

A landscape for success

The Plan for Torbay to 2032 and beyond



Sustainability Appraisal Report

Local Plan
Consultation Draft

September 2012

Purpose of this Document

This document is the Sustainability Appraisal (SA) Report for the Torbay Local Plan (Consultation Draft – September 2012). The SA report aims to identify the potential social, economic and environmental impacts of the Local Plan.

This report has been compiled for consultation purposes and your comments are welcome (please see details below to comment). It is accompanied by a Non-Technical Summary and Appendices.

We want your views!

The Strategic Planning Team welcomes feedback on the SA Report, particularly in regard to your views on the following:

- Have all potential social, economic and environmental impacts of implementing this Plan been identified?
- Are the recommendations suggested sufficient to prevent, reduce and, as far as possible offset any significant adverse effects of implementing the plan?
- Do you have any further comments or suggestions relating to monitoring the plan to assist in tracking its likely social, economic and environmental implications?

If you wish to comment on the Sustainability Appraisal Report please use the contacts below. The consultation period extends in parallel to the period for the Draft Local Plan, and runs from Friday 28th September 2012 to Friday 9th November 2012.

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Reference copies of this document will be made available at Council Libraries and Connections Offices and at Roebuck House. This Report and accompanying Non-Technical Summary and Appendices can also be accessed via the Internet on www.torbay.gov.uk/newlocalplan

Sustainability Appraisal Report

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1.1 Introduction

Under the Planning and Compulsory Purchase Act 2004, Sustainability Appraisal (SA) is a mandatory element of the Local Development Framework (LDF) process. It must meet the requirements of the European Union's Strategic Environmental Assessment (SEA) Directive 2001/42/EC. The National Planning Policy Framework (NPPF) also requires that a Sustainability Appraisal, incorporating the requirements of the SEA Directive, is integral to the plan making process.

Sustainability appraisal is a systematic process undertaken during the preparation of a plan or strategy. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it provides an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.

1.2 The Torbay Local Plan

The Local Plan deals with different aspects of planning in Torbay and covers the period 2012 – 2032. The Local Plan is intended to inform Neighbourhood Plans, which express the aspirations of communities at a local level.

The Local Plan aims to regenerate Torbay and increase economic prosperity in a sustainable manner. These have been identified as the most important issues for the area in the Torbay Community Plan 'Turning the Tide for Torbay' and the Economic Development Strategy.

The Local Plan includes matters that relate not only to the use of land but also to other things such as funding and infrastructure (roads, schools, water supply, climate change, Peak Oil etc). For this reason it is called a "spatial plan". There is more information on the Local Plan at www.torbay.gov.uk/newlocalplan

1.3 The Structure of this Document

Throughout its development, the Local Plan (previously known as the Core Strategy) has been assessed at various points to determine its impacts on local social, economic and environmental aspects. This Report has been compiled to summarise the sustainability appraisal work that has been carried out so far and show how sustainability has been accounted for as the Local Plan evolved in the planning progress.

1 Background

Following this introductory section, the document is sub-divided into further nine sections:

Section 2: outlines key stages of the sustainability appraisal process, the compliance with the SEA Directive and also outlines who was consulted, when and how.

Section 3: summarises the previous stages of the Sustainability Appraisal.

Section 4: compares the Local Plan aims and aspirations against the Sustainability Appraisal objectives.

Section 5: provides sustainability assessment of the Local Plan Strategic Direction and Sustainable Development Policies

Section 6: provides sustainability assessment of the Local Plan Strategic Direction and Delivery Policies

Section 7: provides sustainability assessment of the Local Plan Place-making and Key Policy Delivery Areas Across Torbay

Section 8: outlines the Sustainability Appraisal key findings.

Section 9: sets out the monitoring framework of the Sustainability Appraisal.

Section 10: provides an indication of the next steps in the Sustainability Appraisal process.

2.1 Key Stages of Sustainability Appraisal

The approach adopted for this Sustainability Appraisal Report follows the ODPM guidance (November 2005)⁽¹⁾ and the Planning Advisory Service guidance (2007)⁽²⁾. The SA process works in parallel with the preparation of the Local Plan and links across at all stages.

The Sustainability Appraisal guidance comprises five key Stages. Stage A sets the context, establishes the baseline and decides on the scope, Stage B develops and refines options and assesses effects, Stage C relates to preparing the SA report, Stage D deals with consulting on the SA Report and finally, Stage E monitors the significant effects of implementing the Local Plan policies. Table 2.1 below provides details of the methodology of each stage. This SA Report represents Stage D.

The SEA Directive provides means of ensuring that due consideration has been given to environmental issues during the preparation and adoption of strategic level plans. **Appendix 1** comprises a list of the SEA Directive requirements that need to be met within the SA process.

| Stage | Task |
|----------|---|
| A | Setting the context and objectives, establishing the baseline and deciding on the scope |
| A1 | Identifying other relevant policies, plans and programmes, and sustainable development objectives |
| A2 | Collecting baseline information |
| A3 | Identifying sustainability issues and problems |
| A4 | Developing the SA framework |
| A5 | Consulting on the scope of the SA |
| B | Developing and refining options and assessing effects |
| B1 | Testing the DPD objectives against the SA framework |
| B2 | Developing the DPD options |
| B3 | Predicting the effects the DPD |
| B4 | Evaluating the effects of the DPD |
| B5 | Considering ways of mitigating adverse effects and maximising beneficial effects |

1 Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM 2005)

2 Local Development Frameworks - Guidance on Sustainability Appraisal (PAS, 2007)

2 Appraisal Methodology

| Stage | Task |
|----------|--|
| B6 | Proposing measures to monitor the significant effects of implementing the DPDs |
| C | Preparing the Sustainability Appraisal Report |
| C1 | Preparing the SA Report |
| D | Consulting on the DPD and SA Report |
| D1 | Public participation on the preferred options of the DPD and the SA Report |
| D2 | Appraising significant changes |
| D3 | Making decisions and providing information |
| E | Monitoring the significant effects of implementing the DPD |
| E1 | Finalising aims and methods for monitoring |
| E2 | Responding to adverse effects |

Table 2.1 Stages involved in completing the SA process

The emerging Local Plan policies were appraised systematically using the SA Objectives. Where significant adverse effects have been predicted, the SA sought where possible to identify means of offsetting these effects. Where it was considered that there were opportunities to enhance the sustainability of the policies, recommendation were made. The Appraisal recognised six categories of predicted effects as illustrated in the key below.

| | | | |
|-----------|-----------------------|-----------|------------------------------|
| ++ | Clear benefits | -- | Clear negative Impact |
| + | Minor benefits | - | Minor Negative impact |
| ~ | Neutral | ? | Uncertain |

The majority of the assessments made within the Appraisal matrices (**Appendices 5, 6 and 7**) are qualitative and indicate expected trends. Trend identification is based upon discussions and data collection, which occurred during compilation of the baseline data for the Scoping Report. Where possible, reference has been made to the baseline and any quantitative data within it, to support the assessment made. The assessment also makes reference, where possible, to the nature of the impacts in terms of their short-term / long-term nature, their magnitude and where appropriate their geographical scale.

2.2 Consultation

Consultation forms a very important part of the Sustainability Appraisal process. The key points of the consultation carried out for the previous stages of the SA are listed below:

2.2.1 Scoping Report Consultation

The consultation on the Scoping Report extended for a five week period in May and June 2009. The Scoping Report was made available to the statutory consultees, a number of stakeholders and internal officers. A good level of response was received (36%) which resulted in a number of amendments to the Scoping and Baseline Reports. **Appendix 2** considers these responses in further detail and outlines how they have been addressed.

2.2.2 Sustainability Appraisal of the Growth Options Consultation

The consultation on the Sustainability Appraisal of the Core Strategy Growth Options was took place over an eight week period from September to November 2009. The SA Report was made available alongside the Core Strategy to the statutory consultees, a number of stakeholders, Council Officers and the public. A limited number of responses were received, which have resulted in a number of amendments to the SA Report. **Appendix 3** sets out the comments made by the respondents and outline how they have been addressed.

2.3 Linkages to other Assessments

The SA process provides opportunities to consider other more specific assessments such as Habitats Regulations Assessment (HRA) and Equality Impact Assessment (EqIA). The following sections provide background information on these assessments and where they sit in relation to the sustainability appraisal process.

2.3.1 Habitats Regulations Assessment

Habitats Regulations Assessment is required by the Habitats Directive (92/43/EEC). Land Use Plans may require the undertaking of a HRA of their implications for European Sites. The purpose of HRA is to assess the impacts of a land use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site, whether alone or in combination with other plans and projects. The Habitats Regulations Assessment Report which accompanies the Local Plan Consultation Document, is available on the Council's web page: www.torbay.gov.uk/newlocalplan

2.3.2 Equality Impact Assessment

Equality Impact Assessment is a systematic way of finding out whether a policy affects different groups equally. An Equality Impact Assessment will be carried out on the Local Plan policies during the consultation period. The assessment finding will feed into the next stage of the Local Plan.

3 Summary of Previous Stages of the Sustainability Appraisal

This section provides a summary of the information presented in the Scoping Report that was published in May 2009 and a summary on the SA published alongside the earlier Regulation 25 version of the Core Strategy published in September 2009. The full range of documents can be found on Torbay Council's website: www.torbay.gov.uk/strategicplanning

3.1 Scoping Report Summary

The Scoping Report represents the first stage of the SA process. It sets out the baseline information on Torbay, plans and policies influencing the production of the Local Plan, current sustainability issues in Torbay and the sustainability framework. This section provides a brief summary of the outcome of Stage A tasks.

3.1.1 Other Relevant policies, plans and programmes

Plans, policies, strategies and guidance were reviewed and subdivided into international, national, regional and local levels and they were also grouped under the SEA Directive topics. The review however went beyond those specifically mentioned in the SEA Directive to include social and economic strategies, and plans and programmes that were considered to be relevant to the Local Plan.

3.1.2 Baseline Summary

The baseline survey covers social, environmental and economic characteristics of Torbay. These include the SEA topics such as air quality, biodiversity, climatic factors, cultural heritage and landscape, energy, material assets, population and human health, transport, waste, water and soil and also include economic development and social inclusion. The Baseline Report is available on Torbay Council's website: www.torbay.gov.uk/strategicplanning

3.1.3 Sustainability Issues and Problems

The purpose of this section was to identify key sustainability issues and problems in Torbay. The identification of sustainability issues can provide useful data to inform the Local Plan and the SA process. Sustainability issues were subdivided into social, economic and environmental issues. The issues and problems identified were linked to the baseline information.

3.1.4 The Sustainability Appraisal Framework

An overarching Sustainability Appraisal Framework has been identified as a means of describing, analysing and comparing sustainability effects of the Local Plan. This Framework comprises a set of Sustainability Appraisal objectives, with which to test the plan throughout its evolution, and sustainability indicators with which to measure the effects of the plan in the future.

The Sustainability Appraisal Framework comprises a two tier structure of 6 broad 'High level objectives', explained by 31 more specific sub-objectives outlined in Table 3.1 below.

3 Summary of Previous Stages of the Sustainability Appraisal

| High level objectives | Sub-objective |
|---|---|
| 1. Improve health | 1.1 Improve health of all communities in Torbay |
| | 1.2 Reduce health inequality |
| | 1.3 Promote healthy lifestyles |
| 2. Support communities that meet people's needs | 2.1 Help make suitable and affordable housing available to everyone |
| | 2.2 Provide everyone with opportunities for education and training |
| | 2.3 Reduce crime and fear of crime |
| | 2.4 Promote stronger and more vibrant communities |
| | 2.5 Increase access to and participation in cultural activities |
| | 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 |
| | 3.2 Reduce poverty and income inequality |
| | 3.3 Meet local needs locally |
| | 3.4 Harness the economic potential of the coast in a sustainable way |
| | 3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising |
| | 3.6 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 |
| | 4.2 Help everyone access basic services easily, safely and affordably |
| | 4.3 Make public transport, cycling and walking easier and more attractive |
| | 4.4 Encourage a switch from transporting freight by road to rail or water |
| 5. Maintain and improve environmental quality and assets | 5.1 Protect and enhance habitats and species |
| | 5.2 Promote conservation and wise use of land |
| | 5.3 Protect and enhance landscape and townscape |
| | 5.4 Value and protect diversity and local distinctiveness including rural ways of life |
| | 5.5 Promote the essential need for green infrastructure |

3 Summary of Previous Stages of the Sustainability Appraisal

| High level objectives | Sub-objective |
|--|--|
| | 5.6 Maintain and enhance the historic environment |
| | 5.7 Reduce vulnerability to flooding and sea level rise |
| 6. Minimise consumption of natural resources | 6.1 Reduce non renewable energy consumption and greenhouse gas emissions |
| | 6.2 Keep water consumption within local carrying capacity limits |
| | 6.3 Minimise consumption and extraction of minerals |
| | 6.4 Reduce waste generation and increase materials efficiency |
| | 6.5 Minimise land, water, air, light, noise and generic pollution |

Table 3.1 Sustainability Appraisal Framework

3.2 Summary of the Sustainability Appraisal of the Growth Options

The Vision, Objectives and Options for Growth document, published in September 2009, set out five possible broad approaches for growth in Torbay over the next 20 years. It was anticipated that the preferred option would be likely to consist of a combination of two or more of these broad approaches. The SA assessed the performance of each option against the SA Framework. A summary of the potential strengths and weaknesses of each approach is set out in the following sections.

3.2.1 Option 1: Constrained development approach

Option 1 performs poorly against most of the social and economic objectives and relatively well against the environmental objectives. It is considered to be the least sustainable among the five options. This option proposes development in four holiday parks, two of which are in Brixham at the border of South Hams Special Area of Conservation (SAC) at Berry Head. this might affect the integrity of the SAC. A Habitats Regulations Assessment (HRA) would be required if this option is put forward as the Local Plan Preferred Spatial Option.

3.2.2 Option 2: Urban focus and limited greenfield development approach

Option 2 performs well against social and economic objectives and scored better than Option 1 against environmental objectives. It is considered to be the second strongest option in terms of sustainable development. This option proposes development in four holiday parks, two of which are in Brixham as in Option 1 above. This might affect the integrity of South Hams SAC at Berry Head as well as the quality of the Area of Outstanding Natural Beauty (AONB). A HRA would be required if this option is put forward as the Local Plan Preferred Spatial Option.

3 Summary of Previous Stages of the Sustainability Appraisal

3.2.3 Option 3A: Mixed greenfield approach

This Option performs well against the economic objectives. It could provide significant benefits in terms of job opportunities. However, it has considerable cumulative environmental impacts including landscape degradation and loss of flora and fauna. This option comes in third place when ranking options in terms of achieving sustainable development.

3.2.4 Option 3B: Single urban extension approach

The Option scores significantly positive on economic and social objectives. There are likely significant benefits in terms of health, job opportunities and community improvements but it could cause considerable negative environmental impact. Developing large greenfield sites may be more acceptable once all brownfield capacity has been exhausted. This option is the strongest in terms of sustainable development.

3.2.5 Option 3C: Northern Torbay approach

The Option performs relatively well against the economic and social objectives. However, it has considerable cumulative environmental impacts. Particularly it would affect a number of Local Wildlife Sites (LWS) in North of Torbay. This option also could increase inequalities between the three towns by concentrating the growth in Torquay and neglecting Paignton and Brixham for the next 20 years. It is the second least sustainable option.

4 Comparison of the Local Plan Aim and Aspirations against the Sustainability Appraisal Objectives

The compatibility assessment identifies tensions to enable conflicting objectives to be modified to make them more compatible. Table 4.1 below tests the Local Plan aim and aspirations against the high level sustainability objectives.

The Local Plan aim and aspirations were found to be compatible with the sustainability appraisal framework with the exception of Aspirations 2, which raises potential conflicts with two of the SA Objectives (5 and 6). This is because further growth in Torbay would put pressure on the existing resources and environmental assets.

4 Comparison of the Local Plan Aim and Aspirations against the Sustainability Appraisal Objectives

| Local Plan Aim and Aspirations | | | | | | |
|--|----------------|--|---|---|---|--|
| Sustainability Objectives | Local Plan Aim | Aspiration 1: A better connected, accessible Torbay | Aspiration 2: Secure economic recovery and success | Aspiration 3: Protect and enhance superb environment | Aspiration 4: Make the most of opportunities as a result of climate change | Aspiration 5: Create more sustainable communities and better places |
| 1. Improve health and wellbeing | √ | √ | √ | √ | √ | √ |
| 2. Support communities that meet people's needs | √ | √ | √ | √ | √ | √ |
| 3. Develop the economy in ways that meet people's needs | √ | √ | √ | √ | √ | √ |
| 4. Develop the economy in ways that meet people's needs | √ | √ | √ | 0 | 0 | √ |
| 5. Maintain and improve environmental quality and assets | √ | √ | X | √ | √ | 0 |
| 6. Minimise consumption of natural resources | √ | √ | X | 0 | √ | 0 |
| Key: √ compatible X potential conflict 0 no link | | | | | | |

Table 4.1 Compatibility of Local Plan aim and aspirations with sustainability objectives

5 Sustainability Appraisal of Strategic Direction and Sustainable Development Policies

This Section provides a summary of the assessment of the strategic direction and sustainable development policies set out in the current Draft Torbay Local Plan. Each of the following policies has undergone a full assessment against the objectives of the Sustainability Appraisal Framework. **Appendix 5** provides a detailed assessment.

5.1 Policy SD1 Growth Strategy for a Prosperous Torbay

Policy SD1 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 type to meet variety of needs. This would have clear benefits in terms of reducing housing inequality.

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

The Growth Strategy will provide a supportive planning framework for job creation (15,000 new jobs over the next 20 years). This would have clear benefits in assisting diversification of Torbay's economy. The Policy is likely to have a positive impact on the objectives related to education provision and increased access to cultural activities.

Policy SD1 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 related to protection of habitats and species and conservation and wise use of land. Policy SD1 promotes a high quality built environment that contributes positively to the historic environment and the landscape setting of the area.

In addition 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.

5.1.1 Mitigation Measures

- The Preferred Growth Strategy should ensure that rates of planned development should not exceed the capacity of existing water supply. Addressed under ER2
- 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
- SUDS should be incorporated into all new developments. Addressed under ER1

5.2 Policy SD2 Presumption in Favour of Sustainable Development

Policy SD2 promotes a positive approach that reflects the presumption in favour of sustainable development so that development which is sustainable can be approved without delay. The Policy therefore will have significant positive impacts on all of the sustainability objectives.

5.2.1 Mitigation Measures

No mitigation or changes to the Policy were suggested.

Consultation Question 1

Feedback on the SA Report: Strategic Direction & Sustainable Development Policies

- Have all potential social, economic and environmental impacts of implementing this Plan been identified?
- Are the recommendations suggested sufficient to prevent, reduce and, as far as possible offset any significant adverse effects of implementing the plan?

6 Sustainability Appraisal of Strategic Direction and Delivery Policies

This Section provides a summary of the assessment of the Strategic direction and delivery policies set out in the current Draft Torbay Local Plan. Each of the following policies has undergone a full assessment against the objectives of the Sustainability Appraisal Framework. **Appendix 6** provides a detailed assessment.

6.1 Policy E1 Employment

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 also supports mixed use development schemes. Housing would be an element of these schemes and it is expect to accord with requirements for affordable housing.

The Policy aims to create additional 15,000 jobs by 2031, support local businesses, encourage new businesses to expand and support existing education facilities such as South Devon Collage. This would 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 through reducing the need to travel, encourage renewable energy and facilitating access to employment sites by sustainable transport. This is likely to have positive impact on reducing the cost of living, reduce the impact on climate change and improve air quality in Torbay.

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

6.1.1 Mitigations

- 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 EN3

6.2 Policy E2 Employment Space

The Policy 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 time 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 apprenticeship and training for local people.

Mixed used developments and live/work units, promoted by this policy, would have a positive impact on reducing car use and therefore would have positive impact on climate change, air quality in Torbay and it could reduce travel cost.

It is noted that employment sites at Scotts Bridge, Edginswell and West Paigenton 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 in this policy.

As the Policy incorporates proposals for development, there are a number of objectives upon which the policy could have a negative impact 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.

6.2.1 Mitigations

- Policy E2 should require major employment-based development to respond to the demand for travel they create. Addressed under IF3
- 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 standard in BREEAM. Addressed under EG1

6.3 Policy E3 Marine Economy

Policy E3 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, therefore would 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 climate change over their lifetime and supports marine project related to renewable energy generation therefore would 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 the economic growth and provide a wide range of permanent employment opportunities in long established industries such as fishing and marine transport.

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The Policy aims to protect the marine environment it also considers historical and archaeological assets, which would have a positive impact on habitats and species and geological conservation interest and consequently promotes the tourism industry in Torbay.

6.3.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.4 Policy E4 Education, Skills and Local Labour

Policy E4 performs well against most of the social and economic objectives. The Policy supports initiatives and development that improve skills and 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 the economic growth.

The Council promotes use of local labour training, placements and apprenticeship schemes. This would reduce travel cost and will support climate change and air quality objectives.

6.4.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.5 Policy TC1 Town Centres and Retail

Policy TC1 performs well against the majority of the sustainability objectives. As it is principally 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.

6.5.1 Mitigations

The Policy should meet BREEAM or equivalent standards. Addressed under EG1

New developments should incorporate SUDS. Addressed under ER1

6.6 Policy TC2 New Local and Neighbourhood Centres

Policy TC2 principally identifies local and neighbourhood centre 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 and meeting local need locally and therefore would have positive impact on climate change and air quality in Torbay.

6.6.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.7 Policy TC3 Retail Development

Policy TC3 sets up criteria for new retail development 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.

6.7.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.8 Policy TC4 Change of Retail Use within Centres and Elsewhere

Policy TC4 as it is principally regulate change of retail use in town, district and local centres, the assessment found it has little relevance to a number of the SA objectives.

The Policy would have positive impacts on objectives concerned with economic development and meeting local needs locally 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.

6.8.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.9 Policy TC5 Evening and Night Time Economy

Policy TC5 seeks to enhance the evening and night economy and therefore has little relevance to the environmental objectives. It would however, have clear benefit on objective related to reduce 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.

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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 and therefore provides 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.

6.9.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.10 Policy T1 Tourism, Events and Culture

Policy T1 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 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 for 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.

6.10.1 Mitigations

The Policy should:

- ensure measures to promote sustainable transport to and throughout Torbay. Addressed under TA1
- ensure new tourism facilities must be built to high environmental standard. Addressed under EG1
- ensure waste is being minimised at operation and construction stages including demolition waste. Addressed under W1

6.11 Policy T2 Change of Use of Tourism Accommodation and Facilities

Policy T2 as it is principally regulate change of use of tourism accommodation and facilities, the assessment found it has little relevance to a number of the SA objectives.

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. It should have positive impacts in relation to maintenance and enhancement of local businesses as well as protection of culturally and historically significant assets.

The Council will produce a Supplementary Planning Guidance on the design issues relating to change of holiday accommodation to other uses. This would improve the visual appearance and settlement setting.

6.11.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.12 Policy TA1 Transport and Accessibility

Policy TA1 performs well against most of the sustainability objectives. The Policy would have positive impacts on health objectives through improved walking, cycling and public transport facilities. The modal shift away from private car, supported by this Policy, would have positive impacts on reducing the cost of travel and ensuring residents have adequate access to employment, education, retail and community facilities through close proximity to bus stop and 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. The Policy would contribute to regeneration and diversification of the tourism industry. The Policy could provide positive opportunities to combine coastal management with increasing 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 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.

6.12.1 Mitigations

The Policy should make a reference to sustainable transport of freight. Policy amended as required.

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6.13 Policy TA2 Strategic Transport Improvements

Policy TA2 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, which will increase accessibility for tourist and improve 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 stop and 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 its infrastructure between Torquay and Brixham. This would have clear benefits on climate change.

The Policy could have negative implication on the environment. 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 the Lyme Bay and Torbay Marine cSAC.

6.13.1 Mitigations

The Policy should:

- require health impact assessment for Park and ride projects to ensure there are no adverse impacts on adjacent communities. Addressed under SC3
- 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

6.14 Policy IF1 Infrastructure, Phasing and Delivery of Development

Policy IF1 performs well against most of the sustainability objective. The Policy requires new infrastructure to encourage healthier lifestyles and provide recreational opportunities by providing for walking, cycling and other recreational opportunities which would have good implication on 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 to be provided in 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 infrastructure required by this policy.

6.14.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.15 Policy IF2 Information and Communications Technology

Policy IF2 has no relevance to the majority of the sustainability objectives. It however, has significant positive impacts on some of the economic and environment objectives. It supports the application for ICT developments, which 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.

6.15.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.16 Policy IF3 Development Access

Policy IF3 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 cost of travel.

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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 would have positive impacts on improving air quality and positively contribute to climate change.

6.16.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.17 Policy IF4 Parking Requirements

Policy IF4 sets standards for provision of private parking spaces and therefore has little relevance to most of the sustainability appraisal. The Policy could contribute to regeneration and diversification of the tourism industry. 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 cycling and use of electric vehicle and therefore reduce greenhouse emissions and benefit climate change objectives.

6.17.1 Mitigations

The Policy should:

- establish criteria for car free housing.
- ensure the overall car parking capacity is not increased.

6.18 Policy EN1 Natural Environment

Policy EN1 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 objective 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 on 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.

6.18.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.19 Policy EN2 Green Infrastructure

Policy EN2 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 GI network into planning would provide opportunities for environmental education to 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 consequently reduce the need to travel by car and therefore contribute to climate change adaptations.

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

6.19.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.20 Policy EN3 Urban Landscape Protection Areas

Policy EN3 performs well against sustainability objectives related to health, environmental quality and assets and tourism. It however, has little relevance to a number of objectives.

The Policy aims to safeguards 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 lifestyle and health equality, through increased access to open space.

The assessment found t the Policy had potential for positive impacts on the objectives relating environmental education to young people, 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 significant positive impact on promoting conservation and wise use of land as well as avoiding urbanization of Torbay's countryside.

6.20.1 Mitigations

No mitigation or changes to the Policy were suggested.

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6.21 Policy C1 Countryside, Strategic Green Wedges and the Rural Economy

Policy C1 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 to 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 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 and would also enhance the tourism industry in Torbay.

6.21.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.22 Policy C2 The Coast

Policy C2 aims to protect developed and undeveloped coasts along Torbay, through a careful planning of the coast. The Policy 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 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, recreation uses as well as improvement of public access to the coast.

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

6.22.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.23 Policy NC1 Biodiversity and Geodiversity

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 least environmental damaging sites. 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.

6.23.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.24 Policy HE1 Conservation and Historic Environment

The Policy seeks to ensure that heritage assets are safeguarded for the future where possible enhanced. This is likely to enhance townscape and add 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.

6.24.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.25 Policy EG1 Sustainable Construction and Design

Implementation of Policy EG1 will have significant environmental benefits. It however, has limited relevance to the social and economic objectives. The 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. 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 and, therefore, help to reduce fuel poverty.

The Policy requires residential development to be zero carbon by 2016 and non-residential development by 2019. This would have a significant positive impact on reducing GHG emissions and therefore reducing the vulnerability of the economy to climate change. The Policy would have significant positive impact on minimising consumption and extraction of minerals through, the reuse and recycling of material

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generated by the construction process. Both Code of Sustainable Homes and BREEAM include measures that ensure future housing stock has fewer negative impacts on the environment, for example promote the use of less polluting materials and sound insulation. These measures also help minimise water consumption, promote household recycling and site waste management and provision of composting facilities.

6.25.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.26 Policy EG2 Designing for Low Carbon Development and Climate Change

Implementation of Policy EG2 will have significant environmental as well as economic benefits. It however, has limited relevance to some SA objectives. The 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. Development built to the sustainable standards will have lower running cost through greater energy efficiency than development not built to the sustainable standards and, 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 impact on minimising consumption and extraction of minerals through, the reuse and recycling of material generated by the construction process. In addition it requires all 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.

6.26.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.27 Policy EG3 Renewable and Low Carbon Infrastructure

Policy EG3 supports provision of renewable and low carbon infrastructure; therefore it has little relevance to most of the SA objective. It however has positive impacts in the medium and long term on objective related to communities, environment quality and consumption of natural resources.

The Policy will have significant positive impacts on climate change by facilitating the use of renewable energy and consequently reducing GHG emissions. It will also have clear benefits to provide 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 of job opportunities.

6.27.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.28 Policy ER1 Flood Risk

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 sustainability appraisal objectives.

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

Incorporating Sustainable Urban Drainage System (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 in line with population increase.

The Policy should reduce the vulnerability of the economy to climate change in the long-term, through the requirement to provide safe and satisfactory defended for lifetime development. It also promotes a number of measures that will positively provide for 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.

The Policy also requires new development to incorporate SUDS and Pollution Prevention Plans (PPP), which should improve both surface and ground water. This should have a clear positive impact on biodiversity by reducing the amount of pollutants enter waterways.

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Efficient use of water and provision of SUDS could provide minor positive impact to Green Infrastructure objective, in terms of contributing to climate change adaptations and improving the blue space in Torbay.

6.28.1 Mitigations

Opportunities for biodiversity based SUDS should be encouraged where possible.

6.29 Policy ER2 Water Management

Policy ER2 aims to promote efficient use of water and minimise water pollution; therefore has no relevance to the most of the social and economic objectives; it however has clear benefits for most of the environmental objectives.

The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through requiring new development to provide Sustainable Drainage System (SUDS) and ensuring efficient use of water through 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 on reducing water contamination and consequently improve human health and protect habitats and species including 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.

6.29.1 Mitigations

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

6.30 Policy ER3 Contamination

Policy ER3 aims to provide guidance to developers in respect to contaminated land and therefore has little relevance to most of the sustainability objectives; it however has a significant positive impact on human health and reduce health inequality through freedom from pollution and avoiding exposure of disadvantage people to pollution.

6.30.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.31 Policy ER4 Ground Stability

Policy ER4 aims to provide guidance to developers in respect to ground stability and therefore has little relevance to the most of the sustainability objectives; it however has a clear benefit for the health objectives, through reducing risks to public health.

6.31.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.32 Policy W1 Waste

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. Green House Gases (GHGs) 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 CO₂ emissions as a result of moving Torbay's waste to landfill 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.

6.32.1 Mitigations

The Policy should reduce the level of road traffic and maximise opportunities for alternative modes wherever practicable. Policy amended as required.

6.33 Policy W2 Waste Audit for Major Development

The Policy requires major development proposals to include 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 resource. The 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. Green House Gases (GHGs) such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions.

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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.

6.33.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.34 Policy W3 Existing Waste Management Facilities in Torbay

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 sufficient recycled and construction waste, which would support sustainable economic growth including meeting the local demand for the construction of housing and possibly assist in creation of non-seasonal jobs associated with waste management in Torbay.

The Policy ensures the provision of sufficient waste management facilities and locate them 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 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. This would enable an increase in energy generated from waste and increase in recycled materials being used and therefore reducing the need for primary resources.

6.34.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.35 Policy W4 Proposals for New Waste Management Facilities

Policy W4 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 address 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 Green House Gases (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.

6.35.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.36 Policy W5 Waste Water Treatment Facilities

Policy W5 aims to provide Waste Water Treatment infrastructure to improve water quality. It has little relevance to the most of the SA objectives; it however 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 WWT facilities.

6.36.1 Mitigations

The Policy should include:

- requirement for Health Impact Assessment for new or extended WWT facilities. Addressed under SC3
- use of natural sewage treatment methods as appropriate.

6.37 Policy M1 Minerals

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 moderate the negative effects on human health.

The Policy is likely to enhance local businesses through supporting proposal for extraction of building stones that demonstrate a local need for mineral. 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 mineral to be in proximity of HGV route or alternative mode of transport. This is likely to have a positive impact on climate change. It would have 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, water 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.

6.37.1 Mitigations

- 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.

6.38 Policy M2 Maximising the Use of Secondary and Recycled Aggregates

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. Resident live in close proximity to mineral recycling facilities are likely to be in a greater health hazard.

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

6.38.1 Mitigations

- 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.

6.39 M3 Preserving and Safeguarding of Limestone Resources and Key Local Building Stone

Policy M3 has little relevance to the most of the sustainability objectives. It however has significant positive impacts on objectives related to historic environment, tourism, climate change and air quality.

The Policy aims to safeguard local building stone both now and in the future, for the maintenance and restoration of conservation areas in Torbay. This would enhance local distinctiveness and could indirectly contribute to the regeneration and quality and diversity of the tourism industry.

The Policy encourages the use of local building stones in new development and for restoration purposes which would reduce carbon footprint. This would have significant positive impact on climate change by reducing GHG emissions and would also benefit air quality in Torbay, through reducing traffic.

6.39.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.40 Policy SC1 Sustainable Communities

Policy SC1 performs well against the social and economic objectives and few environmental objectives are affected by this policy.

The Policy 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 proposal 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. It also 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 GHG emissions and therefore supports climate change objective. Meeting residents' needs locally would also encourage participation in cultural activities and local businesses.

The Policy requires development proposals to provide opportunities for employment. It also promotes locally accessible services and facilities, including educational institutions.

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

6.40.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.41 Policy SC2 Sport, Leisure and Recreation

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, as well as having positive impacts on access to services and reduce GHG emissions and consequently reduce 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

6.41.1 Mitigations

Development should meet high environmental standard. Addressed under EG1

6.42 Policy SC3 Healthy Bay

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 development to provide well located and designed development including sport play and open space. This is likely to have a positive impact on providing social infrastructure and to promote stronger and more vibrant communities.

6.42.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.43 Policy SC4 Child Poverty

Policy SC4 performs well against most of the sustainability objectives. 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 significant positive impact on supporting communities and meeting people needs through requiring new development to provide affordable homes, contribute to education provision, address fuel poverty and encourages 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 arrangement, 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 combine coastal management with increasing environmental awareness, through requiring new developments to provide energy efficient homes and use of renewable energy.

6.43.1 Mitigations

New developments should incorporate secured by design. Addressed under DE1

6.44 Policy DE1 Design

Policy DE1 has no significant effects on the majority of the sustainability objectives. It however has clear benefits on objectives related to community safety, tourism, landscape and townscape, local distinctiveness and 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 with 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 protecting local and longer distant views and integration with the local streetscape, positively complement the historic character and enhance the natural settings. All of these would contribute to enhancement of the tourism industry in Torbay.

6.44.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.45 Policy DE2 Building for Life

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 means of transport respectively.

Building for Life criteria would have significant positive impact on the social objectives, through requiring developments to:

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- reduce crime and fear of crime;
- provide community facilities such as play areas, parks pubs, cafes and shops;
- reflect the needs of local community;
- reduce the need to travel and therefore contribute positively to climate change;
- increase access basic services easily and affordably.

Criterion 5 of 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 have significant positive impacts on the environmental objectives through prioritising brownfield development, increasing biodiversity, using alternative and renewable energy, promoting recycling, using sustainable drainage systems and reducing construction waste.

6.45.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.46 Policy DE3 Development Amenity

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.

6.46.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.47 Policy DE4 Building Heights

Policy DE4 has little relevance to most of the sustainability objectives. It however performs well against objectives related environmental quality and assets and tourism.

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. 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 provide opportunities to address local under provision of affordable housing.

6.47.1 Mitigations

No mitigation or changes to the Policy were suggested

6.48 Policy H1 Housing

The assessment found 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 negative impacts on a number of the objectives, including those relating to: biodiversity, air quality, open space, car journeys, water pollution, water consumption, energy consumption, adaptability to climate change and waste.

6.48.1 Mitigations

- 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 EG1
- New development should incorporate SUDS in order to reduce water pollution. Addressed under ER1

6.49 Policy H2 Five Year Housing Land Supply

Policy H2 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 would 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.

6.49.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.50 Policy H3 Applications for New Homes

Policy H3 performs well against most of the sustainability objectives. The Policy 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.

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Policy H3 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;
- Promotes high quality green residential environment.

6.50.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.51 Policy H4 Affordable Housing

Policy H4 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 would have clear benefits in terms of reducing housing inequality. In instance affordable housing contribution could be directed to achieve infrastructure benefits.

6.51.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.52 Policy H5 Houses in Multiple Accommodation (HMO)

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 H5 however requires the scale and nature of the use does not to harm neighbouring amenity. This would have 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.

Policy H5 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. Policy H5 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. The Policy could have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.

6.52.1 Mitigations

No mitigation or changes to the Policy were suggested.

6.53 Policy H6 Sites for Gypsies and Travellers

Policy H6 performs well against most of the sustainability objectives. The Policy requires Gypsy and traveller sites (G&T) 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, reduce health inequality and promote healthy lifestyles.

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

The Policy ensures G&T 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 improve 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 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. Caravans do not require mineral construction materials and the policy therefore would reduce consumption and extraction of minerals.

6.53.1 Mitigations

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

6.54 Policy H7 Housing for People in Need of Care

Policy H7 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 significant positive impact on supporting communities and meeting people needs through allowing people to live in their chosen communities, create safe, clean and inclusive environments and increase access to and participation in cultural activities.

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The Policy requires new sheltered housing and extra care unit 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, supports the climate change objective and benefit air quality in the Bay.

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

6.54.1 Mitigations

No mitigation or changes to the Policy were suggested.

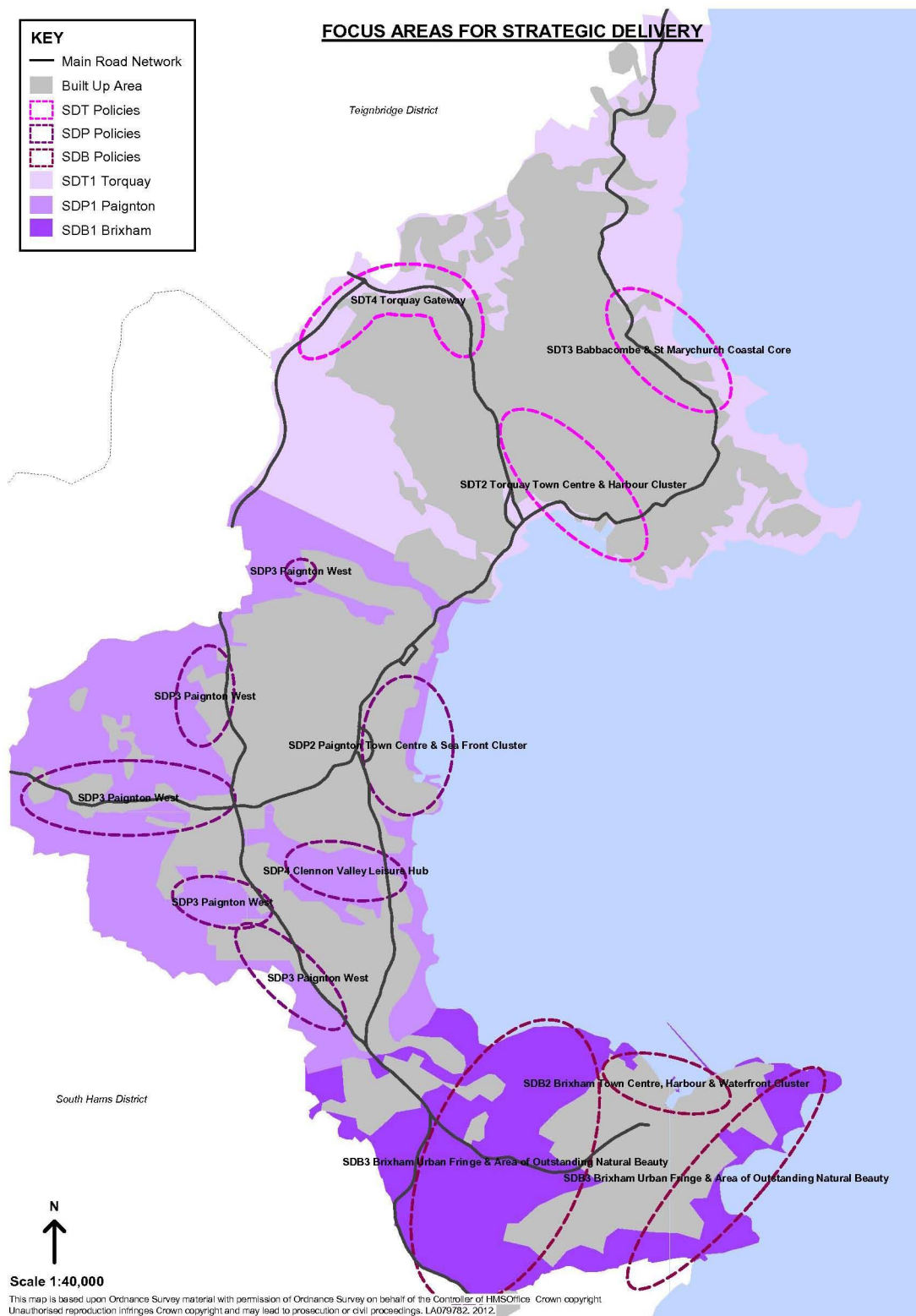
Consultation Question 2

Feedback on the SA Report: Strategic Direction & Delivery Policies

- Have all potential social, economic and environmental impacts of implementing this Plan been identified?
- Are the recommendations suggested sufficient to prevent, reduce and, as far as possible offset any significant adverse effects of implementing the plan?

7 Sustainability Appraisal of Place-Making and Key Policy Delivery Areas across Torbay Policies

This Section provides a summary of the assessment of the place-making and key policy delivery areas across Torbay set out in the current Draft Torbay Local Plan. Each of the following policies has undergone a full assessment against the objectives of the Sustainability Appraisal Framework. **Appendix 7** provides a detailed appraisal.



7.1 Policy SDT1 Torquay

Policy SDT1 performs well against objectives related to health, community and the economy. It however performs satisfactory against environmental objectives, subject to appropriate mitigation measures. 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.

The Policy provides potential for significant increase in 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 mixed use development in a number of sites would facilitate passive surveillance, which will have positive impact on reducing antisocial behaviour in the area.

Provision of around 7,500 new jobs over the next 20 years will have clear benefits by supporting local businesses and strengthen the diversity of jobs and reduce reliance on seasonal and part time work. Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel, which will support 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.

Policy SDT1 seeks to improve public transport, cycling and walking between Torquay and Newton Abbot. This is likely to reduce the need and desire to travel by car but it did not make a reference to sustainable transport of freight.

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.

Torquay hosts a number of nature conservation sites including SSSI, CWS, LWS, LNR and the Marine cSAC. The Policy should ensure there is no net loss of biodiversity through development. Re-use of space within buildings for residential accommodation is likely to decrease the pressure on greenfield sites. New development have 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 scale and design of development.

7.1.1 Mitigations

Policy SDT1 should:

- make a reference to sustainable transport of freight. Addressed under TA1

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- ensure there is no net loss of biodiversity through development. Addressed under NC1
- Ensure development at Edginswell Valley have regards to good quality agricultural land. Addressed under EN1
- incorporate GI into new development. Addressed under EN2
- make reference to protection of historic environment. Addressed under HE1
- promote avoiding development in flood risk areas. Addressed under ER1
- require new development to meet the requirement for sustainable construction and design. Addressed under EG1
- ensure that waste is minimised at operation and construction including demolition waste. Addressed under W1

7.2 Policy SDT2 Torquay Town Centre and Harbour

Developing Torquay Town Centre as the largest retail and leisure centre of the Bay and regeneration of Torquay Harbour would 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 stores. 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 behaviours in the area.

The Policy could 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 run-off is likely to have cumulative negative impacts on water quality and living organisms.

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.

7.2.1 Mitigations

- Policy SDT2 should make a reference to sustainable transport of freight. Addressed under TA1
- The SA recommends HRA of all development within Lyme Bay and Torbay Marine cSAC buffer zone. Addressed under NC1
- Policy SDT2 should make reference to protection of historic environment. Addressed under HE1

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- Developments in flood risk zones 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2. Addressed under ER1
- New development should meet the requirement for sustainable construction and design. Addressed under EG1

7.3 Policy SDT3 Torquay Gateway

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 reference to ensuring provision of 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 is 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 SMEs, through provision for uplift in the economic prosperity of Torbay and also by supporting 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. However, it promotes enhancement of the natural environment in the area, through creation of a gateway public park and enhancement of Cockington Country Park.

The wider environmental impacts of new development would have clear negative impacts without clear commitment to ensure sustainable construction and design that accord with key standard (BREEAM, Eco-home etc), incorporating SUDS and Green Infrastructure into new developments.

7.3.1 Mitigations

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

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- create of new allotments as recommended by the green Infrastructure Delivery Plan. Addressed under EN2
- 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 EG1
- ensure waste is minimised at operation and construction including demolition waste. Addressed under W1

7.4 Policy SDT4 Babbacombe and St Marychurch

The Policy would 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 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 behaviours 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 improve 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 enhances habitats and species.

The Policy recognises the landscape value of the area, steer development away from flood risk areas and it also limits development to brownfield sites. This would 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.

7.4.1 Mitigations

- 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 EG1

7.5 Policy SDP1 Paignton

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. Creation of two new Country Park at White Rock and Great Parks 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 4,000 - 5,000 new dwellings between 2011 and 2031. The Policy made 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 seeks to improve sustainable transport, which would reduce long distance travel, improve air quality and have long-term positive impact on climate change.

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.

Policy SDP1 supports provision of 6,500 jobs, enhances Paignton as a tourism destination and also promotes mixed use developments. 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. 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 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 designations that require protection, including LNR, SSSI, CGS, LWS and CWS. However, it promotes biodiversity enhancement, through creation of two country parks and recognises the creation of new allotments as recommended by the Green Infrastructure Delivery Plan. The Policy has successfully incorporated the findings of the GI delivery Plan for the Clennon Valley area into development through creation of two country parks at Great Parks and White Rock, improvements to walking and cycling routes as well as flood resilience measures.

New development would have clear negative impacts on the wider environment without clear commitment to ensure sustainable construction and design that accord with key standard (BREEAM, Eco-home etc). There is an uncertain effect on land, water, light and noise pollution, which is largely dependent on scale and design of development.

7.5.1 Mitigations

The Policy should:

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- make a reference to sustainable transport of freight. Addressed under TA1
- steer development away from flood risk areas. Addressed under ER1
- ensure there is no net loss of biodiversity, through incorporating biodiversity features into development. Addressed under NC1
- meet the requirement for sustainable construction and design. Addressed under EG1

7.6 Policy SDP2 Paignton Town Centre and Sea Front

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 behaviours 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 hub, transport hub 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. The Policy however, recognises the area is in a flood risk zone and suggests a number of measures including raised sea wall, soft landscaping, flood resistant design and avoiding location of flood vulnerable uses. The Policy has the potential to adversely affect the wider environment without clear commitment to sustainable construction and design that accord with the key standards (BREEAM, Eco-homes etc).

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. The Policy could have an uncertain effect on noise, and light pollution, which is largely dependent on scale and design of development.

7.6.1 Mitigations

- 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 should meet the requirement for sustainable construction and design. Addressed under EG1

7.7 Policy SDP3 Paignton North and Western Area

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. Creation of a new country park 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 behaviours in the area. However, new development elsewhere should incorporate secured by design. The Policy is likely to have significant positive impacts on 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 Collage 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 location, made 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 climate change objective and improved 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 on the site. The policy area is 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.

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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, it has the potential to adversely affect the wider environment without a clear commitment to sustainable construction and design that accord with the key standards (BREEAM, Eco-homes etc).

7.7.1 Mitigations

The Policy should:

- make a reference to sustainable transport of freight. Addressed under TA1
- ensure there is no net loss of 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 EN2
- ensure new development meets the requirement for sustainable construction and design. Addressed under EG1

7.8 Policy SDP4 Clennon Valley Leisure Hub

Policy SDP4 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 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 design out crime. The Policy aims to provide leisure, recreation and tourism facilities. This would have clear positive impact on enhancement of local businesses. It is likely to 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.

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

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The Policy could adversely affect the wider environment without a clear commitment to sustainable construction and design that accord with the key standards (BREEAM, Eco-homes etc). The Policy could have an uncertain effect on noise, and light pollution, which is largely dependent on scale and design of development.

7.8.1 Mitigations

- 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 cSAC would require HRA. Addressed under NC1
- New development should meet the requirement for sustainable construction and design. Addressed under EG1

7.9 Policy SDB1 Brixham

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 and open space and wider countryside provide greater opportunities for activity that is good for mental and physical health. The Policy seeks to maintain an appropriate range of community facilities and sustain a viable retail function which would promote stronger and more vibrant communities. It 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 - 1,000 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 1,000 new jobs 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 1,000 new jobs 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 park and ride 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 this 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 that accord with key standard (BREEAM, Eco-home etc). 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; Higher Brixham Watercourse also has a history of flooding, therefore the Policy should avoid development in flood risk areas where possible.

7.9.1 Mitigations

- 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 EN2
- The Policy should make a reference to sustainable transport of freight. Addressed under TA1
- The Policy should ensure there is no net loss of biodiversity. This could be achieved through incorporating biodiversity features into development. Addressed under NC1
- The Policy should incorporate GI into development. Addressed under EN2
- 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 EG1

7.10 Policy SDB2 Brixham Town Centre, Harbour and Waterfront

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, therefore it is likely to provide affordable housing and would have clear benefits to reduce housing inequality. It would also facilitate passive surveillance, which would have a positive impact on reducing antisocial behaviour in the area. The Policy is likely to have significant positive impacts on increasing participation in

7 Sustainability Appraisal of Place-Making and Key Policy Delivery Areas across Torbay Policies

cultural activities and 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 on 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 proposed development in brownfield sites in close proximity to Lyme Bay and Torbay Marine cSAC and South Hams. Developments that are likely to affect the integrity of the SAC or the 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 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.

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.

7.10.1 Mitigations

- 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 Lyme Bay and Torbay Marine cSAC would require a HRA. Addressed under NC1
- Developments in the Breakwater Hard should respect the area's character. Addressed under NE3
- The Policy should protect the historic assets in the area. Addressed under HE1

7 Sustainability Appraisal of Place-Making and Key Policy Delivery Areas across Torbay Policies

- 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 EG1

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

The Policy is likely to have significant positive impacts on human health and wellbeing. Access to open space and wider countryside provide greater opportunities for activity, which is good for physical and mental health. The Policy is likely to have 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, through maintaining the viability of community facilities and improving sustainable transport links.

Enhancement and conservation of the Brixham urban fringe, supported by this policy, is likely to provide 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 no net loss of biodiversity, through incorporating biodiversity features into development. The policy area is also in close proximity to South Hams SAC and Lyme Bay and Torbay Marine cSAC, which would require developments to have Habitats Regulation Assessment to protect habitats and species of European nature conservation importance. The west part of the Brixham urban fringe is at risk of fluvial flooding therefore Policy GS B3 should avoid development in flood risk areas.

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 improvement in air quality, through promoting access to the countryside by sustainable means of transport and recognising 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.

7.11.1 Mitigations

- 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 EN2
- The Policy should ensure there is no net loss of 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 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 purpose (e.g. allotments). Addressed under EN2
- 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 EG1

Consultation Question 3

Feedback on the SA Report: Place-making delivery areas

- Have all potential social, economic and environmental impacts of implementing this Plan been identified?
- Are the recommendations suggested sufficient to prevent, reduce and, as far as possible offset any significant adverse effects of implementing the plan?

Summary of Significant Cumulative Impacts

The Sustainability Appraisal has found that the emerging Local Plan will generally have a positive effect on sustainability in Torbay. It will have particularly strong benefits for the economy. However, its holistic approach to the further development will also ensure wide-reaching benefits for society and the environment. Table 8.1 below set out a summary of likely impact of the Local Plan Policies on each of the sustainability objectives, which will enable the overall cumulative and synergistic effect to be clearly seen in relation to one another.

8.1 Summary of Significant Cumulative Impacts

8.1.1 Significant Positive Impacts

In broad terms the Local Plan performed well against the sustainability objectives. Many of the Policies make a positive contribution towards specific sustainable development. Beneficial impacts arising from the Local Plan are summarised below:

The level of affordable housing in Torbay is currently below that required to meet local needs. Delivery of housing will increase the amount of affordable homes, provided that policy requirements are met. This will benefit a wide range of the local population currently unable to access the housing they require. The Plan will enable some of the future housing needs to be accommodated at a level that takes into account the environmental.

The increase in the amount of employment land proposed will help to increase the employment capability of Torbay, will help to meet the needs of specific sectors that lack affordable and appropriate workspace, and will help to increase the attractiveness of Torbay to major employers, potentially leading to an increase in higher value job creation locally as well as helping support local economic growth. This may indirectly lead to a reduction in out-commuting, therefore reducing the need to travel and having wider environmental benefits.

The Local Plan should lead to improvements in design, quality and sustainability of new build, with particularly high targets established relating to sustainable building design. This should help to reduce the carbon emissions resulting from all forms of new development, having wider environmental benefits and contribute towards reducing the ecological footprint in Torbay.

The Local Plan should lead to improvements in access to services, including sustainable transport through direction of development to areas with good transport links, through the protection of the hierarchy of town, district and local centres, and promotion of mixed use development in appropriate locations. In addition, should help to co-ordinate improvements that facilitate walking and cycling throughout the area.

The implementation of the Local Plan, particularly at the operational stage of development has the potential to bring about a range of health benefits, with all of the wider determinants of health being delivered. The key policy benefits to

8 Key Findings

health include improving choice and availability of housing; improving the cultural, historical, leisure and retail industries and associated income and employment opportunities; increasing access and accessibility through public transport and public realm improvements and increasing opportunities for physical activity; improving services and amenities and enhancing the built environment; and increasing and enhancing local biodiversity, greenways and open space. The policies also seek to deliver initiatives that will help to reduce deprivation, as well as deliver improvements to all neighbourhoods

8.1.2 Significant Negative Impacts

Alongside the many positive effects of the Local Plan, potential negative effects were also identified. These primarily relate to the increased residential and employment development proposed in the Local Plan. Negative effects identified are summarised below:

One of the most significant effects arising from housing development is the potential for an increase in car ownership. This may lead to an increase in journeys made by car, although it is recognised that car ownership does not necessarily equate to trips made. Any increase in journeys made by car will have a direct impact on the local environment, through reduction in air quality and increase in road-related noise, and increased congestion, all of which can have an impact on health. This will also have an impact on the wider environment, through the increase in emissions of greenhouse gases, therefore contributing towards climate change.

Other forms of development, such as major sites for employment, increased retail provision and further leisure and recreation attractions may also increase journeys made by car, some of which will originate from outside the local area. Other employment related journeys may also increase, such as travel to work and deliveries serving local businesses, which can include freight or more polluting vehicles.

The delivery of around 8,000 to 10,000 new homes in Torbay over the Plan period will put pressure on land available. Although the majority of these dwellings can be situated within the built up area on previously developed land, there is the identified need to develop greenfield land to accommodate this requirement, as well as meet wider employment and other infrastructure needs. This will result in the loss of a natural habitat and has potential to harm the wider landscape setting.

Nevertheless, the Council's decision to follow a Constrained Balanced Growth Strategy (Policy SD1) is an approach which seeks to facilitate growth within environmental limits. This Strategy, together with appropriate mitigation through supporting policies, should result in the minimisation of environmental impacts to an acceptable level.

Another significant impact arising from development is the impact on natural resources, particularly water. Although the Local Plan policies require high environmental standards to be met, including minimising water consumption in new build, water consumption will increase with the levels of development

proposed, unless there is also significant investment in reducing water consumption in existing housing stock and in buildings of other uses. New development will also increase the need for energy, with an increase in consumption of energy contributing to climate change unless significant amounts are sourced from low or zero carbon sources. The increased population arising, as well as the construction stages of development, will generate an increase in municipal and construction waste.

The increased population arising from the levels of development will also increase pressure on local services and amenities, although it is recognised that certain types of services, such as schools, community and health facilities are required in some policies to help meet identified areas of pressure. The increased population will also significantly increase the pressure on existing open space.

8.1.3 Mitigation Measures

The SA process has identified opportunities to enhance the positive effects and mitigate the negative effects. This is in addition to the mitigation and enhancement measures already contained within the Local Plan. These recommendations were outlined in section 5, 6 and 7 above and the majority of these have been incorporated into the current Draft Consultation Document. These recommendations may be carried forward to lower tier plans. The main mitigation requirements identified raised include:

- a safe and secure public realm through incorporating secured by design;
- incorporating biodiversity features into development to ensure there is no net loss of biodiversity;
- requirement for sustainable travel plans for freight;
- continue to encourage the use of sustainable drainage systems and flood prevention;
- sustainable construction/design of residential and commercial development.

Consultation Question 4

Feedback on the SA Report: Key findings

- Have all potential social, economic and environmental impacts of implementing this Plan been identified?
- Are the recommendations suggested sufficient to prevent, reduce and, as far as possible offset any significant adverse effects of implementing the plan?

| Sustainability Objectives | | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|-----|---------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|----|----|
| | | 1.1 | 1.2 | 1.3 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 | 3.4 | 3.5 | 3.6 | 4.1 | 4.2 | 4.3 | 4.4 | 5.1 | 5.2 | 5.3 | 5.4 | 5.5 | 5.6 | 5.7 | 6.1 | 6.2 | 6.3 | 6.4 | 6.5 | | | | | | | |
| Policy | 1.1 | 1.2 | 1.3 | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 3.1 | 3.2 | 3.3 | 3.4 | 3.5 | 3.6 | 4.1 | 4.2 | 4.3 | 4.4 | 5.1 | 5.2 | 5.3 | 5.4 | 5.5 | 5.6 | 5.7 | 6.1 | 6.2 | 6.3 | 6.4 | 6.5 | | | | | | | | |
| W1 | ++ | ++ | | | | | | | | + | ++ | ++ | ++ | +/- | ++ | ++ | ++ | -- | | ++ | ++ | | | | | | + | | ++ | ++ | ++ | + | | | | | | | |
| W2 | ++ | ++ | | | | | | | | + | | ++ | ++ | ++ | | ++ | ++ | | | | | | | | | | | + | | ++ | ++ | ++ | + | | | | | | |
| W3 | | | | | | | | | ++ | + | | ++ | ++ | ++ | | | | | | | | | | | | | | ++ | | ++ | ++ | ++ | + | | | | | | |
| W4 | ++ | ++ | | | | | | | | | | | | ++ | | | | | | ++ | ++ | ++ | ++ | | ++ | ++ | ++ | | ++ | ++ | ++ | ++ | ++ | | | | | | |
| W5 | + | + | | | | ++ | | | ++ | ++ | | | | | | | | | ++ | ++ | ++ | ++ | | | | | | | | | | | ++ | ++ | | | | | |
| M1 | -- | -- | | | | ++ | | | ++ | ++ | | ++ | ++ | + | | | | ++ | ++ | ++ | ++ | + | + | | | | | | | + | | | -- | -- | | | | | |
| M2 | -- | -- | | | | ++ | | | ++ | ++ | | ++ | ++ | ++ | | | | -- | -- | -- | -- | | | | | | | | | | ++ | ++ | ++ | + | + | | | | |
| M3 | | | | | | | | | | | | | | ++ | ++ | ++ | | | | | | | ++ | ++ | | | | | | | | | | ++ | ++ | | | | |
| SC1 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | | | |
| SC2 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | | |
| SC3 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | | |
| SC4 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | |
| DE1 | + | | + | | ++ | | | | | | | | | | ++ | + | ++ | + | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | | |
| DE2 | ++ | ++ | ++ | | ++ | | ++ | ++ | ++ | | | | | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | | |
| DE3 | ++ | ++ | | | | | | | | | | | | | ++ | | | | | | | | | | | | | | | | | | | | | ++ | ++ | | |
| DE4 | | | | + | | | | | | | | | | | | ++ | | | | | | | | | | | | | | | | | | | | | ++ | ++ | |
| H1 | ++ | ++ | + | ++ | + | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | + | + | + | + | + | + | + | +/- | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | +/- | | |
| H2 | | | ++ | ++ | | | | | | | ++ | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H3 | ++ | ++ | + | ++ | | ++ | | | ++ | | ++ | | + | ++ | + | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | |
| H4 | | | ++ | ++ | | | ++ | | + | | ++ | | | | + | | | | | | | | | | | | | | | | | | | | | | | | |
| H5 | + | + | + | ++ | | | + | | | | ++ | ++ | | | + | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | |
| H6 | + | + | ++ | ++ | | ++ | | | ++ | + | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| H7 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDT1 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | |
| SDT2 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDT3 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDT4 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDP1 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDP2 | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + |
| SDP3 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDP4 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDB1 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDB2 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |
| SDB3 | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ | ++ |

9 Monitoring Framework

Strategic Environmental Assessment Directive requires the significant effects of the Local Plan to be monitored. This will be achieved through using some of the indicators, which are set out in **Appendix 4** accompanies this document, to monitor the impacts on the environment, economy and social aspects of Torbay. In particular monitoring will help to address the following questions:

- Were the assessment's predictions of sustainability effects accurate?
- Is the plan contributing to the achievement of desired SA objectives and targets?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

Monitoring indicators include those which are contextual indicators, core output indicators, national indicators and local output indicators, as well as significant effects indicators. The monitoring will be undertaken on an annual basis and it should be noted that there may be some indicators that cannot be measured annually, depending on the type and nature of the indicator, and these will be monitored according to the timescales that are possible. The findings of these indicators will help measure how well the Local Plan contributes to sustainable development, and inform future reviews of the document.

Consultation Question 5

Feedback on the SA Report: Monitoring Framework

- Do you have any further comments or suggestions relating to monitoring the plan to assist in tracking its likely social, economic and environmental implications?

The next stage in the development of the SA is to take on board the feedback from this consultation and update the SA Report accordingly. Any significant changes made to the Local Plan will be subject to further SA, and a revised SA report will be published alongside the Local Plan Submission Document. A statement will be published upon adoption of the Local Plan to indicate how the sustainability appraisal process and consultation responses have influenced the development of the document

A number of Appendices are available in a separate document. These Appendices provide the background detail for the Sustainability Appraisal Report. The Appendices are available on the Torbay Council website www.torbay.gov.uk/newlocalplan or by request from the Strategic Planning Group via the contact details on the inside of the front cover.

| | |
|------------|---|
| Appendix 1 | Compliance with the SEA Directive |
| Appendix 2 | Consultation Responses to the Core Strategy Scoping Report |
| Appendix 3 | Consultation Response to the Core Strategy Growth Options SA |
| Appendix 4 | Monitoring Framework |
| Appendix 5 | Sustainability Appraisal of Strategic Direction and Sustainable development Policies |
| Appendix 6 | Sustainability Appraisal of Strategic Direction and Delivery Policies |
| Appendix 7 | Sustainability Appraisal of Place-making and Key Policy Delivery Areas Across Torbay Policies |

Glossary

| Acronym | Full Title | Definition |
|---------|------------------------------------|--|
| AONB | Area of Outstanding Natural Beauty | Areas designated by the Countryside Agency and confirmed by the Secretary of State for the Environment to conserve the natural beauty of the area. |
| AQMA | Air Quality Management Areas | An Air Quality Management Area is an area where one or more of the air quality objectives are not expected to be met, unless action is taken to improve air quality. |
| CWS | County Wildlife Sites | Represent the best examples of semi-natural habitats within the County and many are likely to support rare and local species and communities. |
| DPD | Development Plan Document | Part of the 'portfolio' of documents which make up the Local Development Framework. These form the development plan for the local authority and include core strategy, site specific allocations of land and area Action Plans. Other development plan documents, including generic development control policies, can be produced. |
| EqIA | Equality Impact Assessment | A report produced by the local planning authority that focuses on assessing and recording the likely equalities impact of a local planning authority's strategy, policy or project on certain groups of people known equality target groups |
| GHG | Green House Gas | A gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The primary greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone. |
| HGV | Heavy Goods Vehicle | Goods vehicles over 3.5 tonnes Gross Vehicle Weight |
| HIA | Health Impact Assessment | Health Impact Assessment (HIA) is a means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques |
| IMD | Index of Multiple Deprivation | Combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation |

| Acronym | Full Title | Definition |
|---------|-------------------------------------|--|
| LDF | Local Development Framework | New system for planning, introduced by the Planning and Compulsory Purchase Act 2004, which replaces existing Local Plans currently prepared under the Town and Country Planning Act 1990 (as amended). |
| LDS | Local Development Scheme | To implement the new development plan system (the LDF), the Council must prepare and monitor a three year management plan, known as the Local Development Scheme (LDS). |
| LDD | Local Development Document | The LDF consists of a 'portfolio' of Local Development Documents which will provide and deliver the spatial planning strategy. LDDs are likely to be a mix of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), together with a Statement of Community Involvement (SCI) and Annual Monitoring Report (AMR). |
| LWS | Local Wildlife Sites | Sites identified by Torbay Council as being of wildlife importance but that do not meet the strict scientific criteria necessary for selection of CWSs but are still of great value for wildlife within the context of Torbay. These sites may particularly have important social, recreational, landscape or aesthetic value. |
| ODPM | Office of the Deputy Prime Minister | Former Central Government department charged with the responsibility for planning and sustainable communities, now released by Department of Communities and Local Government (CLG) |
| PCT | Primary Care Trust | PCTs are part of the NHS responsible for the planning and securing of health services and improving the health of the local population. PCTs ensure the provision of health services including GPs, hospitals, dentists, mental health care, Walk-In Centres, NHS Direct, patient transport (including accident and emergency), population screening, pharmacies and opticians. In addition, they are responsible for integrating health and social care. |
| PDL | Previously Developed Land | Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as |

Glossary

| Acronym | Full Title | Definition |
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| | | private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. (NPPF March 2012) |
| PPG | Planning Policy Guidance Note | Central Government publication under the old planning system outlining good practice on a particular planning topic. |
| PPP | Plans, Policies and Programmes | A review of plans, policies and programmes relevant to the plan being assessed comprises an essential element of the sustainability appraisal process |
| PPS | Planning Policy Statement | Previously known as Planning Policy Guidance Notes these are issued by the Department of Communities and Local Government and set out the Government's land use planning policies for England. They must be taken into account in preparing the development plan. They are a material consideration in determining planning applications, and generally supersede development plan policies if they are more up to date. The Government proposing to replace PPGs and PPSs with a single National Planning policy Framework (NPPF March 2012) |
| RPG | Regional Planning Guidance | Guidance which sets out broad patterns of development at a regional level. RPG10 (2001) deals with the South West |
| RSS | Regional Spatial Strategy | RSSs will replace RPGs and Structure Plans as a result of the Introduction of the Planning and Compulsory Purchase Act 2004. RSSs will form part of statutory development plan system. |
| S106 | Section 106 Agreement | Legal agreement between the Council and a developer relating to planning obligations. |
| SA | Sustainability Appraisal | Assessment that considers social, environmental and economic effects of a plan |
| SAC | Special Areas of Conservation | Internationally important areas designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna. |
| cSAC | Candidate Special Area of Conservation | A candidate area for the SAC (see above). |

| Acronym | Full Title | Definition |
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| SEA | Strategic Environmental Assessment | Derived from the SEA Directive 2001/42/EC which took effect in July 2004. SEA involves the systematic identification and evaluation of the impacts of a strategic action (e.g. a plan or programme) on the environment. Applies to documents such as the Local Development Framework. |
| SFRA | Strategic Flood Risk Assessment | SFRA is usually carried out by a local authority to inform the preparation of its Local Development Documents (LDDs) and to provide the information necessary for applying the Sequential Test in planning development |
| SOA | Super Output Area | This is the basis for the geographical comparison of statistical data across England. It roughly coincides with wards but allows a finer grain of analysis at the neighbourhood level. |
| SPD | Supplementary Planning Document | Part of the 'portfolio' of documents which make up the Local Development Framework (above) under the new planning system. They provide supplementary information in respect of the policies in the Development Plan Documents. |
| SSSI | Sites of Special Scientific Interest | Nationally important areas of land, designated under Section 28 of the Wildlife and Countryside Act 1981 by English Nature as being of a special interest by reasons of their flora, fauna, geological or physiogeographical features. |
| SDS | Sustainable Drainage Systems | Sustainable Drainage Systems reduce and slow down the run-off of rainfall from impermeable surfaces - such as roads, pavements, car parks and roofs - in towns and cities. This is achieved through encouraging infiltration of rainfall into the ground close to where it falls, and by retaining runoff in ponds, on roofs and in gardens. |
| ULPA | Urban Landscape Protection Area | Largely undeveloped land within or close to urban areas which is protected because of its local landscape, amenity or ecological value |

Sources: <http://www.rtpi.org.uk>, <http://www.defra.gov.uk>, <http://www.odpm.gov.uk>,
Adopted Torbay Local Plan 1995-2011(2004)