the Building for Life 12. This is likely to have significant positive impacts on the environmental objectives through increasing biodiversity, using alternative and renewable energy, promoting recycling, using sustainable drainage systems and reducing construction waste.

Recommendations

No changes to the Policy are suggested.

Policy DE3 - Development amenity

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Policy DE3 is likely to have significant positive impact on health and wellbeing through provision of pleasant surroundings and living conditions, freedom from noise and pollution.	
	1.2 Reduce health inequality	++	Provision of satisfactory residential environment with regard to noise, light and layout is likely to promote health equality.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	The Policy DE3 promotes a satisfactory residential environment with regard to noise, vibration, light, dust, traffic and littering. This would have significant positive impact on this objective.	

Summary

The Development amenity Policy has little relevance to most of the sustainability objectives. It however performs well against objectives related to health and pollution. The Policy promotes satisfactory residential environment with regard to noise, vibration, light, dust, traffic and littering. This is likely to have significant

positive impacts on health and wellbeing and health equality.

Recommendations

No changes to the Policy are suggested

Policy DE4 - Building heights

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	Policy DE4 could provide limited opportunities to address local under provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The Policy would positively contribute to the tourism industry, through regeneration and enhancing the visual character of the area.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Tall buildings would put emphasis on regeneration of brownfield sites. Therefore could have positive impact on preserving greenfield sites. This is likely to have positive effects on habitats and species.	
	5.2 Promote conservation and wise use of land	++	Tall buildings would put emphasis on regeneration of brownfield sites. This could have a positive impact on preserving greenfield sites.	
	5.3 Protect and enhance landscape and townscape	++	The Policy supports tall buildings that make a positive contribution to townscape and the surrounding landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy requires the height of new buildings to be appropriate to the historic character and the setting of development. This could have a positive impact on the historic assets in Torbay.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

Tall buildings would put an emphasis on the regeneration of brownfield sites and therefore could have positive impact on preserving greenfield sites. This is likely to have positive effects on habitats and species. The Policy supports tall buildings that make a positive contribution to townscape and the surrounding landscape of the area. It also requires tall buildings to be constructed to the prevailing height within the character area. This could have a positive impact on the historic assets in Torbay.

Policy DE4 would positively contribute to the tourism industry, through regeneration and enhancing the visual character of the area. It could also provide opportunities to address local under-provision of affordable housing.

Recommendations

No changes to the Policy are suggested.

Policy DE5 - Domestic extensions

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	+	Policy DE5 could provide limited opportunities to address local under provision of affordable housing, and to provide an affordable solution to improving housing conditions.	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Extensions to existing domestic dwellings could have positive impact on preserving greenfield sites. This is likely to have positive effects on habitats and species.	
	5.2 Promote conservation and wise use of land	+	Extensions to existing domestic dwellings could have a positive impact on preserving greenfield sites.	
	5.3 Protect and enhance landscape and townscape	+	The Policy supports domestic extensions that make a positive contribution to townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	-	The cumulative effects of a number of domestic extensions over the time would reduce permeable surface and therefore could increase risk of flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy could provide limited opportunities to address local under-provision of affordable housing, and to provide an affordable solution to improving housing conditions. The cumulative effects of a number of domestic extensions over time would reduce permeable surface area and therefore could increase risk of flooding. The Policy supports domestic extensions that make a positive contribution to townscape. It is likely to have positive effects on habitats and species through reducing the need to develop greenfield sites.

Recommendations

Policy DE5 should make a reference to flood risk. Addressed under ER1

Policy DE6 - Advertisements

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	++	The Policy requires advertisement to fit in with the character of any buildings to which they relate.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy aims to protect special character areas including conservation areas.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy should have positive impact on townscape and visual amenity as well as historic character of areas in Torbay.

Recommendations

No changes to the Policy are suggested.

Policy SC1 - Healthy Bay

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	There should be positive implications on health from delivery of this Policy. This is due to improving access to health facilities, promoting healthy living and requiring HIA for all strategic developments.	
	1.2 Reduce health inequality	++	The Policy aims to reduce health inequality through requiring HIA from all strategic development.	
	1.3 Promote healthy lifestyles	++	Policy SC1 requires new developments to deliver healthy lifestyles and sustainable neighbourhoods, therefore could have positive impact on promoting healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Policy is likely to have positive impacts on this objective through improving access to health facilities.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires development to provide well located and designed development including sport, play and open space. This is likely to have a positive impact on providing infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	++	The Policy could have a positive impact on this objective, through improving health and well being for the local and the wider community and reducing health inequality.	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
	3.9 Reduce reliance on seasonal and part time work with in Torbay	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	++	The Policy aims to improve access to medical treatment services, therefore would have significant impact on this objective.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	The Policy itself has not made a direct reference to GI. The supporting text however pointed out GI role in promoting walking cycling and access to fresh food.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	++	Proposal for strategic development would incorporate HIA, to ensure there is no negative impact on existing communities either during construction or operation stage.	

Summary

The Policy has not scored negatively against any of the sustainability objectives. It performs well against the social objectives and in particular the health objectives. There should be positive implications on health from delivery of this Policy. This is due to improving access to health facilities, promoting healthy living and requiring HIA for all strategic developments. It would also have a significant positive impact on minimising pollution. The Policy would certainly reduce health inequality and promote healthy lifestyles, through requiring HIA from all strategic development and requiring new developments to deliver healthy lifestyles and sustainable neighbourhoods.

The Policy requires provision well located and designed development including sport play and open space. This is likely to have a positive impact in relation to providing social infrastructure and promoting stronger and more vibrant communities.

Recommendations

No changes to the Policy are suggested.

Policy SC2 - Sport, leisure and recreation

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy is likely to have positive impacts on physical and mental health of Torbay's residents through requiring development to provide access to leisure and recreation facilities.	
	1.2 Reduce health inequality	++	The Policy is likely to promote health equality through requiring development to provide access to leisure and recreation.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	++	The Policy requires leisure and recreation facilities to be located within walking distance of development. This is likely to provide reasonable opportunities for routine daily exercise.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	+	Improvement to public realm could contribute to improved community safety.	
	2.4 Promote stronger and more vibrant communities	++	The Policy requires leisure and recreation facilities to be located within walking distance of development. This would allow people to meet their needs within the local community.	
	2.5 Increase access to and participation in cultural activities	++	The Policy aims to integrate sport, leisure and recreation facilities with development which would have significant positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires development to provide access to sport, leisure and recreation facilities according to additional demand generated. This is likely to have a significant positive impact on providing infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	++	Providing sport, leisure and recreation facilities within walking distance of development could reduce the cost of travel and therefore would have clear benefits on reducing poverty and income inequality.	
	3.3 Meet local needs locally	++	Increased accessibility to sport, leisure and recreation facilities would have clear benefits in meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Providing sport, leisure and recreation facilities within walking distance of development could reduce GHG emissions, hence benefit climate change.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Providing leisure and recreation facilities within walking distance of development could reduce GHG emissions and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	Sport, leisure and recreation facilities are attractions to residents and tourists alike, therefore the Policy would contribute positively to the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy requires major new sport, leisure and recreation facilities to be located in accessible locations using town centre sites then edge of town sites. This is likely to have a significant positive impact reducing the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Providing leisure and recreation facilities within walking distance of development would have a positive impact on this objective.	
	4.3 Make public transport, cycling and walking easier and more attractive	++	The Policy aims to ensure sustainable access to sport, leisure and recreation facilities. It is likely to have a positive impact on this objective.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species		The proposed sport facilities at Clennon Valley, Broadsand and Churston lie within greater horseshoe bat sustenance zone and/or strategic flyway and therefore require HRA to protect the European protected species.	Sport facilities on bat fly way and/or sustenance zone should undergo HRA to protect the European protected species.
	5.2 Promote conservation and wise use of land	+	The Policy requires major new sport, leisure and recreation facilities to be located in accessible locations using town centre sites then edge of town sites. It therefore makes the best of previously developed lands.	
	5.3 Protect and enhance landscape and townscape	++	The Policy is likely to have positive impact on landscape and townscape through requiring development to provide access to leisure and recreation facilities according to condition and location of existing open space.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	Assessment of existing and future sport and recreational needs have been undertaken as an integral element of the Torbay Green Infrastructure Delivery Plan.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	+	The Policy requires careful location of leisure and recreation facilities. In addition, provision of green space reduces the risk of flooding through an increased permeable surface.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.2 Keep water consumption within local carrying capacity limits	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.3 Minimise consumption and extraction of minerals	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.4 Reduce waste generation and increase materials efficiency	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.5 Minimise land, water, air, light, noise and generic pollution	+ ?	The Policy promotes walking and therefore would reduce air pollution in Torbay. Other forms of pollution are uncertain, depending on size and design of developments.	

Summary

The assessment found the effect to be significantly positive on the objectives concerned with improving health, health equality and health lifestyles. The Policy is likely to have a range of other positive impacts including improving air quality and reduction in journeys made by car, through the requirements for sports facilities to be accessibly located. In addition there are likely to be positive impacts on access to services, reducing greenhouse gas emissions and consequently reducing the vulnerability of the economy to climate change. Sport, leisure and recreation facilities are attractions to residents and tourists alike, therefore the Policy would

contribute positively to the tourism industry.

The assessment found the Policy to have potential to increase the risk of water consumption, energy consumption and generation of waste.

Recommendations

- Development should meet high environmental standards. Addressed under ES1
- Sport facilities in bat sustenance zone and/or fly way should undergo HRA to safeguard European protected species. Addressed as a response to SA recommendations

Policy SC3 - Education, skills and local labour

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy supports the delivery of live/work units and key workers housing.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy supports the Council capital programme and also supports initiatives and development that improve skills and link between work and education.	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	++	The Council promotes use of local labour training, placements and apprenticeship schemes.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	New development will required to contribute towards education provision in the Bay via CIL / s106.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy supports initiatives and development that improve skills and link between work and education.	
	3.2 Reduce poverty and income inequality	++	Provision of education and training opportunities locally would reduce travel cost.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	++	The Council promotes use of local labour training, placements and apprenticeship schemes.	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	Provision of education and training opportunities locally would reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Provision of education and training opportunities locally would reduce the need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Provision of education and training opportunities locally would allow for easy access to schools.	
	4.4 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.5 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	+	Provision of education and training opportunities locally would reduce long distance travel and therefore it would benefit air quality in the Bay.	

Summary

The Policy supports initiatives and development that improve skills and the link between work and education. This would provide everyone in Torbay with opportunities for education and training and would have a significant positive impact on contributing to economic growth. It will also reduce travel cost and will support climate change and air quality objectives.

Recommendations

Not changes to the Policy are suggested

Policy SC4 - Sustainable food production

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	There should be positive implications for health resulting from delivery of this policy. Provision of sustainable local food production is one of the wider determinants of health.	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	++	Growing local food encourages people to lead more active, healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	+	Food hubs would provide opportunities for education and training	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	++	Provision of sustainable local food production and food hubs will help support the local economy and promote meeting resident's needs locally and reducing their need to travel.	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy aims to provide sustainable local food production and food hubs, therefore has clear benefit for this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Provision of sustainable local food production and food hubs would provide work opportunities in Torbay.	
	3.2 Reduce poverty and income inequality	++	The Policy encourages local food production and therefore reduces the need and cost of travel.	
	3.3 Meet local needs locally	++	Sustainable food production supported by this policy will help support the local economy	
	3.4 Harness the economic potential of the coast in a sustainable way	+	In direct impact. Sustainable food production is a component in creating a low carbon society and would help the Bay become more resilient to future food insecurity. Local food has fewer food miles, and therefore less associated carbon emissions	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy promotes meeting residents' needs locally and reducing their need to travel. This is likely to decrease GHG emissions and therefore support this objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The Policy promotes meeting residents' needs locally and reducing their need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Provision of sustainable local food production and food hubs will help support the local economy and promote meeting resident's needs locally and reducing their need to travel.	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	+	Locally produced food has fewer food miles.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy encourages sustainable local food production and food hubs. This is likely to have positive impact on habitats and species, as is the protection of allotments and agricultural land	
	5.2 Promote conservation and wise use of land	++	The policy resists development proposals that result in loss of best and most versatile agricultural (grade 1,2 &3a)	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	++	The Policy supports the findings of the GI Delivery Plan.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	+	Provision of allotments and orchards would increase permeable surfaces and therefore reduces the risk of flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effect	

Summary

The Policy helps to increase access to food through the safeguarding of allotments and encouragement of space for food growing in developments, and should help to increase access to health facilities.

Recommendations

The Policy should incorporate the provision of new allotments in major housing development proposals. The Policy has been amended as recommended by the SA

Policy SC5 - Child poverty

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have a significant positive impact on improving health for all communities in the Bay.	
	1.2 Reduce health inequality	++	The Policy would reduce health inequality through provision of affordable housing and local affordable activities and play space.	
	1.3 Promote healthy lifestyles	++	Improving access to the country side and urban open space would encourage people to lead healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	++	The Policy requires new developments to provide affordable homes that provide a choice for low income families.	
	2.2 Provide everyone with opportunities for education and training	++	The Policy requires new development to ensure access to early year education by supporting existing schools and contributing to education provision as a result of new development.	
	2.3 Reduce crime and fear of crime	-	The Policy makes no reference to designing out crime.	New development should incorporate secured by design
	2.4 Promote stronger and more vibrant communities	++	The Policy requires new development to provide local affordable activities and play space.	
	2.5 Increase access to and participation in cultural activities	++	The Policy requires new development to provide local affordable activities and play space and increase access to the countryside and urban open space.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy requires new development to contribute to education provision.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy requires new development to tackle worklessness, by promoting and negotiating use of local labour training arrangement, placement and apprenticeship schemes and by provision of local employment space.	
	3.2 Reduce poverty and income inequality	++	The Policy requires new development to address fuel poverty and encourages landlords to improve property conditions. This is likely to reduce poverty and income inequality.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	++	The Policy requires new development to provide local affordable activities and play space.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through requiring new developments to provide energy efficient homes and use of renewable energy.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy requires new development to improve energy efficiency, which would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+	Provision local affordable activities and play space could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++	Provision local affordable activities and play space would meet local needs locally.	
	4.3 Make public transport, cycling and walking easier and more attractive	+	Provision local affordable activities and play space could encourage walking and cycling.	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy requires new development to provide energy efficient homes and use of renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	~	The Policy requires new development to provide energy efficient homes.	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	+	Provision local affordable activities and play space could reduce the need to travel and therefore would benefit air quality in the Bay.	

Summary

The Policy would have a significant positive impact on improving health for all communities in the Bay. It would also reduce health inequality through provision of affordable housing and local affordable activities and play space. Improving access to the countryside and urban open space would encourage people to lead healthy lifestyles.

The Policy would have a significant positive impact on supporting communities and meeting people's needs through requiring new development to provide affordable homes, contribute to education provision, address fuel poverty and encourage landlords to improve property conditions. The Policy however makes no reference to designing out crime.

The Policy requires new development to tackle worklessness, by promoting and negotiating use of local labour training arrangements, placement and apprenticeship schemes and by provision of local employment space. This would support opportunities for education and training as well as employment opportunities.

The Policy could provide positive opportunities to increase environmental awareness, through requiring new developments to provide energy efficient homes and use of renewable energy.

Recommendations

New developments should incorporate secured by design. Addressed under DE1.

Policy ES1 - Energy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	The implementation of this policy is likely to have positive impacts on health and well being, if the new and existing developments become more energy efficient and well insulated.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy promotes renewable energy facilities such as communal heat network and other renewable technologies.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	++	Development built to the sustainable standards will have lower running cost through greater energy efficiency than development not built to the sustainable standards. This will help to reduce fuel poverty.	
	3.3 Meet local needs locally	+	Provision of on-site renewable technologies and communal heating networks, supported by this policy, is likely to benefit this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy is likely to result in positive impacts on this SA objective, with the Policy seeking to mitigate climate change through promoting developments that are resilient and adaptable to climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy is likely to have significant positive impact on this objective, through supporting localised production and consumption of energy and reducing the dependency on fossil fuels.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy would result in reducing GHG emissions, which would consequently conserve and enhance habitats and species.	
	5.2 Promote conservation and wise use of land	++	The Policy would have clear benefits on biodiversity and flood and ground water storage.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	The Policy supports reducing reliance on finite source of energy. GI can help to reduce the impact on climate change by producing biomass energy from extensive areas of woodland in Torbay.	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy minimises flood risk in the long-term, through reducing GHG emissions.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	The Policy requires all major development to reduced energy demand through the siting and design. This includes the use of orientation, layout and landscaping to optimise solar gain, ventilation and cooling. This would have a significant positive impact on reducing GHG emissions.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	++	The Policy requires buildings to be re-used where possible and be designed to allow later conversion/adaptation to save embodied energy which would otherwise be lost from demolition.	
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy requires buildings to be re-using materials, including recycled materials in the construction of new buildings.	
	6.5 Minimise land, water, air, light and noise pollution	~	No significant effect	

Summary

The Policy is likely to have positive impacts on health and well being, if new and existing developments become more energy efficient and well insulated. Development built to sustainable standards will have lower running costs through greater energy efficiency than development not built to such a standard, and would therefore, help to reduce fuel poverty.

Provision of on-site renewable technologies and communal heating networks, supported by this policy, is likely to benefit objectives related to provision of infrastructure and meeting local needs locally. The Policy is likely to have significant positive impact on the SA objective related to reducing the vulnerability of the economy to climate change, through supporting localised production and consumption of energy and reducing the dependency on fossil fuels.

The Policy would have significant positive impacts related to minimisation of consumption and extraction of minerals through the reuse and recycling of material generated by the construction process. In addition the Policy requires all development to reduce energy demand through siting and design. This includes the use of orientation, layout and landscaping to optimise solar gain, ventilation and cooling. This would have a significant positive impact on reducing greenhouse gas emissions.

Recommendations

The requirement for low carbon design has been amended to apply only to major development for viability purposes. However this will impact negatively on SA objective 6.1 (Reduce non renewable energy consumption and greenhouse gas emissions) due to cumulative impact of small-scale development.

Policy ES2 - Renewable and low carbon infrastructure

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	Policy EG3 supports provision of renewable and low carbon infrastructure. This will have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to provide job opportunities.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy is likely to result in positive impacts on this SA objective, with the Policy seeking to provide renewable and low carbon infrastructure, taking into account the wider environment.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Habitats and species would be protected through measures that ensure development will not be permitted if it proved to harm the environment.	
	5.2 Promote conservation and wise use of land	+	The Policy states that development will not be permitted if it causes damage to protected assets in the natural and built environment.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy minimises flood risk, through provision of renewable energy low carbon infrastructure that will result in reducing GHG emissions.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Provision of renewable energy low carbon infrastructure will facilitate the use of renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	~	No significant effect	

Summary

The Policy supports provision of renewable and low carbon infrastructure and therefore has little relevance to most of the SA objectives. It however has positive impacts in the medium and long term on the objective related to communities, environment quality and consumption of natural resources.

The Policy will have significant positive impacts relating to climate change by facilitating the use of renewable energy and consequently reducing greenhouse gas

emissions. It will also have clear benefits to providing the required infrastructure in line with population increase. It could have minor positive effects on protecting habitats and species, promoting conservation and wise use of land and providing job opportunities.

Recommendations

No changes to the Policy are suggested.

Policy ER1 - Flood risk

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	Overall, there should be positive implications for health resulting from delivery of this Policy. This is due to the provision of SUDS, which will improve water quality and recreation in Torbay.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	+	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	+	There is a potential for positive effects on cultural activities by seeking to improve amenity and recreation in Torbay.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	Policy ER1 seeks to provide infrastructure in terms of flood defences and drainage infrastructure. This is likely to have significant positive impact on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy promotes a number of measures that will provide for climate change, which will have clear benefits on this SA objective: <ul style="list-style-type: none"> • Creation or improvement of wetlands and reed beds. • Creation of natural buffer strips that can assist in controlling run-off, prevent pollution damage to water bodies and provide corridors for wildlife. • Provision of SUDS that facilitate natural drainage, ground water recharge and combat the dispersal of pollutants. • Careful layout of developments to ensure flood resilience and resistance. 	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy is likely to have long-term positive impact on this objective, through the requirement to provide safe and satisfactory defended for lifetime developments.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	+	The Policy is likely to have positive impact on this objective by seeking to improve amenity and recreation in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Mitigation measures such as SUDS will have clear benefits on biodiversity by reducing the amount of pollutants enter waterways. This will have clear benefit on this SA objective.	
	5.2 Promote conservation and wise use of land	++	The Policy requires new development to incorporate SUDS and PPP, which should improve both surface and ground water. This should have a clear positive impact on this objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	Efficient use of water and provision of SUDS could provide minor positive impact to GI in terms of contributing to climate change adaptations and improving the blue space in Torbay.	Opportunities for biodiversity based SUDS should be encouraged where possible.
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	Policy ER1 aims to guide development away from areas at risk of flooding or likely to be at risk in the future. The Policy also requires developments in flood risk areas to incorporate site specific flood risk assessment in line with recommendations of SFRA. This should minimise the risk and impact of flooding which will have clear benefit to this SA objective.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~		
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	The Policy is likely to have significant positive impact on this objective in the medium and long term, through minimising water pollution.	

Summary

The Policy aims to guide development away from areas at risk of flooding or likely to be at risk in the future. The Policy also requires developments in flood risk areas to incorporate site specific flood risk assessment in line with recommendations of the SFRA. This should minimise the risk and impact of flooding which will

have clear benefits with regard to SA objectives.

The Policy performs well against health, communities and economy objectives and particularly well against environmental objectives. Despite having little relevance to a number of the sustainability objectives, overall the Policy should have significant positive impacts.

Incorporating SUDS into new developments should improve water quality and recreation in Torbay; both are among the wider determinants of health. Health and wellbeing therefore is likely to be improved through implementation of the Policy. It has the potential for positive effects on cultural activities by seeking to improve amenity and recreation in Torbay.

The Policy seeks to provide infrastructure in terms of flood defences and drainage infrastructure. It should therefore have a significant positive impact on the sustainability objective that promotes provision of infrastructure and reduce the vulnerability of the economy to climate change in the long-term.

The Policy promotes a number of measures that will help Torbay adapt to climate change such as:

- Creation or improvement of wetlands and reed beds.
- Creation of natural buffer strips that can assist in controlling run-off, prevent pollution damage to water bodies and provide corridors for wildlife.
- Provision of SUDS that facilitate natural drainage, ground water recharge and combat the dispersal of pollutants.
- Careful layout of developments to ensure flood resilience and resistance.

Recommendations

No changes to the Policy are suggested.

Policy ER2 - Water management

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	There is a potential for positive effects on health objective through requiring SUDS, which improves water quality.	
	1.2 Reduce health inequality	+	See above	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy supports this SA objective by requiring new development to provide adequate sewerage infrastructure. Water and drainage infrastructure is also required.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Policy ER2 could provide positive opportunities to combine coastal management with increasing environmental awareness through the following examples: <ul style="list-style-type: none"> • Requiring new development to provide SUDS. • Ensuring efficient use of water through variety of techniques such as gray water recycling , rainwater harvesting, and water meters • Requiring new buildings to meet Code for Sustainable Homes and BREAAAM 	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The requirement for SUDS and PPP will have clear benefits on reducing water contamination and consequently protect habitats and species including Lyme Bay and Torbay Marine cSAC	
	5.2 Promote conservation and wise use of land	++	The Policy should have clear positive impact on this objective through promoting efficient use of water. The Policy also requires new development to incorporate SUDS and PPP, which should reduce surface and groundwater contamination.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	+	Efficient use of water and provision of SUDS could provide minor positive impact to GI in terms of contributing to climate change adaptations and improving the blue space in Torbay	The Policy could be strengthened by promoting natural sewage treatment such as Wetland, in particular reedbeds.
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	++	Policy ER2 indirectly assist in reducing risk to flooding through promoting a number of measures such as provision of SUDS and water harvesting techniques.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	++	The aim of Policy ER2 is to promote efficient use of water and minimise water pollution. This will have clear benefit to this SA objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	Policy ER2 requires capacity of sewage work to cope with the new development; it also requires new development to provide SUDS that will reduce pollution in watercourses. The Policy makes a specific reference to the WFD, which will have a positive impact on water quality.	

Summary

The Policy could provide positive opportunities to combine coastal management with increased environmental awareness by requiring new development to provide SUDS and ensuring efficient use of water through a variety of techniques such as gray water recycling, rainwater harvesting, and water meters.

The requirement for SUDS, Pollution Prevention Plan, Code for Sustainable Homes and BREAAAM will have clear benefits for reducing water contamination and consequently improve human health and protect habitats and species, including the Lyme Bay and Torbay Marine candidate Special Area of Conservation.

Efficient use of water and provision of SUDS could provide minor positive impact to green infrastructure in terms of contributing to climate change adaptations and improving the blue space in Torbay. The Policy makes a specific reference to the Water Framework Directive (WFD), which will have a positive impact on water quality.

Recommendations

Policy ER2 could be strengthened by promoting natural sewage treatment such as Wetland, in particular reedbeds.

Policy ER3 - Contamination

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have a significant positive impact on human health through freedom from pollution.	
	1.2 Reduce health inequality	++	The Policy could reduce health inequality through avoiding exposure of poorer people to pollution.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	~	No significant effects	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	~	No significant effects	
	5.6 Maintain and enhance historical environment	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy aims to provide guidance to developers in respect of contaminated land and therefore has little relevance to most of the sustainability objectives. However it has a significant positive impact on human health and the reduction of health inequality through freedom from pollution and avoiding exposure of disadvantaged people to pollution.

Recommendations

No changes to the Policy are suggested.

Policy ER4 - Ground stability

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	The Policy would have a significant positive impact on human health through reducing risks to public health.	
	1.2 Reduce health inequality	~	No significant effects	
	1.3 Promote healthy lifestyles	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	~	No significant effects	
	2.3 Reduce crime and fear of crime	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effects	
	3.2 Reduce poverty and income inequality	~	No significant effects	
	3.3 Meet local needs locally	~	No significant effects	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effects	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effects	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effects	
	5.2 Promote conservation and wise use of land	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	~	No significant effects	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	~	No significant effects	

Summary

The Policy aims to provide guidance to developers in respect of ground stability and therefore has little relevance to the most of the sustainability objectives. However it has a clear benefit for the health objectives, through reducing risks to public health.

Recommendations

No changes to the Policy are suggested.

Policy W1 – Waste hierarchy

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Minimising the pollution potential of unavoidable waste and disposal of waste in an environmentally acceptable manner could help improve health and wellbeing in Torbay.	
	1.2 Reduce health inequality	++	See above	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to assist in creation of jobs associated with waste recycling in Torbay.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy could enable growth of new businesses in waste management, for recycling in particular.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Disposal of waste in an environmentally acceptable manner could encourage sustainable development.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+ --	Green House Gases such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions. In contrast there is a possibility of increased CO ₂ emissions from transportation of waste to landfill in Devon and Plymouth.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Sustainable waste management during construction and operation could reduce the transport impact of waste management.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	--	The Policy makes no reference to using alternative modes of transport to move waste outside of Torbay.	The Policy should reduce the level of road traffic and maximise opportunities for alternative modes wherever practicable.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	++	The Policy requires proposals for waste disposal to incorporate reclamation of the site to an appropriate after use.	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	The Policy could enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	++	The Policy promotes sustainable management of construction waste, which would benefit this SA objective.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy aims to minimise waste in accordance with the waste hierarchy.	
	6.5 Minimise land, water, air, light and noise pollution	+	Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. The Policy also requires proposals for development to minimise the pollution of unavoidable waste.	

Summary

The Policy aims to minimise waste in accordance with the waste hierarchy, which would encourage sustainable development. This should reduce greenhouse gas emissions and minimise consumption and extraction of minerals. Minimising the pollution potential of unavoidable waste and disposal of waste in an environmentally acceptable manner, supported by this Policy, could help improve health and wellbeing and reduce health inequality in Torbay.

Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. Greenhouse gases) such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce such emissions. In contrast there is a possibility of increased CO2 emissions as a result of moving Torbay's waste to landfill or energy from waste facilities in Devon and Plymouth.

Policy W1 could enable growth of new businesses in waste management for recycling in particular. This is likely to assist in creation of non-seasonal jobs associated with waste recycling in Torbay.

Recommendations

- The Policy should reduce the level of road traffic and maximise opportunities for alternative modes wherever practicable. Addressed as a response to SA recommendations

Policy W2 - Waste audit for major and significant waste generating developments

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Waste audit and waste management plans would contribute to the positive well being and freedom from pollution.	
	1.2 Reduce health inequality	++	Waste audit and waste management plans would contribute to the positive well being and freedom from pollution. This is likely to have a positive impact on reducing health inequality.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to assist in creation of jobs associated with waste recycling in Torbay.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy could enable growth of new businesses in waste management, for recycling in particular.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Disposal of waste in an environmentally acceptable manner could encourage sustainable development.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	Green House Gases such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Develop the economy in ways that meet people's needs	4.1 Reduce the need /desire to travel by car	++	Sustainable waste management during construction and operation could reduce the transport impact of waste management.	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+	The Policy could enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	++	The Policy promotes a better use of limited natural resources, which would benefit this SA objective.	
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy aims to minimise waste in accordance with the waste hierarchy.	
	6.5 Minimise land, water, air, light and noise pollution	+	Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. The Policy also requires proposals for development to minimise the pollution of unavoidable waste.	

Summary

The Policy requires major development proposals to include a Waste Audit and 5 years Waste Management Plan, which would encourage sustainable development. It should reduce greenhouse gas emissions and promote a better use of limited natural resources. It could help improve health and wellbeing and reduce health

inequality in Torbay.

Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. Greenhouse gases such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce such emissions.

Policy W2 could enable growth of new businesses in waste management for recycling in particular. This is likely to assist in creation of non-seasonal jobs associated with waste recycling in Torbay.

Recommendations

No changes to the Policy are suggested.

Policy W3 - Existing waste management facilities in Torbay

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy would have positive effects on providing the required infrastructure as it enables the waste industry to deliver waste infrastructure to manage waste efficiently within Torbay.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	The Policy is likely to assist in creation of jobs associated with waste management in Torbay.	
	3.2 Reduce poverty and income inequality	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	++	The Policy will ensure sufficient recycled and construction waste, which would support sustainable economic growth including meeting the local demand for the construction of housing.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	Positive effects as Policy W3 should ensure the provision of sufficient waste management facilities and locate them close to where waste is generated. This will support waste collection operators in providing a sustainable and equitable service.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	GHGs such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	The Policy would enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	++	The Policy will lead to an increase in recycled materials being used and therefore reducing the need for primary resources	
	6.4 Reduce waste generation and increase materials efficiency	++	Positive effects as Policy W3 will enable an increase in the amount of waste being reduced, reused, recycled and recovered leading to a reduction of waste being disposed of to landfills.	
	6.5 Minimise land, water, air, light and noise	+	Locating waste facilities close to where waste is generated will reduce related traffic movements, therefore would improve air quality in Torbay.	

Summary

The Policy would have positive effects on providing the required infrastructure as it enables the waste industry to deliver waste infrastructure to manage waste efficiently within Torbay. It could also provide recycled and construction waste, which would support sustainable economic growth including meeting the local demand for the construction of housing and possibly assist in the creation of non-seasonal jobs associated with waste management in Torbay.

The Policy ensures the provision of sufficient waste management facilities and their location close to where waste is generated. This would support waste collection operators in providing a sustainable and equitable service and could improve air quality in Torbay.

Policy W3 would enable an increase in energy generated from waste and an increase in recycled materials being used and therefore reducing the need for primary resources and should help reduce greenhouse gas emissions.

Recommendations

No changes to the Policy are suggested.

Policy W4 - Proposals for new waste management facilities

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	++	Policy W4 requires proposals for waste management facilities to have no adverse effects or endanger human health.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon air quality as well as impacts from noise, odour and vibration. This is likely to reduce health inequality.	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy requires proposals for waste management facilities to use rail freight shipping as an alternative mode of transport. This is likely to reduce Green House Gases (GHG) emissions.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	++	The Policy requires proposals for waste management facilities to use rail freight shipping as an alternative mode of transport.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	The Policy would have the potential for a significant positive impact on habitats and species as it requires proposals for waste management facilities to avoid damaging biodiversity.	
	5.2 Promote conservation and wise use of land	++	The Policy would have the potential for a significant positive impact on agricultural land.	
	5.3 Protect and enhance landscape and townscape	++	The Policy would have the potential for a significant positive impact on landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon archaeological or cultural heritage.	
	5.7 Reduce vulnerability to flooding and sea level rise	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon the local water environment.	
	6.3 Minimise consumption and extraction of minerals	++	The Policy will lead to an increase in recycled materials being used and therefore reduce the need for primary resources.	
	6.4 Reduce waste generation and increase materials efficiency	++	Positive effects as Policy W4 will enable an increase in the amount of waste being reduced, reused and recycled leading to a reduction of waste being disposed of to landfills.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon air quality as well as impacts from noise, odour and vibration.	

Summary

The Policy performs particularly well against the environmental and health objectives. It requires proposals for waste management facilities to have no adverse effects or endanger human health, through adequately addressing the potential impact upon air quality as well as impacts from noise, odour and vibration.

The Policy requires proposals for waste management facilities to use rail freight shipping as an alternative mode of transport. This is likely to reduce GHG emissions. It would also enable an increase in the amount of waste being reduced, reused and recycled leading to a reduction of waste being disposed of to landfills, and therefore reducing the need for primary resources.

Recommendations

No changes to the Policy are suggested.

Policy W5 - Waste water disposal

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	+	There should be positive implication for health resulting from delivery of this Policy. This is due to provision of WWT facilities, which would improve water quality in Torbay. The Policy requires new WWT facilities to undertake HIA.	
	1.2 Reduce health inequality	+	The supporting text requires proposals for WWT facilities to carefully consider the amenity impact (odour, noise, and traffic). This is likely to reduce health inequality.	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy would have a significant positive impact through providing WWT infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Indirectly the Policy will enhance biodiversity through improving water quality.	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	-	Wetland, in particular, reedbeds can act as natural sewage treatment.	Policy W5 should include use of natural sewage treatment methods as appropriate.
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise pollution	++	Water pollution would be minimised through improving water quality. The requirement to reduce the impact on the sewerage system will have a significant positive impact on water quality.	

Summary

The Policy aims to provide Waste Water Treatment infrastructure to improve water quality. It has little relevance to the most of the SA objectives, but nevertheless performs well against health and biodiversity objectives. The Policy could further be improved through considering natural sewage treatment, in particular reedbeds, as promoted by the Torbay Green Infrastructure Delivery Plan, and by requiring Health Impact Assessment for new or extended Waste Water Treatment facilities.

Recommendations

The Policy should include:

- A requirement for Health Impact Assessment for new or extended Waste Water Treatment facilities. Addressed as a response to SA recommendations
- use of natural sewage treatment methods as appropriate. Addressed under ER1

Policy M1 - Minerals extraction

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	--	The nature of mineral extraction processes creates a potential negative impact on human health due to exposure to dust, noise and other pollutants. In addition increased traffic in and out of sites could worsen air quality in the area which would have negative health implications.	Mineral extraction proposals should be accompanied with Health Impact Assessment in order to moderate the negative effects on human health
	1.2 Reduce health inequality	--	Residents living in close proximity to mineral extraction sites are likely to be at greater health hazard.	See above
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	++	The Policy is likely to have a positive impact on this objective through regulating mineral extraction in Torbay.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy could provide employment opportunities in the mining sector.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	The Policy is likely to enhance local businesses through supporting proposals for extraction of building stones that demonstrate a local need for minerals.	
	3.4 Harness the economic potential of the coast in a sustainable way	+	The Policy requires proposals for extraction of minerals to avoid any significant environmental harm.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	+	The Policy requires proposals for extraction of mineral to be in proximity of HGV route or alternative modes of transport. This is likely to have a positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	++	The Policy requires proposals for extraction of mineral to use alternative modes of transport.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policy requires sites to deliver significant contributions to local, regional and national BAP targets for habitat creation and priority species.	
	5.2 Promote conservation and wise use of land	+	The Policy states that extensions to existing/disused sites will be given priority over new sites, subject to environmental acceptability. This is likely to promote conservation and wise use of land.	
	5.3 Protect and enhance landscape and townscape	+	The Policy requires mineral extraction proposals to maintain and enhance the local landscape character and setting of settlements.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	+	The Policy requires mineral extraction proposals to avoid harm to historic assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	+	The Policy is likely to have positive impact on reducing vulnerability to flooding through requiring mineral extraction proposals to avoid areas at risk of flooding.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	+	The Policy itself does not identify measures to minimise consumption and extraction of minerals. Policy M2 however, promotes maximising the use of secondary and recycled aggregates.	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light and noise pollution	-- +	Mineral extraction has the potential to cause air and noise pollution. The supporting text makes a reference to WFD, which will have a positive impact on water quality	

Summary

The nature of mineral extraction processes creates a potential negative impact on human health due to exposure to dust, noise and other pollutants. In addition increased traffic in and out of the sites could worsen air quality in the area, which would have negative health implications. Mineral extraction proposals therefore should be accompanied with a Health Impact Assessment (HIA) in order to assess and mitigate the negative effects on human health.

The Policy is likely to enhance local businesses through supporting proposals for extraction of building stone that demonstrate a local need for minerals. It would also provide employment opportunities in the mining sector.

The Policy states that extensions to existing/disused sites will be given priority over new sites. This is likely to protect and enhance habitats and species and promote conservation and wise use of land. It would also maintain and enhance the local landscape character and setting of settlements and historic assets.

The Policy requires proposals for extraction of minerals to be in proximity to a HGV route or alternative mode of transport. This is likely to have a positive impact with regard to climate change. It would also have a positive impact on reducing vulnerability to flooding through requiring mineral extraction proposals to avoid areas at risk of flooding.

Mineral extraction has the potential to cause air and noise pollution. Mineral extraction activities should produce a pollution prevention plan that includes method statements for management of all potentially polluting activities. The Policy itself does not identify measures to minimise consumption and extraction of minerals. It however, promotes maximising the use of secondary and recycled aggregates.

Recommendations

- Mineral extraction proposals should be accompanied with Health Impact Assessment in order to moderate the negative effects on human health. Addressed under SC3
- Mineral extraction activities should produce a pollution prevention plan that includes method statements for management of all potentially polluting activities. Addressed as a response to SA recommendations

Policy M2 - Maximising the use of secondary and recycled aggregates

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	--	Mineral recycling facilities could have negative impacts on human health due to exposure to dust, noise and other pollutants. In addition increased traffic in and out of sites could worsen air the quality in the area which could have negative health implications.	Mineral extraction proposals should be accompanied with Health Impact Assessment in order to moderate the negative effects on human health.
	1.2 Reduce health inequality	--	Residents living in close proximity to mineral recycling facilities are likely to be at greater risk of health hazards.	See above
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	The Policy could provide employment opportunities in the mining sector.	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	++	Policy M2 is likely to enhance local businesses through supporting mineral recycling facilities in Torbay.	
	3.4 Harness the economic potential of the coast in a sustainable way	++	The Policy requires mineral recycling facilities to avoid any significant environmental, amenity or transport impacts.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The production of recycled aggregates would help to meet the local demand and therefore would avoid unnecessary dependence on long distance travel. This would benefit climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	--	The Policy makes no reference to sustainable transport of freight.	Policy M2 should consider the use alternative modes of transport.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	++	The Policy seeks to maximise use of secondary and recycled aggregates, which will help reduce demand for primary aggregates. Therefore it would have a significant positive effect on minimising consumption and extraction of minerals.	
	6.4 Reduce waste generation and increase materials efficiency	++	The Policy promotes use of recycled aggregates and therefore would have a significant positive effect on reducing waste generation.	
	6.5 Minimise land, water, air, light, noise and generic pollution	+	The Policy supports locating recycling site near to raw material sources. This would reduce traffic emissions and have a positive impact on improvement of air quality in Torbay.	

Summary

Mineral recycling facilities could have negative impacts on human health due to exposure to dust, noise and other pollutants. In addition, increased traffic in and out of sites could worsen air quality in the area which would have negative health implications. Residents who live in close proximity to mineral recycling facilities are likely to be subject to greater health risk.

The Policy requires mineral recycling facilities to avoid any significant environmental, amenity or transport impacts. The production of recycled aggregates would help to meet local demand and therefore would reduce traffic emissions and have a positive impact to improve air quality in Torbay. It could also benefit the climate change objective.

The Policy seeks to maximise the use of secondary and recycled aggregates, which will help reduce demand for primary aggregates. It would therefore have significant positive effects on minimising extraction of minerals and reducing waste generation. It could also provide permanent job opportunities in the mining sector.

Recommendations

- The SA recommends a Health Impact Assessment (HIA) for all mineral extraction proposals, in order to moderate the negative effects on human health. Addressed under SC3

- The Policy should consider the use of alternative modes of transport. Addressed as a response to SA recommendations

Policy M3 - Preserving and safeguarding of limestone resources and key local building stone

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	~	No significant effect	
	1.2 Reduce health inequality	~	No significant effect	
	1.3 Promote healthy lifestyles	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	~	No significant effect	
	2.3 Reduce crime and fear of crime	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	~	No significant effect	
	3.2 Reduce poverty and income inequality	~	No significant effect	
	3.3 Meet local needs locally	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	++	The Policy encourages the use of local building stones in new developments and for restoration purposes which would reduce carbon footprint. This would have significant positive impact on climate change.	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	++	The use of local materials helps to enhance local distinctiveness. This could indirectly contribute to the regeneration and quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect	
	5.2 Promote conservation and wise use of land	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	Policy M3 supports the use of local materials, which would enhance local distinctiveness.	
	5.5 Promote the essential need for green infrastructure	~	No significant effect	
	5.6 Maintain and enhance historical environment	++	The Policy aims to safeguard local building stone both now and in the future, for the maintenance and restoration of conservation areas in Torbay.	
	5.7 Reduce vulnerability to flooding and sea level rise	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	~	No significant effect	

High level Objectives	Sub-objective	Score	Assessment of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	++	The Policy would have a positive impact on air quality, through reducing traffic by using local materials and reducing the need to travel.	

Summary

The Policy aims to safeguard local building stone both now and in the future, for the maintenance and restoration of historic buildings and features in Torbay. This would enhance local distinctiveness and could indirectly contribute to the regeneration and quality and diversity of the tourism industry. It also encourages the use of local building stone in new development and for restoration purposes which would help to reduce carbon footprints. This would have significant positive impact on climate change by reducing greenhouse gas emissions and would also benefit air quality in Torbay, through reducing traffic.

Recommendations

No changes to the Policy are suggested.