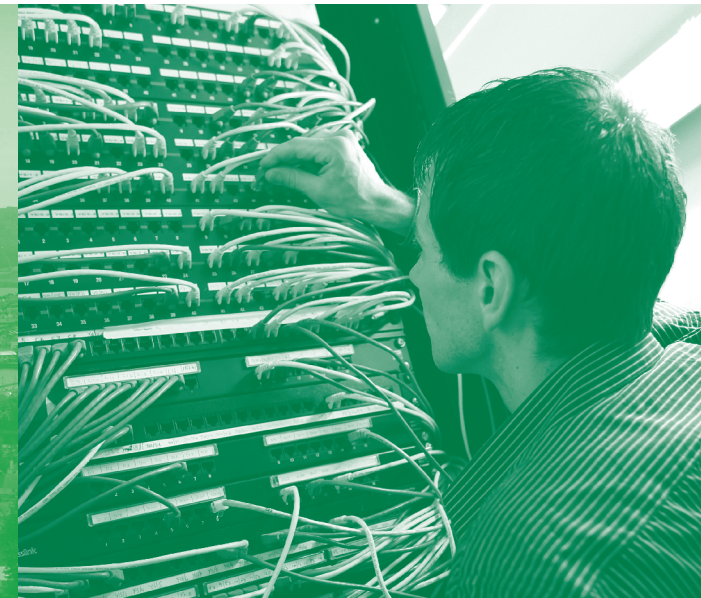
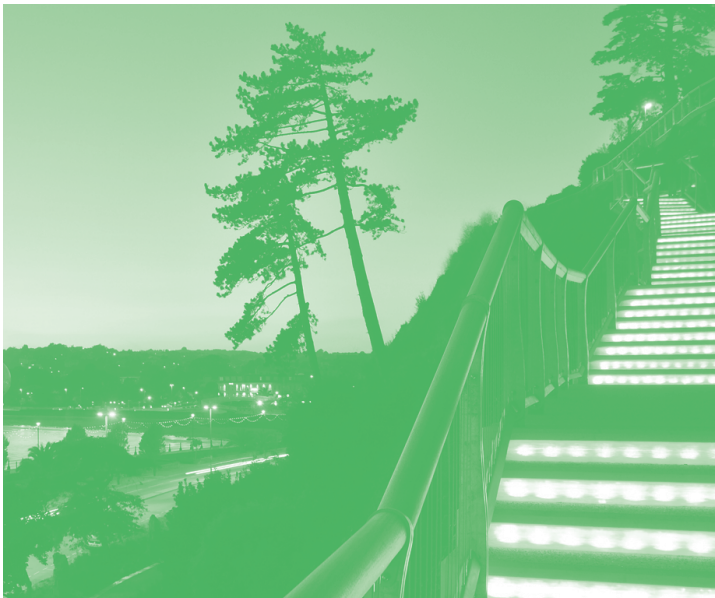


A landscape for success

Local Plan
Consultation Draft
September 2012

The Plan for Torbay to 2032 and beyond



Sustainability Appraisal Appendices



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Appendix 1: Compliance with the SEA Directive

The SEA Directive was integrated into UK legislation in 2004. The Directive provides means of ensuring that due consideration is given to environmental issues during the preparation and adoption of strategic level plans. The table below comprises a list of the SEA Directive requirements that need to be met within the Sustainability Appraisal process.

The SEA Directive Requirements	Covered in the Scoping Report	Covered in Option Growth Report	Covered in this Report	Subsequent stages of the SA
Preparation of an environmental Report, detailed below (Article 5)				
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	√			
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	√			
(c) the environmental characteristics of areas likely to be significantly affected	√			
(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	√			
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	√	√	√	
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	√	√	√	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan		√	√	
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as		√	√	

The SEA Directive Requirements	Covered in the Scoping Report	Covered in Option Growth Report	Covered in this Report	Subsequent stages of the SA
technical deficiencies or lack of know how) encountered in compiling the required information				
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10	√	√	√	
(j) a non-technical summary of the information provided under the above headings			√	√
Consult authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4)	√			
Consult authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	√	√	√	√
Consult with other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7)	N/A	N/A	N/A	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	√	√	√	√
Providing information on the decision When the plan is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> • the plan as adopted • a statement summarising how environmental considerations have been integrated into the plan and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Article 9) 				√
Monitoring the significant environmental effects of the plan's implementation (Article 10)				√

Appendix 2: Consultation Response to the Core Strategy Scoping Report

The consultation on the Scoping Report extended for a five week period from 11 May to 12 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. The table below considers these responses in further detail and outlines how they have been addressed.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
Mr Robin Toogood South Devon AONB	Section 3 and Appendix A P12 and P110	1. Reference is made to the /South Devon AONB Management Plan 2004-2009. Note that this Plan for the period 2004-2009 has been recently superseded by the new AONB Management Plan 2009-2014, which was adopted in March 2009 by Torbay Council. The new document is being prepared for printing and distribution in June. In the meantime a text-only version is available on http://www.southdevonaonb.org.uk/downloads.asp?PageId=298 . The references should be updated to reflect the new version.	General observation	Agree	Update reference to AONB Management Plan in the SA Report.
	Section 4 P22 (1st paragraph); section 10 P41	2. Reference is made to the South Devon AONB being designated by the Countryside Agency. In fact the designation was made in 1959 by the (then) National Parks Commission which was superseded by the Country Commission then the Countryside Agency and now by Natural England. Probably best to refer to Natural England, as it is the current designating authority.	Factual correction	Noted	Amend wording as stated.
	Section 4 P22 (3rd paragraph)	3. It would be appropriate for this section to add a brief reference to the Torbay Landscape Character Assessment, which is nearing completion.	General observation	Agree	Ensure reference is made to Torbay Landscape Character Assessment.
	Section 5 P32	4. This paragraph refers to high quality landscapes	General	Noted	Comment will be taken on

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
	(penultimate paragraph)	but for some reason links this to the scarcity of high quality agricultural land. The issue here is that Torbay has high quality landscapes, including nationally designated AONB lands, which are now under significant recreational, traffic and development pressure and where the extent and quality of undeveloped and tranquil countryside has been reduced by past damaging development.	observation		board in preparation the subsequent stages of the SA.
	Section 7 P37 (last sentence)	5. Add to the end of this sentence: "and impacts on undeveloped countryside."	Addition	Noted	Add sentence as stated.
	Appendix A P67-68	6. Brief reference is made to the draft Regional Spatial Strategy, stating that the Torbay Core Strategy "should show regard" for it. In fact the RSS is the fundamental policy driver for the Torbay LDF and Core Strategy, and the Core Strategy must comply with its policies. This section should be given greater weight and space. The environmental policies of the draft RSS will be particularly informative, as will the housing policies.	Objection	Agree	Amend wording as stated
	Appendix A_P95	7. The reference to the Dartmoor National Park management plan is irrelevant here and should be deleted altogether.	Objection	Disagree	No action required. Torbay and Dartmoor SAC are located within Roadford Water Resource Zone. The Environment Agency (EA) has identified adverse effects already occurring due to water abstraction affecting Dartmoor SAC.
	Appendix A P109	8. The reference to Planning Policy Guidance notes should probably also refer to P.P.S.7 Sustainable	Addition	Disagree	PPS 7 is in the PPP review list number 76

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		Development, P13, on nationally designated areas.			(Page 119) under Economic Development. Including PPS 7 again under Cultural Heritage section would be a repetition.
	Appendix A P109	9. The reference to Green Belts: can you check that this is relevant to Torbay (i.e. this is Green Belt as a formal designation, or green belt as an informal description? If the former, I don't think Torbay has any. If the latter, it certainly does).	General observation	Agree	There is no formal designated or informal description green belt in Torbay. Therefore PPG 2: Green Belt will be removed from the Appendix A as it is not relevant to Torbay.
	Appendix A_P110	10. South Devon AONB Management Plan: the text quotes the relevant projects and actions from the Management Plan part 2 Action Programme. However, if this table is primarily about policy and objectives, it would be more relevant to quote material from the Management Plan part 1, Strategy instead – which contains the AONB policies and objectives. See also my note number 1 above.	Replacement	Agree	Amend as required
	Appendix A	11. I did not see a reference to the Shoreline Management Plan. Although currently at consultation draft stage, this will be an important document with potentially far-reaching impacts on Torbay and which the LDF will need to relate to.	Addition	Agree	Include Draft Shoreline Management Plan in the PPP review as required
Mr David Stewart Torbay	Scoping Report: Section 3,	Within the section on Water and Soil the following should be identified: <ul style="list-style-type: none"> Revised EU Bathing Water Directive 	Addition	Noted	Include the policies in the Plans, Policies and Programme review

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
Council – Drainage and Structures	Appendix A	<ul style="list-style-type: none"> • South Devon & Dorset Shoreline Management Plan (revised draft is out for consultation) • PPS 25 • Pitt Review, the Government Response to the Pitt Review and the Draft Floods and Water Management Bill 			
	Baseline Report: Section 3.6	1. Under Torquay there is no mention of the flooding risk within Torquay town centre. The flooding in this area stretches from Torquay Town Hall down Union Street and Fleet Street to Torquay Harbour as shown on the EA flood risk maps. This flooding is as a result of the combined sewer system surcharging, surface water run-off and highway flooding during storm events exceeding a 1in 30 year return period (ie having a probability of occurring of 3.33%)	Addition	Noted	Include Comments in the Baseline Report
		2. Within Paignton under Victoria Stream replace the last two sentences with the following – “A flood alleviation scheme for this catchment was completed in April 2007. The principle works associated with the scheme included the construction of a new pumping station at Paignton Green which allows the culverted watercourse to discharge into Paignton Harbour during all tidal conditions, the abandonment of all cross connections between the surface water and combined sewer systems and the hydraulic upsizing of various culverts. This flood alleviation scheme has been designed for the 1 in 100 year storm event (1% probability) It should be noted however, that many properties in this low-lying area	Factual correction	Noted	Amend as required

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		of Paignton are also susceptible to coastal flooding from overtopping of sea defences and combined sewer flooding due to hydraulic overloading of the sewer system during severe storm events.”			
		3. Within Paignton under Goodrington Park delete the last sentence and replace as follows – “Prior to 2007 the existing sea wall protecting Goodrington Park was in a poor structural condition with the sheet pile toe protection having failed. As a result there was an increased risk of the sea wall failing resulting in flooding to the park during every high tide. Early in 2007 Torbay Council carried out a scheme to replace the toe pile protection to the sea wall.	Factual correction	Agree	Amend as required
	Section 3.6.2	4. Under Section 3.6.2 where you mention managed retreat reference should be made to the Shoreline Management Plan which identifies the policies proposed by Defra for each length of shoreline. These policies include hold the line, advance the line, managed realignment and no active intervention and identified for each section of shoreline for the next 100 years	Addition	Agree	Include reference to Shoreline Management Plan as required
	Section 3.6.2	5. Under Section 3.6.2 I do not see the relevance of including the table and comments on highway works to alleviate flood risk. These works are insignificant when considering the major flood risks within Torbay that are associated with coastal flooding, watercourse flooding or sewer flooding.	Factual correction	Agree	Remove Table 3.8 as required
	Section 3.6.2	6. The final paragraph under Section 3.6.2 should be removed as a number of the locations identified have no history of flooding.	Factual correction	Agree	Remove the paragraph as required
	Section 3.6.3	7. Under section 3.6.3 Marine Waters reference	Addition	Agree	Include reference to the

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		should be made to the revised Bathing Water Directive which becomes statutory in 2015. This directive amends the way in which the bathing waters will be tested and the results will be aggregated over a three year period. As a result it is possible that bathing waters could be categorised at a lower level than they currently are.			revised Bathing Water Directive as required
	Section 3.6.3	8. Under section 3.6.3 Sewage, there should be a comment stating that the sewerage system in Torbay is predominantly combined and as a result during severe rainfall events there is a risk of combined sewer flooding.	Addition	Agree	Include comment as stated
Mr Ian Parsons Highways Agency	N/A	The Agency needs to be satisfied that proposed development within Torbay takes account of potential vehicular impact on the Strategic Road Network (SRN). The Agency is primarily interested in the A38 and to a lesser extent the M5. whilst the Agency is aware that, due to their location, the majority of planning application within the Torbay area will not impact significantly on the SRN, any forthcoming major planning proposals will need to be demonstrate that this is the case.	General observation	Noted	No action required
	N/A	The Agency has particular concern over where the A380 converges with the A38 at Telegraph Hill / Haldon Hill. Whilst this is not an accident cluster site, the layout is such that there are potential safety issues that could rise as a result of additional traffic demand at this location. Furthermore, there is an accident cluster at junction 31 of the M5, to the north of this location.	General observation	Noted	No action required
	Section 3 and Appendix A	The Agency is keen to ensure that development proposals are brought forward in accordance with	Addition	Noted	Include reference to the following documents in

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		the policy framework provided within Department for Transport (DfT) Circular 02/2007 'Planning and Strategic Road Network'; the DfT Guidance on Transport Assessment (GTA); PPS12; and Delivering a Sustainable Transport System published by DfT in November 2008. Section 3 of your Scoping Report entitled 'Other Relevant Policies, Plan and programmes', should include reference to these document under the transport heading.			the Plans, Policies and Programme review: 1. Circular 02/2007 'Planning and Strategic Road Network 2. DfT Guidance on Transport Assessment (GTA) 3. Delivering a Sustainable Transport System published by DfT in November 2008 PPS 12 has been mentioned in the PPP review under General.
	N/A	As an overall comment, the Agency need to be satisfied that the strategy takes account of the need of greater integration between transport and land use planning with specific focus on sustainable transport.	General	Noted	No action required
	Section 1	Introduction Torbay overview The agency needs to understand current and future pattern for trips that are likely to travel outside the Bay and thus impact on the SRN. This analysis is particularly important for Torbay because the area experiences a fluctuating population, with a peak during the tourist season adding a further 80,000 visitor to the Bay.	General	Noted	The Torbay LTP 2 includes a detailed analysis of existing and future traffic flows and likely areas of congestion. The emerging LTP3 will also embrace this issue.
	Section 4	Updated Sustainability Appraisal Baseline The Agency welcome an update to the Baseline chapter of the scoping Report, which will set out the key transport issues within Torbay as well as	Support	Noted	No action required

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>further improvements required for each mode of transport.</p> <p>The Agency is aware that Torbay faces some unique challenges, including a high proportion of elderly and deprived residents, and an environment which is predominantly urban with an undulating topography. Therefore, the Agency is in support of improving accessibility by bringing services closer to people who need them and by improving sustainable transport links.</p>			
	Section 6	<p>Sustainability Appraisal framework – Sustainability Objectives</p> <p>The Agency agrees that the required infrastructure and services must be provided in order to support the community’s needs as outlined in objective 2. More specifically, the agency welcomes objective 4- “providing access to meet people’s needs while least damage to communities and environment”. The Agency agrees with objectives to reduce the need to travel by car; helping everyone access basic services easily, safely and affordably; making public transport, cycling and walking easily, safely and encouraging a switch transporting freight by road, to the use of rail or water.</p>	Support	Noted	No action required
	Scoping Report	<p>Summary</p> <p>The Agency supports publication of Sustainability Assessment Scoping Report, taking into account changes in relevant legislation and governmental guidance. We agree that the content of the document is positive approach to assist the DPD preparation. The Agency remains committed to the</p>	Support	Noted	No action required

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		principles underlying the new development plan system and we look forward to further involvement in the production of Local Development Framework in Devon.			
Mr Andy Young Strategic Transportation Torbay Council	Scoping Report: Section 4	4.4 Air Quality. Some mention of work carried out in Hele (2007) under LTP. Planned work in Brixham 2009-11 under LTP (eg Park and Ride)	Addition	Disagree	Section 4 contains a brief summary on air quality – further details on air quality are set out in the Baseline Report section 3.1, which include the work carried out in the Hele and Brixham
	Section 4	No mention of accessibility or transport in section 4	Objection	Agree	Include transport and accessibility in section 4
	Section 5	5.3 as 4.4 above			No action required Section 5.3 identifies sustainability issues and problems rather than the work that has to be carried out to resolve the problems
	Section 7	Should the high level objectives be re-listed on p37 below the matrix?	General observation	Disagree	No action required The high level objectives were mentioned in page 34&35. Re-listing them would be a repetition
	Appendix A	Appendix section 133 : Section 106 not 06	Typing error	Noted	Amend as stated
	Appendix A	In the transport section of the appendix there	Addition	Noted	Include reference to the

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		should be mention of “Towards A Sustainable Transport Strategy” (TaSTS) http://www.dft.gov.uk/about/strategy/transportstrategy/tasts/ and “Delivering a Sustainable Transport Strategy” (DaSTS) http://www.dft.gov.uk/about/strategy/transportstrategy/dasts/			following documents in the Plans, Policies and Programme review: 1. Towards A Sustainable Transport Strategy 2. Delivering a Sustainable Transport Strategy”
	Baseline Report Section 2.3.2/3/4	Could do with up to date figures	General observation	Agree	Update bus services, rail services and cycling data as required.
	Section 2.3.3	Rail services are “approximately” hourly. Wessex Trains no longer exist.	Factual correction	Noted	Amend and delete as stated
Ms Deborah Stark Torbay Care Trust	Baseline Report	It would have been a good idea to take the data through I-bay or Doug Haines. I think it is ok but please check no of top 10% so as for income dep 4 children.	General observation	Noted	No action required Income deprivation data has been adopted from the English Indices of Deprivation (2007) key finding for Torbay, which is the most up to date data.
	Appendix B	You are missing targets on page 185 on.	General observation	Noted	Some indicators have not got targets, others are not available at present- will be collected as soon as it is ready
		My general comment is about the need to focus investment first/hardest in areas of deprivation as recognised in health investment re alcohol & health visiting and closing the gap.	General observation	Noted	No action required

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
Dr. Simon Dunsford Natural England	Section 3	The European Directive 92/42 EC is mentioned but not national legislation to implement the Directive's requirements. It is however picked up in appendix A page 84-85 with the – Conservation (Natural Habitats, &C.) Regulations 1992. This is an important piece of legislation affecting spatial planning and development control that may impact on a Special Area of Conservation, which in Torbay's case is Berry Head. The Core Strategy will also be subject to Habitats Regulations Assessment under the 1992 Regulations.	General observation	Agree	Include reference to the Conservation (Natural Habitats, &C.) Regulations in section 3
	Section 7	Highlights potential tensions between sustainability objectives, which should be used as a tool to creative thinking to combine objectives as far as possible within single outcome. For example biodiversity and community objectives can be mutually beneficial if green infrastructure provision is part of the mix strategic planning for an area. Green infrastructure strategies can enhance wildlife, people's experience of their location, health as well as provide a service to local people in terms of food production and flood water management. Having said this. I acknowledge conflicts will remain and highlighting the potential early allows remedies to be put in place.	General observation	Agree	No action required
	Baseline Report	In connection with the Marine Bill new marine SACs are likely to be designated around the coast of England. Government will probably make the extent and location of these known within the next few months. The location and implications of these would need to be taken into account if they are	General observation	Noted	The Baseline Report will include the Marine Bill when it is published.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		close to Torbay, so note will need to be taken when the government announcements are made. I will also be monitoring this and will let you know if changes will affect Torbay.			
	Section 3 and Appendix A	<p>The emerging Shoreline Management Plans will affect the coastal decision around Torbay.</p> <p>-ODPM Circular 06/2005 a circular to accompany PPS 9. This is a very useful government document that expands and clarifies PPS9.</p> <p>-Environmental Quality in Spatial Planning – incorporating the natural, built and historic environment and rural issues in plans and strategies.</p> <p>This is guidance to help in preparation of Regional Spatial Strategies and Local Development Frameworks. This is a joint publication of the Countryside Agency, English Nature, the Environment Agency and English Heritage published in 2005. There is also a set of supplementary files which are useful. I will provide these documents. Although written before the establishment of Natural England it is still a relevant document and sets out what Natural England as well as the other agencies expects from strategic planning.</p> <p>Natural England’s recently published Green infrastructure Guidance. I can provide you with a copy of this.</p> <p>-The European Landscape Convention.</p>	Addition	Noted	<p>Include reference to the following documents in the Plans, Policies and Programme review:</p> <ol style="list-style-type: none"> 1. ODPM Circular 06/2005 2. Environmental Quality in Spatial Planning 3. Green Infrastructure Guidance 4. The European Landscape Convention.
	Section 3 and Appendix A	The 2009 AONB management plan review has been completed, resulting in a new AONB overarching 5 years management plan for those	Addition	Noted	Include reference to AONB management plan review in Appendix A

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		parts of Torbay with are within the AONB.			
	Baseline Report P 70	<p>Berry Head designations; there are some inaccuracies in the designations. There is not Special Protection Area (SPA) at Berry Head. It is an SSSI, National Nature Reserve (NNR) and Special Area of Conservation (SAC). It is no longer just a candidate SAC.</p> <p>The SAC Habitat features are:</p> <ol style="list-style-type: none"> 1. European Dry Heath 2. Semi-natural dry grasslands and scrub facies on calcareous substrate (Festuco-brometalia) 3. Vegetated sea cliffs of Atlantic and Baltic Coasts 4. Caves not open to the public <p>The SAC Species feature: Greater horseshoe bat (Rhinolophus ferrumequiniup) The bat colony is likely to be constrained by the current development in and around Brigham and would be likely damaged if feeding habitats and flightlines are not safeguarded. In terms of BAP information there is the SW Nature MAP and its strategic nature areas which have been incorporated in the RSS. The NBN Gateway has up to date habitat information. There are now Priority BAP habitats from the recent BAP review. Details of all BAP habitats are available in the web. Natural England can supply.</p>	Factual correction	Noted	Amend as stated

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
	Section 5	Sustainability objectives 4 and 5 do not contain explicit mention of Green Infrastructure and the benefits that this can bring to communities, wildlife and ecosystem services.	Addition	Noted	Include a sub-objective on Green Infrastructure under objective 5
Mr Dave Parsons Devon County Council	N/A	All seems suitably comprehensive.	General		No action required
Ms Cherry Herbert Environment Agency	Section 3	Planning Policy Statement 25: Development and Flood Risk should be added to The Water and Soil section.	Addition	Noted	Add PPS 25 to the list in section 3
	Appendix B	In 5.6 you may wish to consider changing the wording of the Indicator to something using more readily available data. We report information on planning consents issued with flood risk as a relevant consideration to defra and CLG. This data is available on our web site in the 'Development and Flood Risk' part of the Planning Resources section.	General observation	Noted	Amend wording as required using the web link given.
Mr Ross Simmonds English Heritage	Scoping Report: Section 4 and Baseline Report: section 3.4.3	English Heritage promotes a wide definition of the historic environment, encompassing not only those assets with statutory protection but also those parts of the historic environment that are locally valued and important together with the historic character of the wider townscape and landscape, as well as the potential for as yet unrecorded archaeology. The historic environment is an important tool for economic development and delivering social progress.	General observation	Noted	No action required
	N/A	English Heritage strongly advises that the	General	Agree	The Core Strategy subject

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		conservation, archaeological and urban design staff of the authority are closely involved in the preparation of the Strategy and its accompanying processes in order to ensure that the above are given due consideration. They are well placed to provide advice on the historic environment and can draw data from locally held information such as the Historic Environment Record.	observation		of consultation within the Council, which includes internal conservation, archaeology and urban design officers.
	N/A	The Sustainability Appraisal Scoping Report should take full account of the policies proposed in the Draft Regional Spatial Strategy for the South West, and identify issues relating to the historic environment that arise from these, as well as any which arise from locally produced plans such as the Mayor's Vision. Housing allocation figures, for example, relating to Torbay will have a significant impact in many areas, including infrastructure, which will in turn impact upon the townscape and landscape character of the area.	General observation	Agree	The Core Strategy and the SA are fully committed to the RSS policies.
	Section 3 and Appendix A	We are pleased to note the reference to protecting and enhancing the historic environment through relevant PPPs in the Scoping Report. We would like, however, to suggest adding the following: International European Landscape Convention European Spatial Development Perspective National The Historic Environment: A Force For Our Future (DCMS, 2001) Planning (Listed Buildings and Conservation Areas) Act 1990	Addition	Agree	Include reference to the policies in Appendix A

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>Ancient Monuments and Archaeological Areas Act 1979 Transport and the Historic Environment (English Heritage, 2004) Manual For Streets (CLG 2007) Transport Management and Streetscape (DoT 2008) Civilised Streets (CABE 2008) Regional Streets for All South West (English Heritage 2005) Local The New English Riviera: The Mayor's Vision For a Future Torbay Conservation Area Character Appraisals and Management Plans.</p>			
	Baseline Report	<p>When collecting information for the Baseline Report it is important that a wide definition of the historic environment is used in order to fully understand the current and future condition of the historic environment. This will provide an adequate basis for identifying sustainability issues and ways and methods of dealing with them. The historic environment is all designated and non-designated features of historic, architectural, archaeological or artistic interest. This includes listed buildings, conservation areas, historic parks and gardens and scheduled monuments along with their settings, the wider urban and rural landscape and the potential for unrecorded archaeology.</p>	General observation	Agree	The definition of historic environment will be widened in the subsequent stages of the SA. This will include historic parks and gardens and the potential for unrecorded archaeology
	Baseline Report	<p>The manifestation of an area's heritage assets can be as subtle as historic street patterns, below ground archaeology and discrete architectural</p>	General observation	Noted	No action required

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		features. It can include key views, settings and those familiar and cherished local scenes. These historic environment features combine to make a vital contribution to a sense of place and local identity.			
	Baseline Report: Section 3.4	Section 3.4 of the Baseline Report covers Cultural Heritage and Landscape in some detail, though we feel that it would benefit from a broader definition of the historic environment in order to be able to fully address sustainability issues. We do have some concerns that the term 'Cultural Heritage' is restrictive in that it does not fully encompass the wide range of issues affecting the 'historic environment' as a whole.	Objection	Partially disagree	This SA process has adopted the SEA topics. The term 'Cultural Heritage' is one of the SEA topics. However, it will be widened to include all the aspects of the historic environment.
	Baseline Report: Section 3.4 and scoping Report section 4	An effective strategy for management of the historic environment requires an full understanding of the issues facing the historic environment. The baseline information should consider: <ul style="list-style-type: none"> • Documentation of the state of the historic environment, providing the basis for identifying sustainability issues, predicting and monitoring effects and alternative ways of dealing with them. • How the historic environment contributes to local identity and distinctiveness, and to the local economy. • Demonstration of what is distinctive about the historic environment of the plan area; this should go further than simply setting out all designated assets. • Utilisation of existing information, such as 	Addition	Noted	The required information will be collected from the relevant sources. This will be included in the subsequent stages of the SA.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>the Historic Environment Record.</p> <p>The following resources will assist in the collection of this information:</p> <ul style="list-style-type: none"> • Local authority conservation/archaeological/urban design staff. • Local history, civic and amenity groups. <p>In addition to this, it would perhaps be appropriate for the Baseline Summary in section 4 of the Scoping Report to contain a fuller summary of historic environment issues.</p>			
	Scoping Report Section 5	Full analysis of the baseline information relating to the historic environment will help to identify sustainability issues and this should be done in conjunction with local authority conservation and archaeological staff, and with other key stakeholders and local communities who will highlight issues concerning the wider historic environment. This will enable a fuller analysis of sustainability issues concerning the historic environment than currently stands in section 5.3 of the Scoping Report.	General observation	Noted	No action required
	Scoping Report Section 5	The section on Sustainability Issues and Problems in the Scoping Report seems lacking in a fundamental analysis of why the points raised are issues and how they are going to be affected by future development, and how they may be addressed. Any future development strategies contained within the Core Strategy or LDF are likely to have an impact on some historic environment issues, whether they be concerned with urban densities or rural development, and the	Objection	Disagree	This section of the scoping Report is supposed to identify sustainability issues and problem by source. The analysis of why and how it affects future development will be addressed in subsequent stages of the process.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		sustainability issues should contain a full analysis of how these issues will affect the historic environment. We would suggest that it may also be appropriate to consider the historic environment within sections 5.1 on Social Issues and 5.2 on Economic Issues.			Most of the sustainability issues could comfortably sit under any of the three strands of sustainability. We have sought to include the information under the most appropriate heading to avoid repetition.
	Scoping Report Section 5	The Draft Regional Spatial Strategy for the South West contains a policy relating to Torbay which stipulates that 10,000 new homes should be built by 2026, equating to 500 per annum. This is a significant figure which will have a considerable impact of the townscape and landscape character of Torbay and this will include impacts upon the historic environment. We would suggest that the Core Strategy also take in to account the Mayor's Vision for Torbay, which promotes meeting the targets of the RSS by pursuing development in a high density, urban style form in contrast to the traditional local nature of low density development, which it considers to be one of Torbay's 'least enduring characteristics'. High density development will have significant impact on the historic environment and this should be reflected in the Core Strategy Sustainability Appraisal Issues and Problems.	General observation	Noted	The Core Strategy's spatial planning Vision takes account of other existing strategies including The New English Riviera Mayor's Vision. The impact of high densities on the historic environment will reflect in subsequent stages of the process
	Scoping Report Section 5	As a general comment, we recommend that this section should seek to identify opportunities as well	General observation	Noted	The subsequent stages of the SA will take the

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>as issues. The following list provides examples of the environmental problems, issues and opportunities that we would expect authorities to take into account in the SEA/SA process:</p> <ul style="list-style-type: none"> • Areas of significantly degraded landscape/townscape or areas where, on current trends, there is likely to be further significant loss of landscape/townscape character or quality. • Areas where development has had or is likely to have significant impact upon the historic environment and/or people's enjoyment of it. • Areas where landscape character or quality is being eroded because of changing farming or other land management practices. • Traffic congestion, air quality, noise pollution and other problems affecting the historic environment. • Opportunities for heritage-led regeneration. • Opportunities for the development of the environmental economy (the historic environment being a key component of a high quality environment and tourism asset). • Opportunities for the sustainable re-use of historic buildings. • Opportunities for delivering the improved maintenance and management of historic assets. 			comment on board where possible.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<ul style="list-style-type: none"> Opportunities for providing better access and understanding of the historic environment. 			
	Scoping Report: Section 6	While we acknowledge the inclusion of the historic environment as a sub-objective and a specific objective on the historic environment is certainly necessary in the Scoping Report, it may also be appropriate to address issues relating to the historic environment under other objectives such as those covering community issues, economic development and the natural environment. In addition to this, an objective relating to the wider historic environment as a whole, in line with a wider definition as suggested above, would prove more adequate than the current objectives relating to landscape/townscape and historic assets.	General observation	Partially disagree	<p>All issues relating to historic environment will be addressed within the objective 5 to avoid repetition</p> <p>Change wording of objective 5.5 to include historic environment rather than historic assets.</p>
	Scoping Report: Section 6	<p>Although the list of objectives must be manageable, the following are some suggestions that may be tailored to suit the needs of your particular local authority circumstances and the Sustainability Appraisal under consideration, and in turn provide broader objectives and indicators. These are broad objectives which should be made more specific where appropriate, and are divided into environmental, social and economic groups and includes objectives which may be applicable to other themes such as townscape and landscape.</p> <ul style="list-style-type: none"> To recognise the potential of the historic environment to contribute to social and economic progress. To embrace the conservation, enhancement and management of the wider historic 	General observation	Noted	The subsequent stages of the SA will take the comment on board where possible.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>environment.</p> <ul style="list-style-type: none"> To improve and broaden access to, and understanding of, local heritage, and provide better opportunities for this. To promote heritage-based sustainable tourism. 			
	Scoping Report: Appendix B	<p>English Heritage’s annual series of national and regional reports, Heritage Counts: The State of England’s Historic Environment, includes a suite of data sets for monitoring the extent, size and quality of the assets that comprise the historic environment. These should be supplemented, where possible, by locally derived indicators. For each baseline indicator enough information is needed to answer the following questions:</p> <ul style="list-style-type: none"> How good or bad is the condition or quality of historic assets and places? Do trends show that it is getting better or worse? How far is the current situation from any established thresholds or targets? Are particularly sensitive or important elements of the historic environment affected? Are the problems reversible or irreversible, permanent or temporary? How difficult would it be to offset or remedy any damage? Have there been significant cumulative or synergistic effects over time? Are there expected to be such effects in the future? <p>(Adapted from ODPM (2005), Sustainability</p>	Addition	Noted	The comment will be taken on board by widening historic environment indicator using the information sources provided.

From	Section/ subsection/ paragraph/ page	Comment	Nature of response	TBC response	TBC proposed actions and additional notes
		<p>Appraisal of Regional Spatial Strategies and Local Development Documents, paragraph 3.2.9) The following are a selection of indicators relating to the historic environment that could be tailored to the needs of the individual plan, in order to assess how historic environment matters may be affected by future development:</p> <ul style="list-style-type: none"> • What percentage of the areas to be affected by development are covered by up to date historic landscape/urban characterisation studies? • Where Conservation Areas are affected, what percentage of these has up to date Conservation Area Appraisals and Management Plans? • In the areas proposed for development, how many historic assets at risk are there, and what category are they in? <p>How well equipped/staffed is the authority's conservation department? As they currently stand in Appendix B of the Scoping Report, the indicators identified relating to the historic environment seem to be too narrow and not taking full account of the range of issues affecting the historic environment.</p>			

Appendix 3: Consultation Response to the Core Strategy Growth Options

The consultation on the Sustainability Appraisal of the Core Strategy Growth Options took place over an eight week period from 14 September to 6 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, in form of a written response or using a representation form via post, email or online; which have resulted in a number of amendments to the SA Report.

The SA received 12 responses in total, three of which from the main Statutory Consultees (Natural England, English Heritage and Environment Agency), two Community Partnership organisations, one planning consultancy and six individuals. The nature of the responses on the SA received is mostly objection (11), only three supports and one general comment.

Natural England and Environment Agency require additional assessment on AONB and flood risk management respectively. The SA will take these comments on board and include them in the subsequent stages of the SA. The subsequent stages of the SA will also provide an explanation on what the appraisal will look for, within each sub-objective to avoid confusion.

Three of the respondents were misunderstood Option 4 “Business as usual” scenario which provides a comparison between the proposed Options and the current adopted Torbay Local Plan (1995-2011). Paragraph 3.4 of the SA Report explains that this option has been considered as a requirement of the SEA Directive.

Most of the representations do not require further action. They are either support the current SA approach or do not contain practical suggestions to improve the quality of the SA. The table below set out the comments made by the respondents and outline how they have been addressed.

From	Section/ Paragraph/ Page	Comment	Nature of Response	TBC Response	TBC proposed actions and additional notes
Dr Simon Dunsford Natural England	Section 4	On the options, Option 1 with significant development around Berry Head would create considerable difficulties for the LPA in terms of meeting its obligations under the Habitats Regulations and for safeguarding the interests of AONB designation. The potential impacts of Option 1 on the AONB appear to be missed in the sustainability Appraisal (SA).	Support and objection	Agree	Include an assessment of the potential impact of Option 1 on the AONB.

From	Section/ Paragraph/ Page	Comment	Nature of Response	TBC Response	TBC proposed actions and additional notes
Mr Ross Simmonds English Heritage	N/A	It is important that meaningful conclusions can be drawn from the evidence; what it means for the Core Strategy and how the historic environment is to be dealt with. In this regard the links between the Baseline, Sustainability Appraisal and the Core Strategy are not evident.	Objection	Disagree	No action required The Sustainability Appraisal has been informed by the Baseline study and feeds into the Core Strategy.
Mrs CA Herbert Environment Agency	N/A	Options 3A and 3B score equally well in flood risk terms – ‘Minor benefits’ – and are generally likely to be able to deliver the most sustainable development. Although Option 3B scores slightly less well on ‘Protect and enhance habitats and species’ a single urban extension approach to development gives the greatest opportunity for biodiversity enhancement, green infrastructure, comprehensive Sustainable Drainage Scheme (SuDS) provision, renewable energy, sustainable construction etc. Consequently I agree with the SA assessment that Option 3B is the most sustainable choice. However, I do agree (11.5) that this option is unlikely to provide all the development required within the Plan period. The SA shows that Option 3C is not generally a sustainable option.	Support	Noted	No action required
		With regard to Flood Risk, all the options will have surface water flooding impacts, unless properly managed. Some form of Sustainable Drainage Scheme (SUDS) can be built in all locations - brownfield sites can have SUDS – although it is easier to have comprehensive SUDS included on greenfield sites. It should be noted that developers may have to contribute to off-site flood mitigation works.	General	Noted	Surface water flood management will be considered in the subsequent stages of the SA
Tetlow King	N/A	The Council Sustainability Appraisal is generally supported	Support	Noted	No action required

From	Section/ Paragraph/ Page	Comment	Nature of Response	TBC Response	TBC proposed actions and additional notes
Planning		although it is not accepted that Option 2 is any less sustainable than Option 3B although it is accepted these are the two most sustainable options to pursue.	and objection		
Yalberton Valley Action Group Mr Bs Jobson	N/A	<p>The accepted definition of sustainability relies on equal weighting of various criteria thus landscape environment wildlife have equal weighting to economic sustainability issues such as whether a developer might pay for it or it is big enough to pay for the whole new infrastructure or social facilities which are better described as achievability criteria. Thus the basis of the appraisal in common with all such is distorted away from what all normal people recognise by the word sustainability. But sadly this is the basis of all spatial planning based on government dictated methodologies.</p> <p>Allocation of scoping in the appraisal is completely arbitrary and unexplained. There are glaring areas which are easily challenged. The extent of the biased scoring renders the appraisal worthless.</p>	Objection	Disagree	<p>No action required</p> <p>The public consultation provides the chance to challenge the SA process. A constructive criticism could have led to improvement of the SA quality.</p>
Dr Peter and Rosen Lee	N/A	See above	Objection	Disagree	See above
Mr Michael Webster	N/A	See above	Objection	Disagree	See above
Mrs P.J. Bristow	Section 2	In my opinion the only logical approach would be the carry on as usual approach, which is in the sustainability appraisal but appears to be missing from the Core Strategy document.	Objection	Disagree	<p>No action required.</p> <p>Option 4 "Business as usual" scenario provides a comparison between the proposed Options and the current adopted Torbay Local Plan (1995-2011). This option has been considered as a</p>

From	Section/ Paragraph/ Page	Comment	Nature of Response	TBC Response	TBC proposed actions and additional notes
					requirement of the SEA Directive. See paragraph 3.4
Lorna Gardner	Section 2	What ever happened to option 4, which is in the sustainability Appraisal Leaflet? Why haven't we got that Option to choose?	Objection	Disagree	See above
Collation St Mary Residents Association	Section 2	"Business as usual" Option should be included above (as an option for growth). As it would be more democratic and more acceptable to local people.	Objection	Disagree	See above
Sarah Morison		<p>Option 3b – Single Urban Extension</p> <p>The Sustainability Appraisal fail to consider some of very significant disadvantages involved with such a scheme. Specifically:</p> <ul style="list-style-type: none"> • Not only is this area comprised of significant and important farmland, it is of very significant environmental importance in terms of the species of wild life which live within it and its role in providing a proper rural fringe to the urban area of Paignton. To develop this area would significantly increase the proliferation of urban sprawl because of all the infrastructure which it has to bring with it. It would not connect properly to the existing infrastructure of the three towns, nor would it relate to employment sites and retail facilities in more sustainable location. • This area has a high of listed historic buildings, is susceptible to flooding and would be totally inappropriate for the scale of development suggested. • At paragraph 9.10 of LDD2, the need for road 	Objection	Partially disagree	<p>No action required</p> <p>All the negative impact mentioned hear and more have been identified in the SA. The term Sustainability includes social, economic as well as environmental aspects. Although Option 3b has significant negative impacts on the area environment, it also has significant positive social and economic impacts that overbalance the negative environmental impacts.</p> <p>This Option scores highly against the Sustainability</p>

From	Section/ Paragraph/ Page	Comment	Nature of Response	TBC Response	TBC proposed actions and additional notes
		<p>infrastructure has not been properly considered the impact of this could be very significant.</p> <p>I agree, in any event, with the conclusion that the implementation of Option 3b is unrealistic in any economic climate. I also believe it is not sustainable for the reasons outlined above.</p>			Objective and proves to be the most sustainable among the five Options.
Mr R. E. Bristow	Section 4	<p>I can not understand the how Option 3b 2 and 3a have scored so highly in your appraisal, when they are concern between 2,000 and 8,000 houses in the Totnes Road area. Mr Bristow provided his own assessment of the area against the Sustainability Objective.</p>	Objection	Partially agree	<p>We appreciate that Mr Bristow has the local knowledge of the area. We agree with him in the some of some of the points he made, but disagree in others.</p> <p>Ensure that the subsequent stages of the SA provide an explanation on what the appraisal will look for, within each sub-objective to avoid confusion.</p>

Appendix 4: Monitoring Framework

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Percentage of population over 65 years of age	22%	No targets	Torbay PCT 2007 Director of Public Health Annual Report	Expected an increase to 30% by 2029
		Infant mortality rate	7.5 deaths up to 1 year per 1,000 live births	No targets	The Audit Commission, Data profile by quality of life theme (2008)	
		Teenage pregnancy rates	48.6 conceptions to under-18 year olds in a calendar year per thousand females aged 15 to 17 (2005)	No targets	The Audit Commission, Data profile by quality of life theme (2008)	
		Life expectancy at birth a) Male b) Female	a) 76.5 years b) 81.7 years	No targets	The Audit Commission, Data profile by quality of life theme (2008)	
		Suicide rate	20.7 per 100,000 residents (2002/04)	Torbay has the second highest suicide rate in England and Wales	ONS	
		Population density	21.1 person per hectare	1.1 person per hectare in Devon and 2.1 person per hectare in South West region and 3.6 person per	2001 census	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
				hectare in England and Wales		
		Age standardised mortality rates of a) All cancers b) Circulatory diseases c) Respiratory diseases	a) male: 246.23 female: 173.56 b) male: 108.52 female: 56.59	No targets	The Audit Commission, Data profile by quality of life theme (2008)	
	1.2 Reduce health inequality	Number of SOAs in the top 10% most deprived in England in the health and disability deprivation domain in Torbay	7 areas	No targets	Torbay PCT, the English Index of Deprivation, Key Finding for Torbay (2007)	The overall level of health and disability deprivation in Torbay has increased noticeably between 2004 and 2007 from 0 to 7
		Number of warm front grants made to people- per 1000 and proportion given to people over 60	Unavailable			
		Food deserts in Torbay	Unavailable			
	1.3 Promote healthy lifestyles	Number of patients classified as clinically obese in Torbay	All adults 27% Children 12.9%		Torbay PCT, Director of Public Health Annual Report (2007)	
		Model Based Estimate for	25.3%		ONS, Neighbourhood Statistics (2003/05)	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Consumption of Fruit and Vegetables (Persons)				
2. Support Communities that meet people's needs	2.1 Help make sustainably designed and affordable housing available to everyone	Affordable housing completions a) Number of completions; b) % of affordable housing completed	a) 135 b) 18.6%	30% affordable housing will be sought on all development of 15 or more dwellings	Torbay Housing Land Monitor (2008) And Planning Contribution and Affordable Housing SPD (2008)	
		House price income ratio in Torbay	10	South West 6.7 England 7.3	Planning Contribution and Affordable Housing SPD (2008)	
		Number of households awaiting a housing association property	6081 in housing need on the Homefinder and 363 on the Home 2 Own shared ownership	No target	Planning Contribution and Affordable Housing SPD (2008)	
	2.2 Provide everyone with opportunities for education and training	Percentage of 15 year old pupils in Torbay's schools achieving five or more GCSEs at Grade A*-C or equivalent	60.9% (2006/07)	This was higher than the South West rate (59%) but lower than England's (62%)	Torbay Brief by GOSW Regional Intelligence Team (2008)	
		Percentage of population with NVQ level 4+	25.0%	The third lowest proportion of the South West (SW 31.9%, Eng 32.1%)	Torbay Brief by GOSW Regional Intelligence Team (2008)	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Percentage Torbay's workforce with no qualifications	5.3%	The lowest among the South West (SW 6.6%, Eng 8.9%)	Torbay Brief by GOSW Regional Intelligence Team (2008)	
	2.3 Reduce crime and fear of crime	Total police recorded offences	13,554 (2006/07)	No targets	Key Statistics for Torbay, Consultation and Research Team (2008)	
		The percentage of residents surveyed who said they feel fairly safe or very safe outside a) during the day b) after dark	a) 98.24% b) 81.42%	No targets	The Audit Commission, Data profile by quality of life theme (2008)	
	2.4 Promote stronger and more vibrant communities	No indicator was identified				
	2.5 Increase access to and participation in cultural activities	Number of new young people's facilities provided	Unavailable			
		Percentage of sporting infrastructure in poor/very poor condition	Unavailable			

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Population of Torbay	133,200 persons	No targets	Key Statistics for Torbay, Consultation and Research Team (2008)	Torbay's population is estimated to grow over the next 25 years, at an average rate of 1,340 persons a year
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Claimant amount	2.3%	Torbay's Claimant count is the highest in the South West	Torbay Brief by GOSW Regional Intelligence Team (2008)	
		Amount of land developed for employment in Torbay	0.7 hectare (2007)	No targets	Torbay Employment Land Monitor (2007)	It has decreased from 2 hectare in 2006
		Mean annual gross pay for all employees in Torbay	£15,446	No targets	The Torbay economy, Consultation and Research Team (2007)	
	3.2 Reduce poverty and income inequality	Number of SOA in the top 10% for employment deprivation in England	12	No targets	key findings for Torbay, The English Indices of Deprivation(2007)	The overall levels of Employment Deprivation in Torbay have increased noticeably between 2004 and 2007, with an increase from 7 to 12 SOAs in the top 10% most deprived in England.

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Number of SOA in the top 10% for skills and training deprivation in England	4	No targets	key findings for Torbay, The English Indices of Deprivation (2007)	The overall levels of Education, Skills and Training Deprivation in Torbay have increased slightly between 2004 and 2007, with an increase from 3 to 4 SOAs in the top 10% most deprived in England.
	3.3 Meet local needs locally	Not identified				
	3.4 Harness the economic potential of the coast in a sustainable way	Not identified				
	3.5 Increase circulation of wealth within the Torbay	Net change in number of VAT registration	+1.2% (2006)	South West +2% England +2.1	Key Statistics for Torbay, Consultation and Research Team (2008)	
		Gross Value Added (GVA)	The 2005 GVA figure for Torbay was £1,494 Million	The latest GVA data shows that Torbay now has the lowest economic performance of the whole region and is the second lowest in England behind Wirral in the North West.	Key Statistics for Torbay, Consultation and Research Team (2008)	GVA is used in the estimation of Gross Domestic Product (GDP). GDP is a key indicator of the state of the whole economy.

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	3.6 Promote diversification of the economy to provide a range satisfying job opportunities	Proportion of people in: a) distribution, hotels and restaurants b) Public administration, education and health c) manufacturing d) construction e) transport and communication f) banking finance and insurance g) agriculture and fishing h) other services	a) 35.2% b) 32.6% c) 6.3% d) 4.2% e) 3.0% f) 13.3% g) 0.4% h) 5.0%	No targets	Consultation and Research Team, Torbay Brief (2008)	
	3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Value of tourism generated annually in Torbay	Tourism in Torbay generates £442 million per annum and represent 1/3 of Torbay's wealth and 1/3 employment.	No targets	Torbay Development Agency, Tourism Strategy for Torbay (2005-2015)	
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Not identified				

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	3.9 Reduce reliance on seasonal and part time work with in Torbay	Percentage of workers aged 16+ in part-time employment	31.0%	England 23.9% South West 27.0%	Key Statistics for Torbay, Consultation and Research Team (2008)	
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	Journey time around the bay	20.7 mph	Target (2010/2011) 25 mph	Local Transport Plan (2006/11)	Increased journey would contribute negatively to air pollution
	4.2 Reduce the need /desire to travel by air	Number of passenger travelling by air in Torbay	Unavailable			
	4.3 Help everyone access basic services easily, safely and affordably	% of households within 30 minutes of a major centre by public transport	97.51%	Target (2010/2011): 100%	Accession software, Strategic Transport Team (2006/07)	
		% of households within 45 minutes of Torbay hospital by a bus	71.13% (2006/07)	Target (2010/2011): 80%	Local Transport Plan (2006/11)	
		Total killed or seriously injured (KSI) on the roads	41	Target (2010/2011): 27	Accident monitoring, Transport Team (2006/07)	Number of KSI is increasing. 36 (2001/04) 32 (2006/07)
	4.4 Make public transport, cycling and walking easier and more attractive	Capacity of bus services	10% increase from 2000 to 2005	25% increase predicted from 2005 to 2010/11	Bus Operator Information	Service needs to Support increasing population with growing proportion of elderly residents

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Number of bus passenger journeys	7,367,000 passengers (2006/07)	Target (2010/2011): 8,035,000 passengers	Bus operator information, Local Transport Plan (2006/11)	
		% of households within 400m of an hourly or better bus service	95.07% (2006/07)	Target (2010/2011): 100%	Local Transport Plan (2006/11)	
		Annualised index of cycling trips	98 annualised index value	Target (2010/2011): 180 annualised index value	Council surveys from Strategic Transport Team (2006/07)	
		Footway condition	30.41 % in need for repair (2004/05)	10% in need of repair	Local Transport Plan (2006/11)	
	4.5 encourage switch from transporting freight by road to rail or water	Number of freight vehicle coming in /out of Torbay	Unavailable			
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Number of SAC, SSSI, SNCI, LNR, RIGS, CWS, LWS in Torbay	SAC: 1 SSSI: 12 (190.52 ha) SNCI: LNR: 4 RIGS: 6 (10 proposed sites) CWS: 31 LWS: 50	No targets	The Nature of Torbay 2006-2016	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		% Area of SSSI land in: (a) A favourable condition (b) An unfavourable recovering	a) 83.19% b)8.69%	Bring SSSI units into 95% favourable or recovering condition by 2010	Condition of SSSI data from Natural England website. And The Nature of Torbay (2006-2016)	In comparison with Devon and the South West, Torbay's SSSIs are in relatively good condition.
		Change in: (a) Populations of SAP species (b) Area of semi-natural habitat within greenway network	Unavailable			
	5.2 Promote conservation and wise use of land	Average density of new development in Torbay on: a) Large sites b) Small sites c) Redevelopment sites	a) 62 dwellings per hectare b) 47 dwellings per hectare c)129 dwellings per hectare	The majority of development in Torbay is at relatively high density compared to Government guidance of 30-50 dwellings per hectare	Torbay Housing Land Monitor (2008)	
		Proportion of new dwelling built on Brownfield land	91% (2008)	92% in 2007 is the highest rate since 1995	Torbay Housing Land Monitor (2008)	This is largely due to decline in activity on Torbay's main Greenfield sites (Barton & Great Parks)

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	5.3 Protect and enhance landscape and townscape	Number of parks and green space managed to green flag standard	Three parks: 1. Sherwell park 2. Tessier Park 3. Cockington Country Park	No targets	Communication Team Torbay Council (2008)	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Not identified				
	5.5 Promote the essential need for green infrastructure	Not identified				
	5.6 Maintain and enhance historical environment	Number of Listed Buildings (Grade I and II): a) On the At Risk register; b) Subject to unauthorised alterations; c) Subject to demolition; and d) Successful enforcement actions	a) 32 of which 10 are in category 1 b) Unavailable c) Unavailable d) Unavailable		Torbay Council, Buildings at Risk (BAR) survey (2004)	Torbay has 861 listed buildings of historic or architectural interest
	5.7 Reduce vulnerability to flooding and sea level rise	Number of planning applications objected by the EA on flood risk grounds	8 (2007/08)		Environment Agency http://www.environment-agency.gov.uk/static/documents/Research/Appendix_4_-_England2.pdf	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Number of properties flooded annually	Unavailable			
		Number of SuDS in new developments	Unavailable			
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Average annual domestic consumption of gas	18369kWh (2005/06)		The Audit Commission, Data profile by quality of life theme (2008)	
		Average annual domestic consumption of electricity	4493kWh (2005/06)		The Audit Commission, Data profile by quality of life theme (2008)	
		Local estimates of CO ₂ emissions per capita	2.3 tonnes (2005/06)	Reduce (CO ₂) emissions from activities in Torbay by 30% from 1990 levels by 2020 and at least 60% by 2050	The Audit Commission, Data profile by quality of life theme (2008) And Climate Change Strategy for Torbay (2008 – 2013)	
		Carbon footprint of energy use in a) domestic property b) commercial and industrial property	a) 305.13 ktCO ₂ b) 297.28 ktCO ₂ (05/06)	a) 239.63 ktCO ₂ (12/13) 1322.83 ktCO ₂ (08/12 Budget) b) 275.36 ktCO ₂ (12/13)	Climate Change Strategy for Torbay (2008 – 2013)	

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
				1419.96 ktCO ₂ (08/12 Budget)		
		a) Number of renewable electricity project in Torbay b) Capacity of renewable electricity in Torbay	a) 5 projects b) 0.015 MW		2008 survey of renewable electricity and heat projects in the South West	
		a) Number of renewable heat project in Torbay b) Capacity of renewable heat in Torbay	a) 3 projects b) 0.102 MW		2008 survey of renewable electricity and heat projects in the South West	
		Proportion of energy supplied from renewable sources	Unavailable			
		Number of buildings meeting BREEAM Very Good and Excellent standards a) Commercial buildings b) Residential buildings	a) 2 b) 0	All new and refurbished non-residential buildings achieve, as a minimum, the requirements of BREEAM Very Good standard	Climate Change Strategy for Torbay (2008 – 2013)	The designs of the new buildings to be constructed at Torquay Community College and Foxhole Primary School have achieved a BREEAM Very Good rating

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
	6.2 Keep water consumption within local carrying capacity limits	Per capita daily domestic consumption of water	106 liters		The Audit Commission, Data profile by quality of life theme (2008)	
		Number of properties with water meters installed	Unavailable			
		Number & type of new development's with water efficiency designs	Unavailable			
	6.3 Minimise consumption and extraction of minerals	Not identified				
	6.4 Reduce waste generation and increase materials efficiency	How many businesses are EMAS or ISO registered in Torbay	Unavailable			
		Number of community grants is being provided annually to encourage development of businesses and initiatives that promote sustainability	Unavailable			

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Percentage of Torbay's household waste a) Recycled b) Composted c) Landfilled	a) 21.10% b) 6.99% c) 71.91% (2007/08)	Targets: household waste recycled or composted 2009/10: 40% 22214/15: 45% 20019/20: 50%	Municipal Waste Management Strategy for Torbay 2007 -2025 and National Waste Strategy 2007	Recycling and composting rate shows general increase
	6.5 Minimise land, water, air, light, noise and generic pollution	Number of AQMA	2 AQMA (2006/07)	Target (2010/2011): 0 AQMA	Mandatory Indicator Air Quality Monitoring data (Environmental health)	AQMA located in Hele Road and Bolton Cross
		Drinking water quality	Generally satisfactory		Drinking Water Inspectorate at summary of the 2005/06	Some concern over low level of oocysts for cryptosporidium
		Number of beaches in Torbay managed to blue flag	7 beaches		Torbay's website (2008)	Blue Flags and Marine Conservation Society Awards are given to beaches where 80-90% of at least 20 water samples taken during the summer season the previous year comply with international standards for safe bathing water

High level objectives	Sub objectives	Indicators	Data	Comparison & Targets	Data source	Comments
		Proportion of river length assessed as good biological quality	100%		The Audit Commission, Data profile by quality of life theme (2008)	
		Proportion of river length assessed as good chemical quality	100%		The Audit Commission, Data profile by quality of life theme (2008)	
		Proportion of developed land that is derelict	0.5%		The Audit Commission, Data profile by quality of life theme (2008)	
		Proportion of land and highways assessed as having unacceptable levels of litter and detritus	13.0%		The Audit Commission, Data profile by quality of life theme (2008)	
		Area of land in Torbay potentially requiring remediation	11.85 hectares	No targets	National Land Use Database (2003)	

Appendix 5: Sustainability Appraisal of Strategic Direction and Sustainable Development Policies

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

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

Policy SD1 Growth Strategy for a Prosperous Torbay

The Local Plan promotes a step change in Torbay’s economic performance by supporting urban regeneration, creating ‘future proofed’ living, working and leisure environments, supported by high quality infrastructure. This will be achieved within the Bay’s environmental capacity, ensuring the environment continues to be a driver of economic success and that there is investment in the Bay’s environmental assets,

This will be done in the context of localism and Government’s ‘Plan for Growth.’ Communities will have a greater influence in determining how development in their area will look and feel through the new framework of Neighbourhood Plans.

All development will make full use of opportunities for low carbon and renewable energy, consistent with the need to reduce Torbay’s carbon footprint.

Over the next 20 years, and beyond, the Local Plan reinforces Torbay’s role as a main urban centre and premier resort. It looks to enable an average of around 750 jobs per annum, equating to about 15,000 new jobs. The Plan also seeks to identify land for between 400 – 500 homes per annum, equating to about 8,000 - 10,000 new homes. Over the 20 year period growth will deliver funding of around £75M. The broad locations of growth over the Plan period are illustrated in the Focus Areas for Delivery Map (p?) and will be developed in detail via Neighbourhood Plans.

Over the next 5 years, the Plan will enable delivery of around 3,500 new jobs, land for around 2000 new homes and funding of approximately £15M. This equates to an average of 750 jobs and 400 new dwellings (+/- 25%) over the first five years of the Plan. Much of that growth will come forward on ‘known’ sites – strategic sites, those with planning permission already and windfall sites (see Map? below).

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	Policy SD1 provides opportunity for regeneration of living environments within the urban area, which will have positive impacts on health and wellbeing.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	Policy SD1 aims to reduce deprivation which is often associated with poor health.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	Policy SD1 provides opportunities for provision of affordable housing to address the local under provision of social rented housing. The policy also promotes provision of a wide range of house type to meet variety of needs.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The Policy aims to improve education prospects and raise the skill base of the local community, by supporting education providers and job creating enterprises and providing sufficient land to meet their needs. This supports the SA objective.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	+	The urban focus approach, supported by this policy, would have positive impact by allowing people to meet more of their needs in their local communities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	This Growth Strategy could increase access to cultural activities; in particular provision of housing is supported by appropriate recreational facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Local Plan promotes infrastructure for business growth and investment such innovation space; workhubs; skills development; ICT improvements; delivery of the South Devon Link Road and creation of high quality employment space in town centres, edge of towns (e.g. Edginswell and West Paignton) and within existing communities.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Growth Strategy will provide a supportive planning framework for job creation (15,000 new jobs over the next 20 years opportunities) This would have clear benefits in assisting diversification of Torbay's economy.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The urban focus approach, adopted by this Policy, would have clear benefits in terms of reducing the cost of living by reducing the need to travel. Provision of affordable housing would also have clear benefits in terms of reducing housing inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Concentration of development in urban areas will have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Policy SD1 could provide positive opportunities to combine coastal management with increasing environmental awareness through for example renewable energy schemes.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the Torbay rather than go further afield.	+	Policy SD1 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy supports high quality infrastructure that will contribute to the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Policy SD1 will have positive effect on this SA objective by ensuring that people can live closer to work and services.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	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.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	Concentration of development in the urban area could potentially encourage sustainable modes of transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	+	The growth strategy is based on the principles of sustainable development. This is likely to have a positive impact on this objective.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The growth strategy is based on the principles of sustainable development, having regards to the area's environmental capacity.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The growth strategy is based on the principles of sustainable development, having regards to the area's environmental capacity.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	Policy SD1 promotes a high quality built environment that contributes to landscape setting of the area. This will have positive effect on this SA objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy promotes urban focus development and therefore would avoid suburbanising the countryside.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	Policy SD1 recognises the need for strategic green infrastructure network that will contribute to the delivery of sustainable growth strategy.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	+	Policy SD1 promotes a high quality built environment that contributes positively to the historic built form.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	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 Policy could be strengthened to state development in areas at risk of flooding should be subject to flood risk assessment (Torbay Strategic Flood Risk Assessment). SUDS should be incorporated into all new developments.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Policy SD1 states that all development will fully utilise opportunities for renewable energy. This will have a significant positive impact on reducing greenhouse gas emissions.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	-	Any increase of development will increase the use of water resources; therefore all new and existing development should incorporate effective water efficiency measures for example: rain water harvesting techniques, grey water recycling etc. The negative impact can be reduced if greater certainty over the water supply and demand can be established and more stringent water management measurements were to be introduced.	The Preferred Growth Strategy should ensure that rates of planned development should not exceed the capacity of existing water supply.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	+	Policy SD1 recognises the need to conserve valuable natural resources	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The Policy promotes the need to minimise waste.	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	?	Uncertain effect on this objective – largely dependent on scale and design of development.	

Summary

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 year). This would have clear benefits in assisting diversification of Torbay's economy. The Policy is likely to have a positive impact on the objectives relating to education provision and increased access to cultural activities.

Policy 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 relating 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.

Policy SD1 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.

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

Policy SD2 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework or subsequent government policy. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	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 and therefore will have significant positive impacts on all of the sustainability objectives.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	++	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	See above	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	See above	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	See above	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	See above	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	See above	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	See above	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	See above	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	See above	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	See above	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	See above	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	See above	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	++	See above	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	See above	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	See above	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	See above	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	See above	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	See above	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	See above	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	See above	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++		
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	See above	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	See above	

Summary

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.

Appendix 6: Sustainability Appraisal of Strategic Direction and Delivery Policies

Policy E1 Employment

The Local Plan supports the regeneration of Torbay and improvement in its economic performance, with the aim of achieving a step-change in economic prosperity. The Local Plan supports existing businesses and education facilities, it encourages new businesses and investment in order to create new jobs, and it enables expansion and diversification of the economy of the Bay.

The Local Plan seeks the creation of at least 15,000 full time equivalent additional jobs by 2032, equal to 750 per year. To help achieve this objective, sites of 30 or more dwellings, or 1 hectare (whichever is the smaller), must make provision for the creation of at least 1.5 full time equivalent jobs per dwelling. Above this threshold:

- The Council will seek a financial contribution towards employment creation or employment initiatives, from smaller scale development or where on-site provision is not practicable or viable;
- The Council will require on-site provision of serviced employment space as part of a viable, mixed use development on larger scale sites. Phased delivery of development will include early provision of serviced employment space.

The Council will promote and negotiate use of local labour training arrangements, placements and apprenticeship schemes during the construction phases of major developments.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	Access to employment opportunities is one of the wider determinants of health; therefore the Policy is likely to have positive impact on this aspect of this objective.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~		

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~		
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy supports mixed use development schemes and housing could be an element and would expect proposals for housing to accord with requirements for affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy supports existing education facilities such as South Devon Collage. The council will work with developers to improve employment prospect and skill base in the local population. These would have a significant positive impact on this objective.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~		
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy supports local businesses and encourages new businesses to expand.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~		
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy aims to create additional 15,000 jobs by 2031.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy actively seeks to reduce the need to travel, through home working and allocating employment site in location that are accessible by sustainable transport. This is likely to have positive impact on reducing the cost of living.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy supports local businesses and encourages new businesses to expand.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy aims to deliver jobs in a sustainable manner through reducing the need to travel, encourage renewable energy and facilitating access to employment sites by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy encourages reduction of both the need to travel and carbon footprint. This would have significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy is likely to contribute to the regeneration, quality and diversity of the tourism industry, through a focus on town centre regeneration and strengthen traditional industries such as tourism and fishing.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy encourages reducing the need to travel, access to employment sites by sustainable transport and home working. These are likely to have significant positive impact on this objective.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	The Policy promotes access to employment opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The supporting text indicates there will be a heavy focus on the town centre regeneration, which has a good sustainable transport link. Employment site in new locations is expected to be accessible by sustainable transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	-	New employment-based development has the potential to harm biodiversity existing on site.	The Policy should provide potential to enhance biodiversity through incorporation of biodiversity features in to development.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	New employment provision will be focused on the town centre and existing employment sites. Therefore would make the best of previously developed lands.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	-	The Policy has the potential to have negative impact on this objective.	Employment based development should respect the character and setting of settlements
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	The Policy encourages non-traditional industries such as renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++ ?	The Policy would have a positive impact on air quality, through reducing the need to travel. Other forms of pollution are uncertain depending on the scale and design of development.	

Summary

The Policy has significant positive impacts on the economic and social objectives. It however performs reasonably well against the environmental objectives.

Access to employment opportunities is one of the wider determinants of health; therefore the Policy is likely to have positive impact on health and wellbeing. The Policy 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.

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

Policy E2 Employment Space

In order to meet the needs of existing, growing and new businesses, at least 150,000 sq m of high quality employment space will be provided in the following:

- Town centres
- Torquay Gateway
- West Paignton
- Refurbished / revitalised existing employment estates
- As part of urban renewal projects.

This will include space and facilities for 'Use Class B' employment uses and other 'non-Use Class B' sectors including health, leisure, retail, tourism and education, which play an important role as employment generators in the Bay. A meaningful proportion of 'Use Class B' uses will be required from major or mixed use developments. Proposals for out of centre retail and town centre uses must meet the tests in the retail Policies TC1 – 4. As much employment space as possible will be located within town centres. However, to maximize opportunities for economic recovery, an initial provision of 38 hectares of mixed employment space is identified as strategic employment sites around Torquay Gateway and the West of Paignton. The Council, in conjunction with Neighbourhood Planning Fora, will use Local Enterprise Areas and Local Development Orders to facilitate provision of high quality employment space, so long as this is consistent with other policies in this Plan.

The Council will, in principle, support proposals that deliver employment space for the following sectors:

- Tourism, hotel and catering
- Manufacturing
- Professional services
- Financial services
- Advanced electronics / hi-tech
- Medical / Healthcare
- Business Process Outsourcing.
- Food production and processing.

The Council will, in principle, support the provision of workhubs, managed workspace and live/work units. The development of at least 200 live/work units is proposed during the Plan period.

Proposals for the loss of employment uses will be considered on the basis of the impact on the economic prosperity of Torbay, the appropriate mix of uses within a locality and amenity. Where there is no reasonable prospect of a site being used for Class B employment purposes, preference will be given to other employment generating uses subject to other policies in the Local Plan. Where the proposed loss of employment sites is acceptable in principle to the Council, the Council will seek financial contributions to mitigate the loss of employment.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	Access to employment opportunities is a wider determinant of health; therefore the policy is likely to have a positive impact on this aspect of this objective.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy seeks to allow mixed-use developments and live/work units, which could have a positive impact to meet housing needs including affordable housing.	

2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy would have a significant positive impact on providing training and education, through supporting non B class sector including education. It would also provide opportunities for apprenticeship and training for local people.	
2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Mixed-used developments contribute towards creating safer communities through encouraging natural surveillance at different time of the day.	
2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy supports besides B class uses, non B class sector including leisure, tourism, education, health and retail. This would have significant positive impact on meeting more needs within local communities.	
2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy aims to provide 150,000 m ² employment floorspace, therefore will have significant impact on this objective.	

3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The policy supports beside B class uses, non B class sector. This is likely to provide a range of different employment opportunities to the residents of the Bay and beyond.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy is likely to reduce the need to travel, through encouraging home working and allocating employment site within town centre regeneration schemes location This is likely to have positive impact on reducing travel cost.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy supports beside B class uses, non B class sector including leisure, tourism, education, health and retail. This would have significant positive impacts on maintenance and enhancement of local businesses.	

	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy supports creation of flexible workspace through allocation of employment uses as long as amenity and environmental designations are unharmed.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy promotes development of 200 live/work units. This is likely to reduce the need to travel and therefore would have positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	Besides B class uses, The Policy supports non B class sector including leisure and tourism.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Employment-based developments have the potential to increase car usage. The Policy promotes mixed used developments and live/work units which could have a positive impact on reducing car use.	

	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++		The Policy aims to provide employment-based uses and encourages ICT and therefore would increase access to employment opportunities.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	-	It is noted that employment sites at Scotts Bridge, Edginswell and West Paigenton are currently located near a variety of sustainable transport links, which is welcomed. However, there is no requirement for employment-based developments to consider sustainable transport.	Policy E2 should require major employment-based development to respond to the demand for travel they create.
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	+	-	The Policy could create opportunities for improved links for existing businesses and industries in Torbay. It however has not made a reference to sustainable transport of freight.	The Policy should make a reference to sustainable transport of freight.

5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	--		Employment-base new development has the potential to harm biodiversity existing on site. It is recognised that some employment may be on Greenfield site.	The Policy could provide potential to enhance biodiversity through incorporation of biodiversity features.
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	-	New employment provision will be focused on the town centre and existing employment sites. Therefore would make the best of previously developed lands. However, development on Greenfield site could lead to a loss of productive land.	Ensure higher densities encouraged wherever possible.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	-		The Policy has the potential to have negative impact on townscape.	Employment based development should respect the character and settlement setting.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~		No significant effect	

	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	Employment-based development would increase the amount of hard surface and places additional pressure on surface water drainage system that is already at capacity.	SUDS should be incorporated into all new developments
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	Employment based developments have the potential to increase consumption of energy.	Require employment-based development to meet excellent standard in BREEAM
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	Employment based development is likely to increase demand for water.	The Policy should ensure water consumption is minimised, through incorporating efficient water-saving technologies.

	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--		Employment based development is likely to increase consumption of minerals.	The Policy should ensure minerals consumption is minimised, through provision for reuse and recycling of old materials.
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--		Employment base development is likely to create an increase in waste, both during construction and operation.	The Policy should ensure waste is minimised at operation stage and other existing national and local policy should ensure construction and demolition waste is minimised.
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The Policy would have a positive impact on air quality, through reducing the need to travel. Other forms of pollution are uncertain depending on the scale and design of development.	

Summary

Policy E2 has positive impacts on the economic and social objectives. It however performs poorly against the environmental objectives.

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.

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.

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.
- 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

Policy E3 Marine Economy
 The Council will support investment in marine-related development where this produces clear economic benefits to the area, and where proposals are consistent with wider environmental, landscape, biodiversity, ecology, amenity and defence objectives.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy requires development and marine activities to consider human health.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy requires development and marine activities to take into account noise, air and water pollution.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy ensures that marine activities contribute to securing economic growth and sustain local jobs.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Local Plan supports marine related projects and initiatives. This would have a significant positive impact on local trading schemes.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The supporting text indicates that integration of marine activities with terrestrial planning would contribute to vibrant coastal communities, which include consideration of cultural heritage, seascape and local environmental quality.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	<p>The Local Plan supports marine related projects and initiatives, which would to provide opportunities for employment.</p> <p>Marine based activities can provide opportunities for employment in long established industries such as fishing and marine transport. This would provide a wide range of permanent employment opportunities</p>	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy will ensure that marine activities contribute to securing sustainable economic growth and sustain local jobs.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy requires marine activities and development to be resilient climate change over their lifetime and supports marine project related to renewable energy generation.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy requires marine activities and development to be resilient climate change over their lifetime.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy seeks to protect the marine environment, therefore would enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	+	The Policy supports an opportunity to examine the role of Paignton Harbour and its potential for use in relation to cargo handling.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy aims to protect the marine environment. This would have positive effects on habitats, species and geological conservation interest.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	++	The Policy requires development and marine activities to consider historical and archaeological assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy requires development and marine activities to reduce risk of flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	The Policy support marine project related to renewable energy generation.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy requires development and marine activities to take into account water, air and noise pollution.	

Summary

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. 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy E4 Education, skills and local labour

The Local Plan will support the improvement of existing and provision of new educational facilities to meet identified needs in Torbay. This includes both the expansion of schools to meet identified short to medium term needs, and construction of new schools to address longer term requirements associated with the delivery of new homes.

The Council will support initiatives and development that improve skills and links between work and education, particularly through South Devon College and the Health Care Trust.

The Council will support the delivery of Key Worker Housing and self build housing where there is a clear link between skills development and future employment of those people involved in those types of project.

The Council will promote and negotiate use of local labour training arrangements, placements and apprenticeship schemes during the construction phases of major developments and encourage the use of local labour wherever possible.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy supports the delivery of live/work units and key workers housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy supports the Council capital programme and also supports initiatives and development that improve skills and link between work and education.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Council promotes use of local labour training, placements and apprenticeship schemes.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	New development will required to contribute towards education provision in the Bay via CIL / S106.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy supports initiatives and development that improve skills and link between work and education.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of education and training opportunities locally would reduce travel cost.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Council promotes use of local labour training, placements and apprenticeship schemes.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	Provision of education and training opportunities locally would reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Provision of education and training opportunities locally would reduce the need to travel.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	Provision of education and training opportunities locally would allow for easy access to schools.	
	4.4 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.5 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Provision of education and training opportunities locally would reduce long distance travel and therefore it would benefit air quality in the Bay.	

Summary
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.

Mitigations

Not identified

Policy TC1 Town Centres and Retail

The primary locations for retail and other town centre services and facilities in Torbay will be the Principal Town Centre of Torquay and the Town Centres of Paignton and Brixham. All future growth in retail and town centre uses should follow a town centre first approach, to secure 21st Century town centres and support the delivery of key town centre strategic sites, and to resist out of town retailing that would harm the vitality and viability of town centres. The Local Plan supports:

- a) Mixed use regeneration of key sites in town centres, including the provision of major retail, leisure, cultural, recreational and event space;
- b) Employment and housing provision, within and near to town centres, including a careful and considered loss of secondary shopping areas where proven necessary.
- c) The re-use of under-utilised floorspace, above existing commercial premises in town, district or local centres, as a source of employment space and housing supply
- d) Mixed use edge of centre developments, that help to achieve more balanced communities by delivering a mix of employment, leisure, retail, family housing, healthcare, education and local centre facilities.
- e) 'Meanwhile' uses that deliver more vitality to local, district and town centres, help reduce the number of vacant properties and will evidently lead to a valuable, long term use.
- f) The use of heritage assets, public art and public space, events, exhibitions and festivals to provide a more enjoyable, creative environment in town centres.
- g) New or enhanced district, local and neighbourhood centres, that complement town centre facilities, provide a range of goods and services that meet the day to day needs of local communities, including the provision of healthcare facilities, local skills training facilities, local employment and local food outlets.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	The Policy supports provision of healthcare facilities and local food outlets to local communities. This would improve have health and wellbeing for all communities in Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	+	The Policy promotes a range of local accessible shopping facilities that is likely to encourage walking.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The Policy supports provision of local skills training facilities	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy ensures that local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally. Therefore the policy is likely to have clear benefits for communities in Torbay.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	+	The Policy supports new and enhanced district and local centres that provide a range of goods and services that meet the day to day needs of local communities, including the provision of healthcare facilities, local skills training facilities, local employment and local food outlets.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy would provide non-seasonal job opportunities in the retail sector.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy ensures local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally. Therefore the Policy is likely to have clear benefits in terms of reducing cost of travel.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy ensures local and district centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	Clear long-term positive benefits on this sustainability objective by supporting a range of local and district centres which will reduce the need to travel by car.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy promotes a stronger retail base, which would assist in improving the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy also supports "town centre first approach" which implies access to town centres by non-car based transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy ensures people meet their food shopping and day-to-day needs locally.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	The Policy supports “town centre first approach” which implies access to town centres by non-car based transport.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between ‘wild’ areas to increase adaptation to climate change	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers’ sustainable stewardship of rural land.	+	The Policy promotes delivering retail development in town. This will limit the use of greenfield sites.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	+	The Policy supports the use of heritage assets, public art and public realm to provide a more enjoyable, creative built and natural environment in town centres.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	The retail policies made no reference to flood risk. e.g. Torquay town centre is in flood zone 3&2.	New developments should incorporate SUDS

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	-	No reference made to the need to incorporate renewable energy and energy saving processes into sites development.	The Policy should meet BREEAM or equivalent standards.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	-	No reference made to the need to minimising water consumption.	The Policy should meet BREEAM or equivalent standards.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	-	No reference made to minimising consumption and extraction of minerals	The Policy should meet BREEAM or equivalent standards.
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	-	Retail development is likely to create an increase in waste, both during construction and operation.	The Policy should meet BREEAM or equivalent standards.
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	Minor secondary positive effect, the policy encourages reducing the need to travel which may assist improving air quality in Torbay. Uncertain effect of other form of pollution - largely dependent on scale and design of developments.

Summary

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.

Mitigations

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

New developments should incorporate SUDS. Addressed under ER1

Policy TC2 New Local and Neighbourhood Centres

The following new local and neighbourhood centres are identified to strengthen existing retail provision, in order to tackle retail deficiencies in shopping provision in the Bay and meet additional demand, as locally as possible, where new employment and homes are anticipated. These centres will provide a range of small scale retail and other services to meet local needs (e.g. post offices, newsagents, pharmacies / health provision, groceries).

New Local Centres are:

Great Parks, White Rock; Collaton St. Mary; Yannons Farm; Preston Down Road; Kingsway Avenue;

New Neighbourhood Centres are:

Moor Lane, Watcombe; Fore Street, Barton; Queensway, Shiphay; Sherwell Valley Road, Chelston; Condor Drive, The Willows; Ellacombe ; Roundhill Road, Livermead; Upton Road, Upton *

Notes: * = already acts as a neighbourhood centre but not currently designated

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	The Policy ensures less well-off people in Torbay have access to fresh food, groceries and other necessities.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	+	The Policy promotes a range of local accessible shopping facilities that is likely to encourage walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy ensures that neighbourhood and local centres will be maintained, this will enable people to meet their shopping and day to day needs locally. Therefore the Policy is likely to have clear benefits for communities in Torbay.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	+	The Policy seeks to provide new centres and retail services. This supports this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	+	The Policy is likely to provide non-seasonal job opportunities in the retail sector.	

3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy supports non-car based access to neighbourhood and local centres. This could have long-term positive effects on reducing living casts.	
3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers’ markets and farm shops.	++	The Policy ensures that neighbourhood and local centres will be maintained. This will enable people to meet their shopping and day to day needs locally.	
3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the ‘wild’ stretches ‘wild’.	~	No significant effect	
3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy would have positive long-term benefits on this sustainability objective by supporting a range of neighbourhood and local centres which will reduce the need to travel by car.	

	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy promotes a stronger retail base. This will assist in improving the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy ensures people meet their food shopping and day-to-day needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy ensures people meet their food shopping and day-to-day needs locally.	

	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	The Policy ensures people meet their food shopping within walking distance.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	

	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	

	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Minor secondary positive effect, the Policy encourages reducing the need to travel which may assist improving air quality in Torbay.	

Summary

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.

Mitigations

Not identified

Policy TC3 Retail Development

The Council will support new retail development where it is in accordance with the planning policy considerations set out below:

New development within Town Centres should meet the following criteria:

1. Sustain the primary shopping role of the Centre and positively contribute to improving its vitality and viability, reflecting the different roles played by primary and secondary frontages and the rest of the town centre;
2. Avoid undermining any special cultural or tourism appeal as a result of the loss of key retail, tourism, cultural or other facilities; and

3. Enhance the overall attractiveness of the Centre's for its users through environmental improvements, better pedestrian permeability, improvements to vehicular access and parking arrangements, and other town centre management measures, consistent with the Business Improvement District status where applicable.

New development within District and Local Centres (excluding the Willows) should meet the following criteria:

- 4. Be of a scale appropriate to the nature and size of the Centre and complement its role and character;
- 5. Provide for and sustain a range of services and facilities which contribute to the long term vitality and viability of the centre and the ability of people to meet their needs locally; and
- 6. Maintain the primary shopping function of primary frontages where appropriate.

New development within the Willows District Centre should meet the following criteria:

- 7. Further retail development at the Willows will only be permitted where it cannot be located within the three Town Centres, or the other District Centres, and where it meets the tests set out in 8. to 10. below.

New out-of-centre leisure and retail development should meet the following criteria:

- 8. For A1 retail comparison goods and town centre uses over 1000 sq m gross and A1 convenience retail uses (A1) over 500 sqm gross, development should not cause any unacceptable impacts either individually or cumulatively on vitality and viability of existing and planned centres in the catchment area of the proposal, including site allocations in the Local Plan and Neighbourhood Plans;
- 9. No other town centre or edge-of-centre site is suitable, available or viable; and
- 10. Development would improve the spatial distribution of accessible facilities throughout the Bay and help to achieve greater social inclusion

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy requires district and local centres to have the ability to meet people's needs locally.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy requires town centres to avoid undermining any special cultural or tourism appeal.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy would provide non-seasonal job opportunities in the retail sector.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy supports “town centre first approach” and restricts provision of new retail facilities in the Willows, which would reduce the cost of travel.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers’ markets and farm shops.	++	The Policy requires district and local centres to have the ability to meet people’s needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the ‘wild’ stretches ‘wild’.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy would have a long-term positive impact on climate change through supporting a range of local and district centres which will reduce the need to travel by car.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy requires town centres to avoid undermining any special cultural or tourism appeal.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy supports "town centre first approach" and restricts provision of new retail facilities in the Willows, which would reduce the need to travel by car. It also requires district and local centres to have the ability to meet people's needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy requires district and local centres to have the ability to meet people's needs locally.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	The Policy supports “town centre first approach” which implies access to town centres by non-car based transport. This will have minor positive effects to this sustainability objective.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between ‘wild’ areas to increase adaptation to climate change	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers’ sustainable stewardship of rural land.	+	The Policy promotes delivering retail development in town. This will limit the use of greenfield sites.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	+	The Policy seeks to ensure new developments contribute to the special character of town centres, district and local centres.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	+	The Policy seeks to ensure new developments contribute to the special character of town centres, district and local centres. It also ensures new development do not result in loss of cultural facilities in town centres.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Minor secondary positive effect, the policies encourage reducing the need to travel which may assist improving air quality in Torbay.	

Summary

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.

Mitigations

Not identified

Policy TC4 Change of Retail Use within Centres and Elsewhere

Proposals for changes of retail use in Town, District, Local and Neighbourhood Centres should be of a scale appropriate to the role and function of the Centre and frontage in which development is proposed.

A change of use within these Centres will be permitted where it would not:

- a) Undermine the vitality and viability of the centre as a whole;
- b) Cause unacceptable fragmentation and isolation of retail premises or undermine the shopping character of the Centre as a whole; and
- c) Result in the over-dominance of non-retail (A1) uses within a frontage or centre, to the detriment of the shopping character of the area.

Within primary shopping areas and primary frontages, changes of use should contribute to the retention and improvement of the primary shopping function of these areas.

Within secondary frontages, changes of use will be permitted where;

- d) The overall shopping character is not undermined; and
- e) The proposed use contributes positively to the town centre as the focus of commercial and community life of the town.

Outside Centres, proposals for change of use of corner shops, village shops and other isolated shops will only be permitted only where this would not result in the loss of facilities serving the day to day needs of local communities.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy ensures that local, district and town centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy ensures that local, district and town centres will be maintained, this will enable people to meet their shopping and day to day needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy promotes a stronger retail base. This will additionally assist in improving the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy provides clear benefits to sustainability objective that seek to ensure people meet their food shopping and day-to-day needs locally.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy provides clear benefits to sustainability objective that seeks to ensure people meet their food shopping and day-to-day needs locally.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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 would be expected from a retail policy, as well as the objective concerned with increasing access to services, reducing the need and desire to travel by car, ensuring local, district and town centres will be maintained and therefore the services they provide.

Mitigations

Not identified

Policy TC5 Evening and Night Time Economy

The Council supports, in principle, development that helps create a vibrant, diverse evening and night time economy within the town centres, seafront and harbour areas of the Bay, where it can be demonstrated that proposals:

1. Will not add to the cumulative impact of licensed premises, and those providing late night entertainment and services, in an unacceptable manner,
2. Will add vibrancy and a complementary offer to that currently available in the centre or area, attracting people of all ages,
3. Would not damage the vitality and viability of the centre, impact on amenity or cause disturbance to nearby and neighbouring uses (including residential properties); and
4. Will support the creation of a balanced range of evening and night-time uses through provision of new activities and venues.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy promotes a safe, balanced and inclusive evening and night economy. This would have clear benefits for reducing crime and fear of crime.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy supports the evening and night time economy within town centres, sea fronts and harbours. This is likely to allow people to meet more needs within local communities and reduce the need to travel.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy would have significant positive impact on increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy would enhance the tourism industry and therefore could provide job opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy would add vibrancy and a complementary offer to the town centres, sea fronts and harbours. This is likely to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a significant positive impact on the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Town centres, sea fronts and harbours are well connected with public transport and therefore encourage non-car use, provided late night public transport is available.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects	

Summary

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.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy T1 Tourism, Events and Culture

Torbay's tourism offer will be developed in a sustainable and competitive manner, to regain and enhance its role as a premier tourism destination. Tourist facilities and accommodation will be improved and modernised in order to attract new visitors, particularly overnight visitors, increase overall spend and footfall. Growth sectors, such as green tourism, will be actively encouraged. The Council wishes to see the quality of accommodation improved with a wider range of new and refurbished facilities and services. This will be achieved through the following measures:

- a) The retention, improvement and creation of new, high quality tourism and leisure attractions, facilities and accommodation in sustainable, accessible locations with a particular focus on the following Core Tourism Development Areas, as the main areas for investment in tourism,
 - Babbacombe Downs, Torquay
 - Harbourside, waterfront and Belgrave Road, Torquay
 - Cockington, Torquay
 - Paignton Seafront, harbourside and Green Coastal Park
 - Goodrington Sands and Clennon Valley
 - Brixham Harbourside and waterfront
- b) Making positive use of Torbay's marine environment, maritime heritage and Urban Geopark designation for leisure, tourism and employment, and supporting existing visitor attractions and the provision of facilities, such as new harbour/marina facilities and a new national visitor attraction, where these also support valuable geodiversity and biodiversity resources.
- c) Granting planning permission for a range of purpose built modern hotels, such as a geo-park hotel, whilst allowing outdated and poorly located stock to revert to family homes to support other objectives of this Plan

- d) Providing improved maritime facilities as part of the regeneration of harbourside and waterfront areas.
- e) Resisting the provision of small apartments and houses in multiple occupation (HMO) in tourism areas and helps focus interdepartmental enforcement action on problem uses, such as some HMOs, in tourism areas
- f) Support in principle proposals for high quality tourism facilities (including those outside Core Tourism Development Areas), such as tourism attractions, business tourism, conferences and events, especially where these relate to the arts, history, maritime and literary culture in Torbay.
- g) Use of Local Development Orders (especially in CTDA) to enable high quality tourism facilities to come forward quickly.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy recognises the need to convert outdated and poorly located tourism accommodation into family homes. This is likely to have a positive impact on meeting the housing needs in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The Policy could have a positive impact on this objective by providing training opportunities in the tourism industry.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy will be achieved through a number of measures including conservation and enhancement of Torbay's natural and built environment. This is likely to have a significant impact on participation on cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy seeks to improve the tourism offer and consequently would create more sustainable year-round job opportunities in the hospitality and leisure sectors.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The retention, improvement and creation of new high quality tourism, leisure attractions and facilities are likely to support local businesses.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	The Policy could have a positive impact on this objective by seeking the sustainable and comprehensive development of the tourism offer.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy seeks to enhance the tourism offer in Torbay. This would encourage people to stay and visit the South West rather than travelling further afield.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy seeks to maintain and enhance the most important tourism areas as Core Tourism Development Areas. This would have significant impact on contributing to the regeneration of the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	-	Although the Policy requires new tourism facilities to be provided in sustainable accessible location, an improved high quality tourism and leisure attractions could result in an increase in people travelling to the area and therefore increase journeys made by car	Ensure measures to promote sustainable transport to and throughout Torbay
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~		No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	--	The Policy does not include a sustainable transport plan to facilitate access to services.	Sustainable transport plan should be provided with any new tourism development proposal.
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	+	The Policy seeks to maintain and enhance the most important tourism areas with a particular focus on the Core Tourism Development Areas. Provision of tourism facilities outside the CTDA would be supported where they are acceptable of biodiversity and landscape.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy aims to improve the quality of tourism in the Core Tourism Development Areas, which are in the urban built up area. This is not going to lead to any loss of agricultural land and therefore would have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	+	The Policy seeks to maintain and enhance the most important tourism areas with a particular focus on the Core Tourism Development Areas. Provision of tourism facilities outside the CTDA would be supported where they are acceptable of biodiversity and landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	New development has the potential to increase the consumption of energy, therefore contributing towards climate change.	New tourism facilities must be built to high environmental standard.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	New development has the potential to increase water consumption.	New tourism facilities must be built to high environmental standard.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	No reference was made to consumption and extraction of minerals.	New tourism facilities must be built to high environmental standard.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	Tourism developments are highly likely to create an increase in waste.	Ensure waste is being minimised at operation and construction stages including demolition waste.
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	?	Uncertain effect on this objective because it largely dependent on scale and design of development.	

Summary

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.

Mitigations

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

Policy T2 Change of Use of Tourism Accommodation and Facilities

Within Core Tourism Development Areas:

1. There is a presumption that the tourism role should be retained and enhanced. The change of use of accommodation or facilities to non holiday uses will only be permitted where:
 - (a) it lacks an appropriate range of facilities and scope for improvement; and
 - (b) where it is demonstrated that there is no reasonable prospect of the site being used for tourism or related purposes.
2. Proposals for small apartments and houses in multiple occupation (HMOs) will not be permitted where they would conflict with the tourism character and offer of the Bay.

Outside Core Tourism Development Areas:

1. Facilities and accommodation outside that make a significant contribution to the tourism offer will be protected, in both rural and urban areas. The change of use of holiday accommodation or facilities outside Core Tourism Development Areas will be permitted where:
 - (a) the holiday character of the area and range of facilities and accommodation offered are not undermined; and
 - (b) the site is of limited significance in terms of its holiday setting, views and relationship with tourism facilities, or it can be demonstrated that there is no reasonable prospect of the site being used for tourism or related purposes.
2. Where a change of use away from tourism is permitted, there will be a requirement where appropriate to restore buildings or land to their original historic form by the removal of unsightly features, signage and extensions relating to the holiday accommodation use. If the removal of unsightly features is considered to undermine the viability of development, an independent assessment of viability will be required. The Council will seek to negotiate an acceptable design solution that improves the visual appearance of the building.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy seeks to improve the tourism offer and therefore it could maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy seeks to enhance the tourism offer in Torbay. This would encourage people to stay and visit the South West rather than travelling further afield.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy aims to maintain and enhance the Core Tourism Development Areas where possible and therefore would contribute to the regeneration and quality and diversity of the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Council will produce a Supplementary Planning Guidance on the design issues relating to change of holiday accommodation to other uses.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	+	The Policy should have positive impacts in relation to protection of culturally and historically significant assets, with the requirement to have regard to conservation areas.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects	

Summary

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 it 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy TA1 Transport and Accessibility

To develop a sustainable and high quality transportation system which makes sustainable travel the first choice for travelling, thereby meeting the accessibility needs of everyone, promoting Torbay's economic competitiveness and reducing the environmental impact of travel.

This will be achieved through:

- 1) Promoting development in locations that are easily accessible and safely reached by car, foot, cycle or public transport.
- 2) Ensuring that the most sustainable and environmentally acceptable modes of transport are promoted as an integral part of developments, having regard to the following hierarchy of sustainability:
 - (a) walking;
 - (b) cycling;
 - (c) public transport
 - (d) car sharing
 - (e) low/ultra low emission vehicles; and
 - (f) private (high emission) transport.

- (3) Improving road safety, quality of life and equality of access for all.
- (4) Ensuring that residential development is designed so that the use of cars is reduced wherever possible and residents have adequate access to employment, retail and community facilities within safe walking and cycling distance and via close proximity to bus stops, served by frequent bus services.
- (5) Incorporating appropriate levels of car and cycle parking that is well integrated with the existing public space.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	Sustainable transport, supported by this Policy, could improve air quality, which will positively contribute to health and wellbeing.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy seeks improving equality of access for all.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	++	The Policy will have positive effects, through improvement of the network which will enable increased walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	The Policy requires development to improving road safety	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	There is a considerable emphasis on sustainable transport and improved accessibility. These will have a positive impact on the activity level in Torbay.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy seeks to facilitate more sustainable transport and improve the highway network.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy supports a modal shift away from private car. This could have a positive impact on reducing the cost of travelling.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy ensures residents have adequate access to employment, education, retail and community facilities through close proximity to bus stop and within walking and cycling distance. This will have a positive impact on meeting local needs local	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through promoting sustainable modes of transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy promotes sustainable modes of transport. This would have clear benefits for this SA objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy would contribute to regeneration and diversification of the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy provides clear benefits to sustainability objective through seeking to ensure people can live closer to work and services.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy ensures people can live closer to work and services and ensures road safety.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The Policy promotes sustainable modes of transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Assessment of Effects	Mitigation Measures
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	+	-	The Policy could create opportunities for improved links for existing businesses and industries of the Bay. However the policy has not mentioned sustainable transport modes of freight.	The Policy should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++		The supporting text highlights the need to improve accessibility in a manner that is sensitive to the environment.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++		The Policy would certainly strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~		No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	?	Uncertain effect on this objective – largely depends on the scale and design of transport schemes.	All new development including sustainable transport proposals must incorporate SUDS
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Sustainable transport modes will certainly have positive and cumulative effects for sustainability objectives through reducing carbon dioxide emissions.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+ ?	The policy would have a positive impact on air quality in Torbay. Other forms of pollution are uncertain- largely depend on scale of transport schemes.	

Summary

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.

Mitigations

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

Policy TA2 Strategic Transport Improvements

The Council will support the following strategic improvements to the transport system which improve the connection between the three towns, between Torbay and the rest of the sub-region, and between Torbay and national or international markets. The Council will seek to facilitate delivery of these improvements through the safeguarding of land and/or contributions from development.

Highway Network:

- (1) On line improvements and traffic management schemes along the Western Corridor (from Windy Corner, Churston to Churscombe Cross, Paignton).
- (2) Development of transport hubs in sustainable locations with good links to existing and planned residential areas, town centres and other retail centres, healthcare facilities and radial or orbital routes to increase accessibility
- (3) Provision of enhanced Park & Ride facilities at Churston.

Rail Network

- (4) Maintenance and enhancement of the rail network serving the Bay including new or improved train services to and from the Bay, a new station at Edginswell, Torquay and enhancement of existing stations.

Ferry Service

- (5) Development of a frequent, all-year-round high quality ferry service and necessary land based infrastructure between Torquay and Brixham Harbours and other external ports.

Bus and other public transport services

- (6) Improvements to the bus and public transport networks to service new development and ensure connectivity with town centres, district and local centres.

Walking and Cycling Network

(7) Development of the strategic walking public rights of way and cycling network

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	<p>Sustainable transport would improve air quality and therefore would positively contribute to health and wellbeing.</p> <p>Park and ride schemes will help reduce air pollution and tackle congestion which will have benefits in terms of the population's health. Park and ride schemes however can have implication on health in areas adjacent to them.</p>	<p>Park and ride schemes need to be designed and located in a way to limit impact on local residents.</p> <p>Health impact assessment would be required to ensure there are no adverse impacts on adjacent communities.</p>
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy seeks improving equality of access for all.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	++	The Policy would have positive effects, through improvement of the network which will enable increased walking and cycling and public transport offer.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	Sustainable transport, supported by this Policy, would have a positive impact on the activity level in Torbay.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy seeks to facilitate more sustainable transport and improve the highway network. This would have a positive impact on this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	+	The Policy promotes provision of transport infrastructure; such as improvement of transport hub, water transport, Western Corridor and South Devon link Road, which would increase accessibility for tourist and improve economic prosperity of the Bay and therefore the Policy is also likely to provide non-seasonal job opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy supports a modal shift away from private car. This could have a positive impact on reducing travel cost.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy ensures residents have adequate access to employment, education, retail and community facilities through close proximity to bus stop and within walking and cycling distance. This would have a positive impact on meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through promoting sustainable transport and development of fast ferry service and its infrastructure between Torquay and Brixham.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy promotes sustainable modes of transport. This would have clear benefits on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy would contribute to regeneration and diversification of the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy seeks to reduce the need to travel by car and promote more sustainable modes of transport. Park and ride provision should be associated with a reduction in the number of car parking spaces in the three towns, then an overall increase in car usage may occur through freeing up existing capacity.	Park and ride provision should be associated with a reduction in the number of car parking spaces in the three towns
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	Transport improvements and expansion of a safe pedestrian and cycle network throughout Torbay would connect residential areas with services and facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The Policy seeks to achieve sustainable and high quality transportation system which makes sustainable travel the first choice for travelling.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	+ -	The Policy could create opportunities for improved links for existing businesses and industries of the Bay. However the policy has not mentioned sustainable transport modes of freight.	The Policy should make a reference to sustainable transport modes of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	--	<p>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.</p> <p>The ferry service between Torquay and Brixham could affect the integrity of Lyme Bay and Torbay Marine cSAC.</p>	<p>Ensure detailed survey work is carried out for each transport scheme to determine the need of existing species. Ensure those needs where possible integrated into development design.</p> <p>HRA should be carried out for the ferry service to determine if it has adverse effects on the Marine cSAC.</p>

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy would strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	?	Uncertain effect on this objective – largely depends on the scale and design of transport schemes.	All new development including sustainable transport proposals should incorporate SUDS
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Sustainable modes of transport, supported by this Policy, would have a cumulative positive effect on reducing greenhouse gas emissions.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The Policy recognises the current and the future needs of AQMAs. This would improve air quality in these locations. Park and ride will have benefits in terms of reducing town centre congestion, having benefits for air quality Other forms of pollution are uncertain- largely depend on scale of transport schemes.

Summary

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.

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.
- ensure detailed survey work is carried out for each transport scheme to determine the need of existing species and ensure those needs where possible integrated into development design. Addressed under NC1
- ensure HRA carried out for the ferry service to determine if it has adverse effects on the Marine SAC. Addressed under NC1
- ensure all new development including sustainable transport proposals must incorporate SUDS. Addressed under ER1

Policy IF1 Infrastructure, Phasing and Delivery of Development

A range of physical, social and green infrastructure will be sought in order to help Torbay grow in a sustainable, healthy and prosperous way.

Development will be permitted only:

- where it can be supported by the provision of critical infrastructure (see definition below) required for the development to proceed and
- where, in the case of major developments only, it makes a positive contribution to the five aspirations in this Local Plan.

Where necessary, development will be phased to ensure it comes forward at the same time as, or following, the provision of infrastructure. New infrastructure should be provided in the most environmentally friendly way possible, consistent with meeting communities' needs, safety and amenity. Where feasible, infrastructure should seek to encourage healthier lifestyles and provide recreational opportunities by providing for walking, cycling and other recreational opportunities.

Eligible developments will be required to pay Community Infrastructure Levy (CIL). Where a development gives rise to the need for social, physical or environmental infrastructure not covered by CIL, planning conditions or Section 106 developer contributions will be sought to ensure timely provision.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
<i>1. Improve health and wellbeing</i>	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	Provision of infrastructure would improve health and well being in Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy requires infrastructure to encourage healthier lifestyles and provide recreational opportunities.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy requires new infrastructure to encourage healthier lifestyles and provide recreational opportunities by providing for walking, cycling and other recreational opportunities.	
<i>2. Support Communities that meet people's needs</i>	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Local Plan links new housing to provision of key infrastructure.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Community Infrastructure Levy (CIL), s106 and other funding mechanisms would provide education infrastructure.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires new infrastructure to be provided in consistent with meeting communities' needs, safety and amenity.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	CIL and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration and the creation of prosperous and sustainable communities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	Policy IF1 emphasises development is only takes place where it can be supported by key infrastructure. This will gave clear positive effect of this SA objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	CIL, s106 and other funding mechanisms would provide employment infrastructure.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	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.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	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.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the Torbay rather than go further afield.	++	Policy IF1 requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change, and to build in resilience to future events.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	CIL and other funding mechanisms, supported by this Policy, will provide key infrastructure needed to achieve regeneration. This is likely to contribute to the regeneration and quality and diversity of the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy supports provision of key infrastructure, including transport facilities.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy supports provision of key infrastructure, including transport facilities, highway capacity and ICT.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	CIL and other funding mechanisms would enhance public transport infrastructure including walking and cycling facilities.	
	4.5 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
<i>5. Maintain and improve environmental quality and assets</i>	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	Flood protection within the built up area, as required by the Strategic Flood Risk Assessment is among the key infrastructure required by this policy.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	+	The Policy requires infrastructure to be provided in the most environmentally sustainable way possible to minimise the contribution to wider climate change. This could include the infrastructure for renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy IF2 Information and Communications Technology.

The most up to date and fastest Information and Communications Technology (ITC) will be supported by the Local Plan. Applications for ITC developments will be supported where all of the following criteria are met:

- (1) The opportunity to accommodate apparatus on an existing mast or structure should be explored in preference to new masts or structures;
- (2) Telecommunication apparatus and associated structures have been sited and designed in order to seek to minimise impact on the visual amenity, townscape, character and appearance of the surrounding area;
- (3) Development does not have an unacceptable impact, including cumulative impact, on adjoining residential amenities or important landscape character areas;
- (4) Existing landscape features have been utilised and/or an appropriate landscaping scheme has been prepared to minimise the impact of the development on the surrounding area;
- (5) If on a building, apparatus and associated structures should be sited and designed in order to minimise impact to the external appearance of the host building; and
- (6) Underground facilities and ducts should be sited and laid to minimise harm to tree roots or areas of archaeological importance.

It will be a condition of any approval given that any telecommunication apparatus and associated structures that subsequently become redundant will be permanently removed from the site and that land will be reinstated to its former condition or in accordance with details to be previously agreed with the Council.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	?	Potential long-term health risks from exposure to signals from masts are still unknown.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	ICT supported by this policy would encourage distance learning.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	ICT supported by this policy would allow reduction in the need to travel e.g. encourages online shopping.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy supports the application for ICT developments. This would have significant positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	ICT supported by this policy, is likely to create new job opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	ICT supported by this policy, is likely to support local businesses e.g. improve access to information.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	ICT supported by this policy would allow reduction in the need to travel e.g. encouraging online shopping.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	+	The Policy would encourage internet shopping and digital downloading. This is likely to facilitate easy access to services.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	The Policy requires underground facilities to be sited and laid to minimise harm to tree roots. This is likely to have significant positive impact on protecting existing trees.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires maximising the use of the existing structures over building new structures. This would preserve land for other uses such as food production and biodiversity.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	Policy IF2 requires telecommunication apparatus and associated structures to minimise the impacts on landscape and townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy IF3 Development Access

All development proposals should make appropriate provision for works and/or contributions, to ensure an adequate level of accessibility and safety, to satisfy the transport needs of the development.

Accessing the highway network:

Schemes which require new access to/from the highway network will be supported where they:

- Do not reduce road safety or detract from or conflict with the function of the Distributor and Major Road Network;
- Maintain network capacity or mitigate against the impact;
- Contain adequate provision for non-car modes of transport;
- Enhance public and community transport, cycling and pedestrian infrastructure;
- Are essential to access the schemes and can demonstrate significant environmental, safety or economic benefits; and
- Provide a satisfactory standard of visibility.

For major developments:

A good standard of access for walking, cycling, public and private transport should be provided in all forms of development. This will include measures for emergency service vehicles, waste collection vehicles and public transport vehicles to access the site in a way that would not disrupt the service they provide. Additionally, secure bicycle parking and changing facilities (e.g. in commercial developments) should always be included.

A Travel Plan is required for all major developments and for other major developments which are likely to have significant transport implications, setting out how at least 50% of the potential users can gain access by foot, cycle or public transport, and how this will be monitored.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	The Policy requires all forms of development to provide a good standard of access for walking, cycling, public and private transport. This would contribute to positive wellbeing for all residents.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy seeks improved access for all new development.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy requires new development to ensure that potential users can either walk or cycle safely and conveniently to and from the site.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy seeks to improve accessibility and therefore would allow people to meet more needs within local communities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy promotes improved accessibility. This might have a minor positive impact on physical accessibility to cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		++	The Policy supports improved accessibility to highway network.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy requires new development to ensure that potential users can either walk or cycle safely to and from the site. This would encourage modal shift and therefore will have a positive impact on reducing the cost of travelling.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy requires development proposals to ensure adequate accessibility and safety by all modes of transport. This will have a positive impact on meeting local needs locally.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy requires all forms of development to provide a good standard of access for walking, cycling, public and private transport. This would positively contribute to climate change.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy promotes sustainable modes of transport. This would have clear benefits on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy requires new development to reduce the level traffic and encourages walking, cycling and public transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy requires development proposals to ensure adequate accessibility and safety by all modes of transport.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The Policy requires new development to reduce the level traffic and encourages walking, cycling and public transport.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy would strengthen the links between rural and urban lives through improving the movement around the Bay and the wider sub-region and beyond.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Sustainable modes of transport, supported by this Policy, would have cumulative positive effects on reducing greenhouse gas emissions.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The Policy requires new development to address congestion. This would help to improve air quality. Other forms of pollution are uncertain- largely depend on scale of transport schemes.

Summary

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.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy IF4 Parking Requirements

The Council will require appropriate provision of car and cycle parking spaces in all new development, which should not result in a net loss of on street car parking.

The loss of on- street or public parking provision will be a material consideration in planning applications, with additional weight being given to loss of provision in those areas where there is congestion and/or heavy use of public or on- street spaces.

Extensions to, or sub-division of, houses or flats must not result in the net loss of parking provision to below the standards set out below. (see the Local Plan)

Development proposals will be expected to meet the guideline requirements are set out below. (see the Local Plan)

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness through provision of additional parking facilities for developments that provide electric charging facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy could contribute to regeneration and diversification of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	--	The Policy makes no reference to car free housing. This is likely to increase parking provision and road space.	The Policy should establish criteria for car free housing and ensure that the overall car parking capacity is not increased.
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	The Policy could encourage cycling by requiring new development to provide cycle spaces.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	+	The Policy requires new development to include provision for electric charging points. This is likely to encourage use of electric vehicles and therefore reduce greenhouse emissions.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

The Policy should:

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

Policy EN1 Natural Environment

All development should have regard to its environmental setting and should positively contribute to the conservation and enhancement of the natural assets and setting of the Bay.

The Council will seek to safeguard, conserve and enhance important natural landscape features, biodiversity and geodiversity within the Bay by ensuring that:

1. Within the Area of Outstanding Natural Beauty, the protection of natural beauty, biodiversity and geodiversity will be given the highest priority. Development will only be permitted in exceptional circumstances and where it is evidently in the public interest, following assessment of need for the development, economic impacts, alternative means and locations of provision, and impacts of the proposal on the environment, landscape and recreation;
2. Development proposals outside of the AONB will be supported where they conserve or enhance the distinctive landscape character of Torbay. In assessing new development, the value of natural landscapes will be carefully considered , using the Torbay Landscape Character Area Assessment, Shoreline Management Plan and other management plans to help ensure the objectives for their conservation are met;
3. The Council will seek long term land management practices to maintain or restore landscapes and greenspace, integrating biodiversity and green infrastructure objectives including improved public access, where this is appropriate. Where development impacts upon biodiversity, geodiversity or countryside management, developer contributions will be required to improve management or enhancement of the natural environment.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy is likely to have a significant positive impact on human health. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	There should be positive implications for healthy lifestyle from delivery of this policy. Increased access to open space would increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	-	A potential negative impact on affordable housing could arise from the implementation of this Policy due to the limited land availability in Torbay and conflicting needs over land use.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Protecting the natural environment and landscape features would provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy is likely to have positive impacts on this objective, through seeking to protect landscapes, biodiversity and improve public open space.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through maintaining or restoring landscapes and biodiversity and improving public open space.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The AONB and other distinctive landscape features are attractions to tourist and residents alike. Therefore protection of these features could encourage people to stay or visit Torbay rather than travel further afield. This would have a significant positive impact on climate change.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy seeks to protect the AONB, landscape, greenspace and biodiversity. This would enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy aims to protect Torbay's outstanding natural setting including biodiversity.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires development to conserve or enhance the distinctive landscape character of Torbay, including soil resources. This is likely to contribute to sustainable food production.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have a significant positive impact on landscape and townscape, through requiring development proposals to be located and designed to conserve, integrate and enhance distinctive features.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy would have a significant positive impact on this objective, through restricting developments in areas of special landscape features.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy is compatible with the green infrastructure objective.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy would lead to natural flood control	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy is likely to have a significant positive impact on light and noise pollution through restricting developments in areas of special landscape features.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy EN2 Green Infrastructure

The Local Plan seeks a coordinated approach to the integration of development with strategic green infrastructure and provision of green space at a local level.

Developments will be assessed against their ability to deliver enhanced green infrastructure or contribute to the enhancement of the green infrastructure network, proportionate to the scale of development. The ability of a development to enhance or contribute to green infrastructure should be considered at the beginning of the development process and relevant stakeholders engaged to ensure all appropriate elements are considered.

Applications for development will be supported, in principle, where the following green infrastructure criteria are met:

- 1) A green infrastructure-led approach is followed in planning for and design of new development that considers the landscape context and relationship to existing and proposed green infrastructure assets;
- 2) Multifunctional space and a range of mutually compatible functions are provided where practicable;
- 3) Public open space and public access are considered at an early stage and form a key driver for the layout of development schemes, and
- 4) The safety, amenity and use of public open space, access routes and green corridors is considered and schemes are designed to encourage community integration, civic pride and access for all.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy would have a significant positive impact on human health and wellbeing for all communities. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	Increased access to open space could increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Integrating GI network into planning would to provide opportunities for environmental education for young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy considers the safety of public open space, access route and green corridors.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy supports this objective through requiring development to create cohesive communities where people live and work with a range of accessible services and facilities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy would have significant positive impacts on this objective; through improve access to a range of facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy requires all development to contribute to the enhancement of the GI network. This would have a significant positive impact on providing the required green infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy would provide opportunities for local food production.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through promoting landscape led approach to planning and improving access to public open space.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy seeks to improve access to public open space. This would encourage people to stay or visit Torbay rather than travel further afield, which would have a significant positive impact on climate change.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy seeks to promote landscape led approach to planning and design of new development. This could enhance the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc).	++	The green infrastructure network promoted by this Policy would have a significant impact on encouraging walking and consequently reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	The Policy could support this objective by encouraging walking and cycling.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy supports this objective through seeking improved access routes and green corridors.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy aims to maximise GI in design such as green roofs green walls, bats and bird boxes. Green corridors, promoted by this Policy, would also provide opportunities for wildlife migration. These would have a significant positive impact on biodiversity.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	GI would contribute to sustainable food production.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have a significant positive impact on landscape and townscape, through requiring a landscape led approach to planning and design of new development.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy aims to prevent merging of settlement and retain the identity of distinct areas.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy aims to promote green infrastructure	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy is likely to have a positive impact on reducing flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy EN3 Urban Landscape Protection Areas

Development of open space and other landscape features within the Urban Landscape Protection Areas, as listed below, will only be permitted where it retains or enhances both the value of the area as an open element within the townscape and the contribution it makes to the quality of the urban environment. Development considered to have significant socio-economic benefits and a negative impact on an Urban Landscape Protection Area, will also be assessed against its ability to provide new open space and other landscape features in lieu of existing provision, or the enhancement of provision elsewhere.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy aims to safeguard locally valued urban landscape which leads to improved and general wellbeing. This would have direct benefits for residents and visitors of Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy could reduce health inequality through increased access to open space.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	There should be positive implications for healthy lifestyles from delivery of this policy. Increased access to open space would increase physical activities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Protecting urban landscape features could provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy is likely to have positive impacts on this objective, through seeking to protect locally valued urban landscape.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through protecting locally valued urban landscape.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	Protection of locally valued urban landscape would contribute to the tourism industry in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	Protection of locally valued urban landscape would have positive effects on habitats and species.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Protection of locally valued urban landscape would have significant positive impact on promoting conservation and wise use of land.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The primary aim of the Policy is to protect the locally valued urban landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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

The assessment found that 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 urbanisation of Torbay's countryside.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy C1 Countryside, Strategic Green Wedges and the Rural Economy

Development will normally only be permitted within the established boundaries of villages and hamlets outside the main urban areas, provided that it is of an appropriate scale and consistent with landscape policies. Suitable infill development, refurbishments and conversions will be permitted within these settlements in order to meet the day to day needs of local communities, to promote the retention and development of local services and to help maintain their sustainability.

The Local Plan generally resists the introduction of development in the open countryside, away from existing settlements, and in rural areas surrounding the three towns of Torbay, where this would lead to the loss of open countryside and creation of urban sprawl, and where this would encourage the merging of urban areas and surrounding settlements to the detriment of their special character and setting.

However, the following forms of development may be permitted, provided that the rural character, wildlife habitats, green corridors and historic features are not adversely affected and necessary mitigation measures are carried out to minimise any harm to the environment.

1. Dwellings for which there is a proven agricultural need;
2. Development required for forestry, horticulture or agriculture;
3. Touring caravans and tents;

- 4. Tourist facilities appropriate to the rural area;
- 5. Development associated with outdoor sport and recreation;
- 6. Sensitive conversion, alteration and extension of existing buildings
- 7. Essential improvements to the highway network.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy is likely to have a significant positive impact on this objective. Access to open space and the wider countryside provide greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy would reduce health inequality through increased access to open space and the wider countryside.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	Increased access to open space would increase physical activities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Protecting the countryside and landscape features would provide opportunities for environmental education to young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy supports this objective through supporting rural economy in Torbay.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy is likely to have positive impacts on this objective, through seeking to protect landscapes and biodiversity.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy will encourage diversity of innovation in agriculture and rural business enterprise therefore would provide a variety of employment opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy would support the rural economy in Torbay. This is likely to have positive impact on reducing poverty and income inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy will encourage diversity of innovation in agriculture and rural business enterprise, therefore supports this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	The Policy would provide positive opportunities to combine coastal management with increasing environmental awareness, through limiting new development in the countryside.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The countryside and other distinctive landscape features are attractions to tourist and residents alike. Protection of these features could encourage people to stay or visit Torbay rather than travel further afield. This would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy seeks to protect the countryside, therefore would enhance sustainable ecotourism the tourism in Torbay.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy supports the rural economy and therefore would reduce the need to travel through encouraging people to live closer to their work.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy aims to protect the countryside. This would have a significant positive effect on habitats and species.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy aims to protect the countryside zone from the urban sprawl. This is likely to contribute to sustainable food production.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have a significant positive impact on landscape and townscape, through restricting unsustainable development away from the existing settlements.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy would have a significant positive impact on this objective, through restricting unsustainable development away from the existing settlements.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy supports this objective.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	+	The Policy requires development in the countryside zone to respect the area's historic assets	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	+	The Policy aims to limit developments in the countryside. This would maintain the permeable surface and therefore reduce vulnerability to flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy C2 The Coast

The undeveloped coast:

The Council and partnership organisations will conserve the undeveloped coast and seek to enhance its landscape, biodiversity, geological and recreational value. Development will not be permitted in the undeveloped coastal area unless proposals

1. Maintain the unspoilt character of the coast and natural landscape;
2. Maintain or improve public access for recreation; and
3. Provide sensitively designed development, including tourism uses, where there are clear economic or sustainability benefits that cannot be realised in alternative locations.

The developed coast:

In the developed areas of coast, development will be permitted where it provides benefit to Torbay's economy and does not unacceptably harm the character and appearance of natural, historic or geological assets or lead to an increased risk of flooding or coastal erosion.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	The Policy will have secondary positive impact on this objective due to an anticipated improvement of water-based recreation and associated facilities as well as improvement of public access the coast. This will have positive impacts on promoting healthy lifestyle and overall health and wellbeing.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through enhancing the coast environment and improved public access.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy safeguards land that provides access for activities dependant on coastal locations. This is likely to have significant impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy aims to protect developed and undeveloped coasts along Torbay, through a careful planning of the coast. This will have clear benefits to this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy is likely to have a significant positive impact on this objective, through protecting the coast and permit development that provide facilities for tourism and recreation uses.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy should have a direct positive impact on this objective, through restricting development along the coast unless it provide tourism or recreation benefits and improve public access to the coast for recreation.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	+	Indirectly the Policy would enhance biodiversity especially in Lyme Bay and Torbay Marine cSAC through protecting the coast which will minimise water pollution.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~		
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would permit costal development that maintain the unspoilt character, preserve or enhance the appearance of the coast. This is likely to have significant positive impact on this objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy minimise flood risk, through restricting development of areas at risk from coastal erosion and land stability.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Pollution to water minimised through restricted development on the coast.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy NC1 Biodiversity and Geodiversity

The Local Plan will conserve and enhance Torbay's biodiversity and geodiversity, through the protection and improvement of the terrestrial and marine environments and fauna and flora. The promotion, improvement and appropriate management of Torbay's special environmental and geological qualities, and corridors between them, will be a key element in promoting sustainable tourism and fostering pride in the area's unique environment.

Development should focus upon the least environmentally damaging sites. Internationally or nationally important sites and species will be protected. Where development in sensitive locations cannot be located elsewhere, the biodiversity and geodiversity of areas will be conserved or enhanced through planning conditions or obligations. Development proposals should minimise fragmentation and maximise opportunities for the restoration and enhancement of natural habitats.

Development should first seek to avoid important sites or areas within a site and then seek measures to mitigate impacts. If avoidance and mitigation are not sufficient, residual impacts must be off-set in a manner deemed acceptable by the Council.

Where there is an identified residual impact on biodiversity, proposals will be expected to deliver a net gain in biodiversity through the creation and management of new habitats, in accordance with the Torbay Biodiversity and Geodiversity Action Plan.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy is likely to have positive impact on health and wellbeing. Protection and enhancement of biodiversity and geodiversity would provide greater opportunities for activities and improved access to open space which is good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreations	++	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Protection and enhancement of biodiversity and geodiversity would provide greater opportunities for environmental education for young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through promoting sustainable tourism which would provide greater support to local businesses.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Protection and enhancement of biodiversity and geodiversity would improve access and participation in cultural activities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	+	The Policy is likely to lead to increased investment in the tourism sector and would consequently provide employment opportunities in the area.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	Protection and enhancement of biodiversity and geodiversity and promotion of sustainable tourism, supported by this policy, would have positive impacts for the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy aims to protect and improve terrestrial and marine environments and flora and fauna in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires development proposals to be focused upon least environmental damaging sites. This would have clear benefits on this objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	++	Protection of geodiversity would have positive impact on protecting historically significant assets and features in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

Policy NC1 performs well against social, economic and environmental objectives. It however has little relevance to a number of objectives.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy HE1 Conservation and Historic Environment

The Council will conserve and where possible enhance those monuments, buildings, areas and other features which make an important contribution to Torbay's built and natural setting and heritage, for their own merits and their wider role in the character and setting of the Bay. This includes all designated and undesignated heritage assets, including Scheduled Ancient Monuments, Historic Buildings (both nationally and listed and of local importance), Registered Historic Parks and Gardens, Conservation Areas, and Archaeological Remains.

In determining applications that may affect heritage assets the following criteria will be considered:

1. The impact on listed buildings and their settings;
2. The need to encourage appropriate adaptations and new uses;
3. The need to conserve and enhance the distinctive character and appearance of Torbay's conservation areas, while allowing sympathetic development within them;
4. The importance of protecting and promoting the assessment and evaluation of Torbay's ancient monuments and archaeological remains and their settings, including the interpretation and publication of archaeological investigations.
5. The safeguarding of the character and setting of Torbay's Historic Parks and Gardens.
6. The impact on vistas and views of Torbay's historic features and areas which form part of the visual and tourist appeal of Torbay; and

7. Whether the impact of development, alteration or loss is necessary in order to deliver demonstrable public benefits, taking into account the significance of the heritage asset. The more important the heritage asset, the greater the benefits that will be needed to justify approval.

Proposals to enhance the significance of heritage assets should have regard to the ambitions of the 'Torbay Connected' project to improve the legibility and enjoyment of buildings and spaces by showcasing cultural, geological and social heritage.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The historic environment is an important source of education. Therefore the policy would have a positive impact on education.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy would have significant positive impact on increased access and participation in cultural activities through acting as a stimulus to economic and tourist activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	+	The Policy would enhance the tourism industry and therefore could provide job opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The historic environment adds value to regeneration and forms part of the visual and tourist appeal of Torbay. Therefore would have a significant positive impact on the quality and diversity of the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects	
	4.3 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy seeks to preserve and where possible enhance the historic assets in Torbay, for their own merits and their wider role in the character and setting of the Bay. This is likely to have significant positive impact on townscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	The Policy seeks to ensure that heritage assets are safeguarded for the future where possible enhanced. This would have significant positive impact on this objective.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects	

Summary

Policy HE1 has little relevance to most of the sustainability objectives. It however performs well against objectives related to historic environment, tourism, townscape, cultural activities, education and jobs.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy EG1 Sustainable Construction and Design

All future development must be built to sustainable forms of construction and design. This includes but is not limited to taking a holistic whole-building approach, promoting:

- Low energy demand
- Lower carbon emissions
- Low waste
- Increasing biodiversity
- Conserving water
- Low carbon transport

Residential development will be required to achieve, as a minimum, the following Code for Sustainable Homes level (overall performance across the code categories and compliance with minimum standards). Consistent with the government's zero carbon timetable, the relevant Code level requirement will not come into effect until successive updates to Part L of the Building Regulations are made.

Code level	Energy standard (reduction from 2006 Part L)	Year

3	25%	2010 – 2012
4	44%	2013 - 2015
5	Zero Carbon	2016 onwards

All non-domestic development (over 500m²) will be required to achieve BREEAM 'Very Good' standards increasing to 'Excellent' standards from 2013. Non-domestic buildings are expected to be zero carbon from 2019.

From 2016, 'Allowable Solutions' is due to become available as a means for residential development to meet zero carbon standards. Torbay will expect that Allowable Solutions initiate projects within Torbay according to a list of projects defined by the local authority, its partners and the local community.

A Sustainability Checklist will be expected to accompany planning applications as required by the Council's Local List for new build and conversion of buildings with a floor space of 500m² or one or more residential units.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	+	The implementation of this policy is likely to have positive impacts on health and well being, if the new and existing developments become more energy efficient and well insulated.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	+	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Development built to the sustainable standards will have lower running cost through greater energy and water efficiency than development not built to the sustainable standards. This will help to reduce fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy is likely to result in positive impacts on this SA objective, with the Policy seeking to mitigate climate change through promoting developments that are resilient and adaptable to climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy is likely to have significant positive impact on this objective, through supporting localised production and consumption of energy.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy requires all new development to promote low carbon transport.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy would result in reducing GHG emissions, which would consequently conserve and enhance habitats and species.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy would have clear benefits on biodiversity and flood and ground water storage.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	The Policy supports reducing reliance on finite source of energy. GI can help to reduce the impact on climate change by producing biomass energy from extensive areas of woodland in Torbay.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy minimises flood risk in the long-term, through reducing GHG emissions.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	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.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	Reducing impact of storing, treating and pumping water is one of the benefits of sustainable construction and design that supported by this policy.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy would have significant positive impact on this objective through the reuse and recycling of material generated by the construction process.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The code of sustainable home and BREEAM encourage household recycling and site waste management as well as provision of composting facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	Both Code of Sustainable Homes and BREEAM include measures will ensure future housing stock has fewer negative impacts on the environment, for example promote the use of less polluting materials and sound insulation.	

Summary

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 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy EG3 Renewable and Low Carbon Infrastructure

Torbay is seeking new renewable and low carbon energy generation capacity to deliver a contribution towards the UK Government's binding carbon emissions targets. Therefore, the Council supports renewable and low carbon technologies, including district heat and power systems, community and neighbourhood projects and will take into account the wider environmental, community and economic benefits of proposals for these systems.

Proposals for renewable and low carbon infrastructure will be considered against other policies in the Local Plan. Development will not be permitted where the negative impacts of proposal outweigh the benefits of the scheme.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	Policy EG3 supports provision of renewable and low carbon infrastructure. This will have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	+	The Policy is likely to provide job opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy is likely to result in positive impacts on this SA objective, with the Policy seeking to provide renewable and low carbon infrastructure, taking into account the wider environment.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	+	Habitats and species would be protected through measures that ensure development will not be permitted if it proved to harm the environment.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy states that development will not be permitted if it causes damage to protected assets in the natural and built environment.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy minimises flood risk, through provision of renewable energy low carbon infrastructure that will result in reducing GHG emissions.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Provision of renewable energy low carbon infrastructure will facilitate the use of renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy ER1 Flood Risk

Development must be safe for its lifetime, taking account of its future use, function and government projections of how the risk of flooding may change in response to climate change. The sequential approach, as outlined in the National Planning Policy Framework, must be used to guide

new development towards sustainable locations, giving priority to sites with the lowest risk of flooding and taking account of the vulnerability of the proposed land uses.

Development proposals will be expected to maintain or enhance the prevailing water flow regime on-site, including an allowance for climate change, and ensure the risk of flooding is not increased elsewhere. The careful layout and design of development will ensure buildings and their surroundings are appropriately resistant and resilient to all forms of flooding. Where necessary, mitigation measures such as Sustainable Drainage Systems (SuDS) will be required to restrict site discharge rates. SuDS should seek to maximise benefits for amenity, water quality, recreation and biodiversity and take account of the vulnerability and importance of existing ecological resources. A financial contribution may also be requested for capital improvement works to the existing drainage infrastructure.

A Flood Risk Assessment (FRA) will be required for major development proposals within Flood Zone 1, including where they impact on catchments draining into Flood Zones 2 and 3, and for all new development within Flood Zones 2 and 3.

On sites which benefit from existing flood defence schemes, consideration should be given to how the development will be safe and satisfactorily defended for the lifetime of the development, having regard to the future maintenance, modifications and enhancements that will be required to retain the existing level of protection. A financial contribution towards flood defence works may be requested by the Council. Development will be resisted where this requires disproportionate costs for flood defence works, or generates substantial obligations for the public sector.

Proposals which provide functional improvements to a floodplain, open up culverts or restore the natural characteristics of catchments will be promoted and encouraged, particularly where this reduces flood risk, improves water quality, maintains water resources, enhances biodiversity, or produces other benefits, such as improved amenity or provision for recreation.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	Overall, there should be positive implications for health resulting from delivery of this Policy. This is due to the provision of SUDS, which will improve water quality and recreation in Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	There is a potential for positive effects on cultural activities by seeking to improve amenity and recreation in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	Policy ER1 seeks to provide infrastructure in terms of flood defences and drainage infrastructure. This is likely to have significant positive impact on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	<p>The Policy promotes a number of measures that will provide for climate change, which will have clear benefits on this SA objective:</p> <ul style="list-style-type: none"> • Creation or improvement of wetlands and reed beds. • Creation of natural buffer strips that can assist in controlling run-off, prevent pollution damage to water bodies and provide corridors for wildlife. • Provision of SUDS that facilitate natural drainage, ground water recharge and combat the dispersal of pollutants. • Careful layout of developments to ensure flood resilience and resistance. 	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy is likely to have long-term positive impact on this objective, through the requirement to provide safe and satisfactory defended for lifetime developments.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy is likely to have positive impact on this objective by seeking to improve amenity and recreation in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	Mitigation measures such as SUDS will have clear benefits on biodiversity by reducing the amount of pollutants enter waterways. This will have clear benefit on this SA objective.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires new development to incorporate SUDS and PPP, which should improve both surface and ground water. This should have a clear positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	Efficient use of water and provision of SUDS could provide minor positive impact to GI in terms of contributing to climate change adaptations and improving the blue space in Torbay.	Opportunities for biodiversity based SUDS should be encouraged where possible.
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	Policy ER1 aims to guide development away from areas at risk of flooding or likely to be at risk in the future. The Policy also requires developments in flood risk areas to incorporate site specific flood risk assessment in line with recommendations of SFRA. This should minimise the risk and impact of flooding which will have clear benefit to this SA objective.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~		
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy is likely to have significant positive impact on this objective in the medium and long term, through minimising water pollution.	

Summary

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.

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.

Mitigations

Opportunities for biodiversity based SUDS should be encouraged where possible.

Policy ER2 Water Management

Development proposals must:

1. Provide for adequate water supplies and the efficient use of water including its re-use and recycling;
2. Avoid harm to surface waters (including rivers and coastal waters and sensitive water-reliant habitats and species and any adverse impacts on the quality and quantity of groundwater;
3. Prepare Pollution Prevention Plans where there is a significant risk of adverse effects on aquatic ecosystems;
4. Provide appropriate sewerage disposal systems (both foul and surface water); and
5. Meet any minimum requirements for water consumption as determined by Code for Sustainable Homes or BREEAM criteria.

Development will not be permitted where it exceeds the capacity of existing water supply, sewerage systems or wastewater treatment works. Development may need to be phased in accordance with the provision of adequate water-related infrastructure and a financial contribution, or

works in kind, may be required in order for development to proceed.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	There is a potential for positive effects on health objective through requiring SUDS, which improves water quality.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy supports this SA objective by requiring new development to provide adequate sewerage infrastructure. Water and drainage infrastructure is also required.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Policy ER2 could provide positive opportunities to combine coastal management with increasing environmental awareness through the following examples: <ul style="list-style-type: none"> • Requiring new development to provide SUDS. • Ensuring efficient use of water through variety of techniques such as gray water recycling , rainwater harvesting, and water meters • Requiring new buildings to meet Code for Sustainable Homes and BREAM 	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	The requirement for SUDS and PPP will have clear benefits on reducing water contamination and consequently protect habitats and species including Lyme Bay and Torbay Marine cSAC	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy should have clear positive impact on this objective through promoting efficient use of water. The Policy also requires new development to incorporate SUDS and PPP, which should reduce surface and groundwater contamination.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	Efficient use of water and provision of SUDS could provide minor positive impact to GI in terms of contributing to climate change adaptations and improving the blue space in Torbay	The Policy could be strengthened by promoting natural sewage treatment such as Wetland, in particular reedbeds.
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	Policy ER2 indirectly assist in reducing risk to flooding through promoting a number of measures such as provision of SUDS and water harvesting techniques.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	The aim of Policy ER2 is to promote efficient use of water and minimise water pollution. This will have clear benefit to this SA objective.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	Policy ER2 requires capacity of sewage work to cope with the new development; it also requires new development to provide SUDS that will reduce pollution in watercourses.	

Summary

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.

Mitigations

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

Policy ER3 Contamination

Development proposals must take the following environmental considerations into account:

1. Where identified or suspected contamination presents a risk to public health and safety, buildings, structures or the natural environment, appropriate investigations and remedial or precautionary measures will need to be agreed with the Council.
2. Developers will need to demonstrate that any identified or suspected contamination can be satisfactorily overcome in order for development to proceed.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	The Policy would have a significant positive impact on human health through freedom from pollution.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy could reduce health inequality through avoiding exposure of poorer people to pollution.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effects	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effects	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy ER4 Ground Stability

Development proposals must take the following considerations into account:

1. Where identified or suspected ground instability present a risk to public health and safety, buildings, structures or the natural environment, appropriate investigations and remedial or precautionary measures will need to be agreed with the Council.
2. Developers will need to demonstrate that any identified or suspected ground instability can be satisfactorily overcome in order for development to proceed.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	The Policy would have a significant positive impact on human health through reducing risks to public health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effects	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effects	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effects	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effects	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effects	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effects	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effects	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects	

Summary
 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.

Mitigations
 No mitigation or changes to the Policy were suggested.

Policy W1 Waste

Proposals for major development, including sustainable waste management facilities, must include a scheme for sustainable management of the waste generated by the development during construction and subsequent occupation. The scheme must include measures to:

1. Prevent and minimise, re-use and recycle waste;
2. Minimise the use of raw materials;
3. Minimise the pollution potential of unavoidable waste;
4. Seek alternative modes, to the use of roads, of transport to move waste; and
5. Dispose of unavoidable waste in an environmentally acceptable manner;

Proposals for waste disposal must incorporate a satisfactory scheme for the reclamation of the site to an appropriate after-use, progressively wherever possible, and at the earliest possible opportunity

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Minimising the pollution potential of unavoidable waste and disposal of waste in an environmentally acceptable manner could help improve health and wellbeing in Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	+	The Policy is likely to assist in creation of jobs associated with waste recycling in Torbay.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy could enable growth of new businesses in waste management, for recycling in particular.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Disposal of waste in an environmentally acceptable manner could encourage sustainable development.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++ --	Green House Gases such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions. In contrast there is a possibility of increased CO ₂ emissions from transportation of waste to landfill in Devon and Plymouth.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
4. Develop the economy in ways that meet people's needs	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Sustainable waste management during construction and operation could reduce the transport impact of waste management.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	--	The Policy makes no reference to using alternative modes of transport to move waste outside of Torbay.	The Policy should reduce the level of road traffic and maximise opportunities for alternative modes wherever practicable.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires proposals for waste disposal to incorporate reclamation of the site to an appropriate after use.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	+	The Policy could enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy promotes sustainable management of construction waste, which would benefit this SA objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The Policy aims to minimise waste in accordance with the waste hierarchy.	
	6.5 Minimise land, water, air, light and noise pollution	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. The Policy also requires proposals for development to minimise the pollution of unavoidable waste.	

Summary

Policy W1 performs well against a number of economic and environmental objectives and has little relevance to the social objectives.

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 f 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.

Mitigations

- The Policy should reduces the level of road traffic and maximise opportunities for alternative modes wherever practicable. Policy amended

as required

Policy W2 Waste Audit for Major Development

Major development proposals must include a Waste Audit and 5 year Waste Management Plan of how waste generation will be reduced during the operation of the development, particularly uses which attract a significant number of people or visitors. This will include provision of appropriate on-site facilities for reuse, recycling (composting where appropriate) and collection of waste. Planning contributions for off-site waste management facilities may also be required.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Waste audit and waste management plans would contribute to the positive well being and freedom from pollution.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	Waste audit and waste management plans would contribute to the positive well being and freedom from pollution. This is likely to have a positive impact on reducing health inequality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	+	The Policy is likely to assist in creation of jobs associated with waste recycling in Torbay.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy could enable growth of new businesses in waste management, for recycling in particular.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Disposal of waste in an environmentally acceptable manner could encourage sustainable development.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Green House Gases such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Develop the economy in ways that meet people's needs	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Sustainable waste management during construction and operation could reduce the transport impact of waste management.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	+	The Policy could enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy promotes a better use of limited natural resources, which would benefit this SA objective.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The Policy aims to minimise waste in accordance with the waste hierarchy.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise pollution	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Sustainable waste management during construction and operation could reduce the transport impact of waste management and therefore improve air quality in the area. The Policy also requires proposals for development to minimise the pollution of unavoidable waste.	

Summary

Policy W2 performs well against a number of economic and environmental objectives and has little relevance to the social objectives.

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.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy W3 Existing Waste Management Facilities in Torbay

Existing, allocated or consented waste management sites (for the re-use, recycling and composting, transfer, treatment, recovery or disposal of waste) will be protected unless no longer required. Development proposals that would prevent or prejudice the use of such sites for those purposes will not be permitted.

The continued enhancement and improvement of the Torbay Household Waste Recycling Centre (HWRC) and Waste Transfer Station at Yalberton, Paignton will be supported.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy would have positive effects on providing the required infrastructure as it enables the waste industry to deliver waste infrastructure to manage waste efficiently within Torbay.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	+	The Policy is likely to assist in creation of jobs associated with waste management in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy will ensure sufficient recycled and construction waste, which would support sustainable economic growth including meeting the local demand for the construction of housing.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Positive effects as Policy W3 should ensure the provision of sufficient waste management facilities and locate them close to where waste is generated. This will support waste collection operators in providing a sustainable and equitable service.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	GHGs such as methane are associated with waste management techniques. However, moving waste up the waste hierarchy should help reduce GHG emissions.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	The Policy would enable an increase in energy generated from waste.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy will lead to an increase in recycled materials being used and therefore reducing the need for primary resources	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	Positive effects as Policy W3 will enable an increase in the amount of waste being reduced, reused, recycled and recovered leading to a reduction of waste being disposed of to landfills.	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Locating waste facilities close to where waste is generated will reduce related traffic movements, therefore would improve air quality in Torbay.	

Summary

Policy W3 performs well against a number of economic and environmental objectives and has little relevance to the social objectives.

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. 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy W4 Proposals for New Waste Management Facilities

Preference will be given to proposals for waste management facilities that are in accordance with the waste hierarchy and located on previously developed land. Individual sites should be well-related to the transport network (including rail and water), to centres of population and sources of waste, and be compatible with neighbouring land uses. Proposals should not have adverse impacts upon human health, land stability, flood risk and features of environmental and biodiversity importance.

Development of facilities for the management of special types of waste (including clinical or hazardous waste) should serve a defined local need and particular consideration will be given to any health, environment and amenity impacts.

The immediate and wider impact of facilities (including those identified in Policies W2 & W4) on the surrounding environment should be minimised through high quality design solutions, with the use of sympathetic materials and colour schemes, and effective methods of landscaping and screening. Specific site management issues should be carefully addressed including amenity, litter, vermin and birds, the impact of odours, lighting, noise, vibration, hours of operation, access and transport movements. It will also be necessary to consider the proposed restoration and after-uses where appropriate.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Policy W4 requires proposals for waste management facilities to have no adverse effects or endanger human health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon air quality as well as impacts from noise, odour and vibration. This is likely to reduce health inequality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy requires proposals for waste management facilities to use rail freight shipping as an alternative mode of transport. This is likely to reduce Green House Gases (GHG) emissions.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	++	The Policy requires proposals for waste management facilities to use rail freight shipping as an alternative mode of transport.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	The Policy would have the potential for a significant positive impact on habitats and species as it requires proposals for waste management facilities to avoid damaging biodiversity.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy would have the potential for a significant positive impact on agricultural land.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have the potential for a significant positive impact on landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon archaeological or cultural heritage.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon the local water environment.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy will lead to an increase in recycled materials being used and therefore reduce the need for primary resources.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	Positive effects as Policy W4 will enable an increase in the amount of waste being reduced, reused and recycled leading to a reduction of waste being disposed of to landfills.	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy requires proposals for waste management facilities to adequately address the potential impact upon air quality as well as impacts from noise, odour and vibration.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy W5 Waste Water Treatment Facilities

New, enhanced or extended waste water treatment facilities will be acceptable where such proposals aim to improve the quality of discharged water or reduce the environmental impact of operation. The developer will be required to demonstrate that the proposal can be delivered and operated without giving rise to unacceptable environmental impacts.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	+	There should be positive implication for health resulting from delivery of this Policy. This is due to provision of WWT facilities, which would improve water quality in Torbay.	The Policy should include requirement for Health Impact Assessment for new or extended WWT facilities.
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	The supporting text requires proposals for WWT facilities to carefully consider the amenity impact (odour, noise, and traffic). This is likely to reduce health inequality.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy would have a significant positive impact through providing WWT infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	~	No significant effect	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	Indirectly the Policy will enhance biodiversity through improving water quality.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	-	Wetland, in particular, reedbeds can act as natural sewage treatment.	Policy W5 should include use of natural sewage treatment methods as appropriate.
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise pollution	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	Water pollution would be minimised through improving water quality.	

Summary
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.

Mitigations

The Policy should include:

- requirement for Health Impact Assessment for new or extended WWT facilities. Addressed under DE1
- use of natural sewage treatment methods as appropriate.

Policy M1 Minerals

The process of identifying, appraising, designing and implementing proposals for new or disused sites for minerals extraction will be subject to the following criteria:

1. the need for the mineral;
2. likely effects on designated sites of environmental and historic importance or biodiversity;
3. impact on the surface water flow regime and groundwater sources;
4. compatibility with surrounding land uses, including historic character and landscapes;
5. proximity to local communities and the need to maintain and enhance the local landscape character and setting of settlements;
6. proximity to primary end-use market(s) and ease of access by road or alternative transport modes; and
7. the ability for a site or sites to deliver significant contributions to local, regional and national BAP targets for habitat creation and priority species as well as geodiversity gains where applicable.

Extensions to existing/disused sites will be given priority over new sites, subject to environmental acceptability.

Proposals for the extraction of building stone that demonstrate a local need for the mineral (such as the repair of heritage assets) and are of a scale which avoids any significant environmental and amenity impacts, or would be in conflict with the protection of designated sites, will be supported subject to the above criteria.

An acceptable programme of progressive working and restoration of the site throughout its life and after-use will need to be submitted

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	--	The nature of mineral extraction processes creates a potential negative impact on human health due to exposure to dust, noise and other pollutants. In addition increased traffic in and out of sites could worsen air quality in the area which would have negative health implications.	Mineral extraction proposals should be accompanied with Health Impact Assessment in order to moderate the negative effects on human health
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	--	Residents living in close proximity to mineral extraction sites are likely to be at greater health hazard.	See above
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		++	The Policy is likely to have a positive impact on this objective through regulating mineral extraction in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy could provide employment opportunities in the mining sector.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy is likely to enhance local businesses through supporting proposals for extraction of building stones that demonstrate a local need for minerals.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	The Policy requires proposals for extraction of minerals to avoid any significant environmental harm.	
	3.7 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy requires proposals for extraction of mineral to be in proximity of HGV route or alternative modes of transport. This is likely to have a positive impact on climate change.	
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	++	The Policy requires proposals for extraction of mineral to use alternative modes of transport.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	+	The Policy requires sites to deliver significant contributions to local, regional and national BAP targets for habitat creation and priority species.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy states that extensions to existing/disused sites will be given priority over new sites, subject to environmental acceptability. This is likely to promote conservation and wise use of land.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	+	The Policy requires mineral extraction proposals to maintain and enhance the local landscape character and setting of settlements.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	+	The Policy requires mineral extraction proposals to avoid harm to historic assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	+	The Policy is likely to have positive impact on reducing vulnerability to flooding through requiring mineral extraction proposals to avoid areas at risk of flooding.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	+	The Policy itself does not identify measures to minimise consumption and extraction of minerals. Policy M2 however, promotes maximising the use of secondary and recycled aggregates.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	--	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.

Summary

Policy M1 performs well against the economic and environmental objectives. It however performs poorly against health objectives and has little relevance to the social objectives.

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.

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.

Policy M2 Maximising the Use of Secondary and Recycled Aggregates

The Council will support developments that promote and maximise the use of secondary and / or recycled aggregates.

Provided that there are no unacceptable environmental, amenity or transport impacts, sites for the reception, processing and distribution of secondary and recycled aggregates will be supported near to the source of raw materials in the following locations:

- a) Industrial areas and previously developed land;
- b) Within existing, proposed or suitable former minerals developments; and
- c) Co-located with existing or proposed waste management facilities.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	--	Mineral recycling facilities could have negative impacts on human health due to exposure to dust, noise and other pollutants. In addition increased traffic in and out of sites could worsen air the quality in the area which could have negative health implications.	Mineral extraction proposals should be accompanied with Health Impact Assessment in order to moderate the negative effects on human health.
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	--	Residents living in close proximity to mineral recycling facilities are likely to be at greater risk of health hazards.	See above
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy could provide employment opportunities in the mining sector.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Policy M2 is likely to enhance local businesses through supporting mineral recycling facilities in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy requires mineral recycling facilities to avoid any significant environmental, amenity or transport impacts.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The production of recycled aggregates would help to meet the local demand and therefore would avoid unnecessary dependence on long distance travel. This would benefit climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	--	The Policy makes no reference to sustainable transport of freight.	Policy M2 should consider the use alternative modes of transport.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy seeks to maximise use of secondary and recycled aggregates, which will help reduce demand for primary aggregates. Therefore it would have a significant positive effect on minimising consumption and extraction of minerals.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The Policy promotes use of recycled aggregates and therefore would have a significant positive effect on reducing waste generation.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	The Policy supports locating recycling site near to raw material sources. This would reduce traffic emissions and have a positive impact on improvement of air quality in Torbay.	

Summary

Policy M2 performs well against the economic and environmental objectives. It however performs poorly against health objectives and has little relevance to the social objectives.

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.

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.

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

The Council will seek to safeguard important mineral resources and sites identified in the Strategic Stone Study. The use of local building stone in new development and for restoration purposes will be encouraged. The redevelopment of buildings constructed in local stone should ensure the re-use or salvage of such material.

Any proposal on or in the vicinity of a mineral resource should demonstrate that it will not cause unnecessary sterilisation or prejudice the future extraction of important minerals or building stone on these sites.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy encourages the use of local building stones in new developments and for restoration purposes which would reduce carbon footprint. This would have significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The use of local materials helps to enhance local distinctiveness. This could indirectly contribute to the regeneration and quality and diversity of the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	Policy M3 supports the use of local materials, which would enhance local distinctiveness.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	The Policy aims to safeguard local building stone both now and in the future, for the maintenance and restoration of conservation areas in Torbay.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy would have a positive impact on air quality, through reducing traffic by using local materials and reducing the need to travel.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy SC1 Sustainable Communities

All development must contribute to improving the sustainability of existing and new communities within the Bay and help close the gap between the most and least disadvantaged neighbourhoods in Torbay. Development must help to create cohesive communities within a high quality built and natural environment where people want to live and work.

Development proposals must:

1. Meet the needs of and enhance the quality of life of residents;
2. Help to develop a sense of place and local identity;
3. Promote social inclusion;
4. Support local food production and consumption
5. Create a well connected, accessible and safe community;
6. Contribute to the success of the local labour market by improving access to jobs and widening the pool of available labour;
7. Protect and enhance the local natural and built environment;
8. Deliver development of an appropriate type, scale, quality, mix and density in relation to its location;
9. Contribute towards any additional educational or training needs;
10. Enable people to have access to local services to meet their day-to-day needs including open spaces, community halls (or rooms), play areas, leisure and recreation facilities and allotments; and
11. Provide a good standard of residential accommodation especially in areas with concentrations of deprivation.
12. Larger development proposals will be required to include a Health Impact Assessment to demonstrate how they maximise positive impacts on health and healthy living within the development and in adjoining areas. This will also apply to minor applications where the proposal is likely to give rise to a significant impact on health.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	The Policy supports high quality built and natural environment, which are the main determinants of health. This would have direct positive impact on health and wellbeing for residents and visitors of Torbay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy requires development proposal to ensure residents have access to open space, play space and recreation facilities. This is likely to have significant impact on reducing health inequality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	++	The Policy could have a positive impact on healthy lifestyles, through promoting locally accessible services and facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy seeks to close the gap between the most and the least advantaged neighbourhoods in Torbay. This is likely to have significant positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy promotes locally accessible services and facilities, including educational institutions.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires development proposals to create well connected, accessible and safe communities. This would have clear benefit on reducing crime and fear of crime.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy promotes meeting resident's needs locally and reducing their need to travel.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy requires development proposals to safeguard and respect the natural and built environment and ensure access to open space, play space and recreation facilities. This would increase access to and participation in cultural activities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy aims to provide social infrastructure and would therefore have clear benefit on this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy requires development proposals to provide opportunities for employment.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy seeks to close the gap between the most and the least advantaged neighbourhoods in Torbay. This is likely to have significant positive impact on reducing poverty in Torbay.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy promotes locally accessible services and facilities; therefore it would encourage local businesses.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy promotes meeting residents' needs locally and reducing their need to travel. This is likely to decrease GHG emissions and therefore support this objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy requires developments to be provided without harm to the environment on which the tourism industry is based.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy requires development proposals to meet residents' needs locally and to create well connected and accessible communities. This is likely to reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	The Policy requires development proposals to create well connected, accessible and safe communities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	+	The Policy requires development proposal to safeguard and respect the naturals and built environment. This is likely to have positive impact on habitats and species.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy supports local food production and consumption	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy requires development to be of appropriate type, scale, quality, mix and density in relation to its location. This would improve the character and settlement setting.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	The Policy requires development to be of appropriate type, scale, quality, mix and density in relation to its location. This would protect culturally and historically significant assets.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy SC2 Sport, Leisure and Recreation

Development should provide access to sport, leisure and recreation facilities according to the additional demand it generates and the capacity, condition and location of existing open space. These facilities should be provided where they are accessible by a range and choice of transport. An assessment of existing provision of such facilities will be required with major development proposals, allowing the Council to determine whether a contribution is needed towards new facilities or the enhancement of existing provision.

Major new leisure facilities should be located in accessible locations wherever possible using available town centre sites as first preference, then edge of town centre sites.

There will be a presumption against loss of existing recreational and leisure facilities, unless there is a compelling case made for wider social and economic benefits arising from such a proposal and where replacement facilities in lieu of existing provision, or the enhancement of provision, is able

to address any new deficiencies that arise. The Council will not seek to protect leisure and recreational facilities where they no longer provide a functional benefit (including amenity, biodiversity or other benefits)

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	The Policy is likely to have positive impacts on physical and mental health of Torbay's residents through requiring development to provide access to leisure and recreation facilities.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy is likely to promote health equality through requiring development to provide access to leisure and recreation.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy requires leisure and recreation facilities to be located within walking distance of development. This is likely to provide reasonable opportunities for routine daily exercise.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Improvement to public realm could contribute to improved community safety.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy requires leisure and recreation facilities to be located within walking distance of development. This would allow people to meet their needs within the local community.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy aims to integrate sport, leisure and recreation facilities with development which would have significant positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		++	The Policy requires development to provide access to sport, leisure and recreation facilities according to additional demand generated. This is likely to have a significant positive impact on providing infrastructure.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Providing sport, leisure and recreation facilities within walking distance of development could reduce the cost of travel and therefore would have clear benefits on reducing poverty and income inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Increased accessibility to sport, leisure and recreation facilities would have clear benefits in meeting local needs locally.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Providing sport, leisure and recreation facilities within walking distance of development could reduce GHG emissions, hence benefit climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Providing leisure and recreation facilities within walking distance of development could reduce GHG emissions and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	Sport, leisure and recreation facilities are attractions to residents and tourists alike, therefore the Policy would contribute positively to the tourism industry.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy requires major new sport, leisure and recreation facilities to be located in accessible locations using town centre sites then edge of town sites. This is likely to have a significant positive impact reducing the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	Providing leisure and recreation facilities within walking distance of development would have a positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The Policy aims to ensure sustainable access to sport, leisure and recreation facilities. It is likely to have a positive impact on this objective.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	+	The Policy requires development proposals to minimise environmental harm.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy requires major new sport, leisure and recreation facilities to be located in accessible locations using town centre sites then edge of town sites. It therefore makes the best of previously developed lands.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy is likely to have positive impact on landscape and townscape through requiring development to provide access to leisure and recreation facilities according to condition and location of existing open space.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	Assessment of existing and future sport and recreational needs have been undertaken as an integral element of the Torbay Green Infrastructure Delivery Plan.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	+	The Policy requires careful location of leisure and recreation facilities. In addition, provision of green space reduces the risk of flooding through an increased permeable surface.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	-	Sport, leisure and recreation facilities have the potential to increase consumption of natural resources.	Development should meet high environmental standard.
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++ ?	The Policy promotes walking and therefore would reduce air pollution in Torbay. Other forms of pollution are uncertain, depending on size and design of developments.	

Summary

The assessment found the effect to be significantly positive on the objectives concerned with improving health, health equality and health lifestyles. The Policy is likely to have a range of other positive impacts including improving air quality and reduction in journeys made by car, through the requirements for sports facilities to be accessibly located, 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

Mitigations

- Development should meet high environmental standard. Addressed under EG1

Policy SC3 Healthy Bay

All development should contribute to improving the health and well-being of the community, reducing health inequalities and help deliver healthy life styles and sustainable neighbourhoods.

This will be achieved through proposals having regard to the following actions:

1. Taking measures to address the causes of ill-health in the local area;
2. Promoting healthy, safe and active living for all age groups, including healthy living options for older people;
3. Improving access to medical treatment services, including the provision of health care clusters where appropriate; and
4. Requiring larger developments where specified (major applications) to undertake a Health Impact Assessment to demonstrate how they maximise positive impacts on health and healthy living within the development and in adjoining areas. This will also apply to minor applications where the proposal is likely to give rise to a significant impact on health.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	There should be positive implications on health from delivery of this Policy. This is due to improving access to health facilities, promoting healthy living and requiring HIA for all strategic developments.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy aims to reduce health inequality through requiring HIA from all strategic development.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	Policy SC3 requires new developments to deliver healthy lifestyles and sustainable neighbourhoods, therefore could have positive impact on promoting healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through improving access to health facilities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy requires development to provide well located and designed development including sport, play and open space. This is likely to have a positive impact on providing infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy could have a positive impact on this objective, through improving health and well being for the local and the wider community and reducing health inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
	3.9 Reduce reliance on seasonal and part time work with in Torbay	Development patterns which assist in creation of year round employment with options for fulltime positions.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy aims to improve access to medical treatment services, therefore would have significant impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	The Policy itself has not made a direct reference to GI. The supporting text however pointed out GI role in promoting walking cycling and access to fresh food.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	Proposal for strategic development would incorporate HIA, to ensure there is no negative impact on existing communities either during construction or operation stage.	

Summary

Policy SC3 has not scored negatively against any of the sustainability objectives. It performs well against the social objectives and in particular the health objectives.

There should be positive implications on health from delivery of this Policy. This is due to improving access to health facilities, promoting healthy living and requiring HIA for all strategic developments. It would also have a significant positive impact on minimising pollution. The Policy would certainly reduce health inequality and promote healthy lifestyles, through requiring HIA from all strategic development and requiring new developments to deliver healthy lifestyles and sustainable neighbourhoods.

The Policy requires 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy SC4 Child Poverty

New development will be required to support the Council's policy to reduce child poverty by addressing the following considerations:

- a. The promotion and negotiation of local labour training arrangements, placements and apprenticeship schemes, and by promoting the provision of local employment space, in order to tackle worklessness;
- b. The provision of affordable homes, to rent or to buy, in order to provide a range and choice for low income families;
- c. The provision of energy efficient new homes and use of renewable energy, in order to address fuel poverty;
- d. Encouragement of landlords to, for example, re-use empty homes and support improvements to the existing housing stock, in order to improve property conditions;
- e. The provision of open/play space, adequate garden sizes and improved access to the countryside or urban greenspace, in order to provide local, affordable activities and play space;
- f. The need to support investment in existing schools and make appropriate contributions to education provision, in order to ensure access to early years education.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy would have a significant positive impact on improving health for all communities in the Bay.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy would reduce health inequality through provision of affordable housing and local affordable activities and play space.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	Improving access to the country side and urban open space would encourage people to lead healthy lifestyles.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy requires new developments to provide affordable homes that provide a choice for low income families.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy requires new development to ensure access to early year education by supporting existing schools and contributing to education provision as a result of new development.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	The Policy makes no reference to designing out crime.	New development should incorporate secured by design
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy requires new development to provide local affordable activities and play space.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy requires new development to provide local affordable activities and play space and increase access to the countryside and urban open space.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy requires new development to contribute to education provision.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy requires new development to tackle worklessness, by promoting and negotiating use of local labour training arrangement, placement and apprenticeship schemes and by provision of local employment space.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy requires new development to address fuel poverty and encourages landlords to improve property conditions. This is likely to reduce poverty and income inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy requires new development to provide local affordable activities and play space.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through requiring new developments to provide energy efficient homes and use of renewable energy.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy requires new development to improve energy efficiency, which would have a significant positive impact on climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Provision local affordable activities and play space could reduce the need to travel by car.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	Provision local affordable activities and play space would meet local needs locally.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	+	Provision local affordable activities and play space could encourage walking and cycling.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	The Policy requires new development to provide energy efficient homes and use of renewable energy.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	The Policy requires new development to provide energy efficient homes.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Provision local affordable activities and play space could reduce the need to travel and therefore would benefit air quality in the Bay.	

Summary

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 country side 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.

Mitigations

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

Policy DE1 Design

Development should be well designed, respecting and enhancing Torbay's special qualities, including the waterfront and natural setting of the Bay, and the character of the natural and built environment including areas and buildings of historic interest and the settlement pattern of the three towns.

Major development should be informed by a townscape and/or landscape assessment, including historical context of the site, existing and previous land uses (including agricultural land quality where appropriate), movement patterns through and/or around the site.

Major development proposals will be assessed against their ability to meet the design considerations set out below. (see the Local Plan)

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	Good quality housing design could contribute to positive well being through improving public health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	+	Reasonable opportunities for routine daily exercise through integrating car and cycle parking with the existing and new public realm and routes.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires development to be designed to reduce crime and fear of crime; therefore it would have a significant positive impact on this objective.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	Policy DE1 requires developments to respect and enhance the natural settings, on which the tourism industry is based.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy could have minor positive benefits on reducing the need to travel by car through requiring developments to integrate car and cycle parking with the existing and new public realm and routes.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	The Policy could have minor positive benefits on promoting cycling, through requiring developments to integrate car and cycle parking with the existing and new public realm and routes.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	The Policy requires developments to respect and enhance the unique waterfront and natural setting of the Bay. This could have a significant positive impact on habitats and species.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy requires developments to respect the landscape and townscape and relate to the surrounding environment.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	Protecting local and longer distant views and integration with the local streetscape, supported by this Policy, is likely to have a significant positive impact on this objective.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	The Policy requires developments to positively complement the historic character. This is likely to have a significant positive impact on protection of culturally and historically significant assets and qualities.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy DE2 Building for Life

To demonstrate the delivery of high quality urban design, major development proposals with a residential component will be assessed against 'Building for Life' criteria (or equivalent methodology). Development should aim to achieve the standards set out in the table below.

	Up to 2012	2013-2015	2016 onwards
All major developments of 10+ dwellings	Building For Life Good standard (overall score 14/20)	Building For Life Good standard (overall score 15/20)	Building For Life Good standard (overall score 16/20)

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	Good quality housing design could contribute to positive well being, through improving public health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	Good quality housing design is likely to promote health equality, through providing access to leisure and recreation facilities.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	++	The Policy could provide reasonable opportunities for routine daily exercise, through increased accessibility by walking and cycling as means of transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	Building for Life criteria requires development to reduce crime and fear of crime; therefore the Policy would have a significant positive impact on this objective.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	Criterion 3 of Building for Life requires development to reflect the needs of local community.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Building for Life criterion no.1 requires development to provide community facilities such as play areas and parks.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Building for Life criterion no. 1 requires development to provide community facilities such as pubs, cafes and shops. This is likely to enhance local businesses.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Criteria 5 and 20 of Building for Life promote sustainable development that is compatible with the higher levels of achievement listed in the code for sustainable homes. This is likely to have significant positive impact on this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Criterion 1 Building for Life requires development to provide community facilities. This is likely to reduce the need to travel and therefore contribute positively to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	Building for Life criteria require developments to be provided without harm to the environment. This could have a positive impact particularly in the long-term.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Criterion 1 of Building for Life requires development to provide community facilities. This is likely to reduce the need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	Criterion 1 of Building for Life requires development to provide community facilities. This would help residents to access basic services easily and affordably	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	Criterion 13 of Building for Life requires developments to be pedestrian, cycle as well as vehicle friendly. This could have significant positive impact on making cycling and walking easier and more attractive.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	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 support biodiversity.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	Criterion 17 of Building for Life requires developments to be of good architectural quality.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	Criterion 8 of Building for Life requires developments to have distinctive character that relates well to the surroundings.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Criteria 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 increase renewable energy consumption.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	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 promote efficient use of water.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	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 promote recycling and reduce construction waste	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	See 6.2 above.	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	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 reduce water pollution through incorporating SUDS. It could also have a positive impact on air quality in Torbay.	

Summary

Good quality housing design could contribute to positive well being, health equality and healthy lifestyles through improving public health, access to leisure and recreation facilities and increased accessibility by walking and cycling as means of transport respectively.

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

- 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy DE3 Development Amenity

Where new development comes forward it should be designed to provide a good level of amenity for future residents or occupiers and should not unduly impact upon the amenity of neighbouring and surrounding uses. This will be assessed using the following criteria:

1. Noise, nuisance, light and pollution;
2. Satisfactory provision for off-road parking, storage of bins/materials for recycling and bicycles;
3. Scale and nature of the use leading to an over-concentration of similar uses which would harm the amenity of the area;
4. Impacts on existing living conditions and standards of accommodation of other uses;
5. New dwellings should comprise self contained accommodation with separate access;
6. Loss of light or privacy; new residential development will need to have particular regard to outlook; and
7. There should also be adequate provision for amenity space, including gardens and outdoor amenity areas.
8. New homes should be developed at a density which makes good use of land, whilst avoiding town cramming and the loss of open space.

Where necessary, in order to limit the impact of new development, the Council may seek to restrict the use of hours of operation, time and volume of deliveries, vehicular access, operation of machinery as well as other measures necessary to preserve amenity.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	++	Policy DE3 is likely to have significant positive impact on health and wellbeing through provision of pleasant surroundings and living conditions, freedom from noise and pollution.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	Provision of satisfactory residential environment with regard to noise, light and layout is likely to promote health equality.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effect	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	The Policy DE3 promotes a satisfactory residential environment with regard to noise, vibration, light, dust, traffic and littering. This would have significant positive impact on this objective.	

Summary

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

Mitigations

No mitigation or changes to the Policy were suggested.

Policy DE4 Building Heights

Building height should be appropriate to the location and the setting of the development.

New development should be constructed to the prevailing height (most commonly occurring height) within the character area in which it is located, unless there are sound urban design or socio-economic reasons to deviate from this approach.

The introduction of new tall buildings above the prevailing height will be supported where they:

1. Enhance the vitality of an area;
2. Contribute to the regeneration of Torbay;
3. Strengthen the character of the area;
4. Are appropriate in terms of their visual impact;
5. Provide wider urban design or socio-economic benefits;
6. Make a positive addition to the built form, townscape and surrounding landscape; and
7. Preserve or enhance local, long-distance views and key vistas.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effect	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	~	No significant effect	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	Policy DE4 could provide limited opportunities to address local under provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effect	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effect	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	~	No significant effect	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effect	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would positively contribute to the tourism industry, through regeneration and enhancing the visual character of the area.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effect	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effect	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	+	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.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Tall buildings would put emphasis on regeneration of brownfield sites. This could have a positive impact on preserving greenfield sites.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy supports tall buildings that make a positive contribution to townscape and the surrounding landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	++	The Policy 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.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effect	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effect	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effect	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effect	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effect	

Summary

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

Mitigations

No mitigation or changes to the Policy were suggested.

Policy H1 Housing

In accordance with Policy SD1 Growth Strategy for a prosperous Torbay, provision will be made for between 8,000-10,000 new homes over the Plan period, or beyond, so long as these can be provided without harm to the environment or economy. Major new housing schemes will be brought forward through local neighbourhood plans, in accordance with Policies SDT1 Torquay, SDP1 Paignton and SDB1 Brixham.

The overall provision of housing will be carefully monitored to ensure that it is in sequence and balanced by the provision of jobs and new infrastructure.

Housing provision will focus upon a sustainable pattern of distribution throughout the Bay, with an emphasis upon the regeneration of brownfield sites and town centre sites. Mixed use developments with an appropriate range of dwellings to meet current and future needs will be sought where appropriate.

All new dwellings, whether created by sub-division, redevelopment or new build should provide a good standard of accommodation, having regard to safety, space, amenity, parking and design. The creation, including through sub-division, of very small dwellings, will not be permitted where this would harm the living environment, or intensify concentrations of deprivation.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Access to decent housing is one of the wider determinants of health. Health and well-being therefore is likely to be improved through the implementation of the Housing Policy.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	Provision of satisfactory residential environment with regard to noise, light and layout is likely to promote health equality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	Concentration of development in brownfield sites would provide reasonable opportunities for routine daily exercise.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy would have a significant positive effect on the objectives concerned with provision of affordable housing and housing generally as would be expected.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Concentration of development in brownfield sites will help to create more viable schools which are physically accessible.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires all new dwelling to have regard to safety and design.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	Concentration of development in brownfield and town centre sites will allow people to meet their needs within the local communities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Concentration of development in brownfield and town centre sites is likely to increase participation in cultural activities by improved accessibility to them.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		++	The Policy ensures new housing to be matched with provision of new infrastructure. This will have clear benefits to this SA objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy supports provision of infrastructure that supports job creation. This will have positive effects on provision of work opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of affordable housing will have benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty. Concentration of developments in urban areas will assist reducing the cost of living by reducing the need to travel.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Concentration of development in urban areas will have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	Concentration of development in urban areas could have positive implications biodiversity by keeping the 'wild' stretches 'wild'.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy supports new housing to be provided without harm to the environment and the economy, on which the tourism industry is based.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Concentration of development in brownfield sites will provide good opportunities for sustainable transport such as walking, cycling and public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	Concentration of development in urban areas assists in reducing the cost of living by reducing the need to travel.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	+	Concentration of development in brownfield sites will provide good opportunities for sustainable transport such as walking, cycling and public transport.		
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects.		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	--	The Policy put emphasis on regeneration of brownfield sites. This will have a significant positive impact on preserving greenfield sites. However, housing development on greenfield sites could harm biodiversity.	All housing, whether on previously developed land or Greenfield land should incorporate features to benefit biodiversity

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy puts emphasis on regeneration of brownfield site, which will support this SA objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have positive impact on landscape and townscape by promoting development in brownfield sites and avoidance of harm to biodiversity.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy put emphasis on regeneration of brownfield sites. This would avoid 'suburbanising' the countryside.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	-	No reference made to Green Infrastructure.	Incorporate the Green Infrastructure findings into housing development in order to minimise the impact of development on greenfield sites.
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	-	No reference made to protection of historic environment.	The housing policies should make reference to protection of historic environment
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	Housing development on greenfield sites could exacerbate problems caused by increased rainfall, through the increase of impervious surfacing.	Developments on greenfield sites should incorporate SUDS to reduce the risk of flooding.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	New development has the potential to increase the consumption of energy.	New development should meet the requirement for sustainable construction and design.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	New development has the potential to increase the consumption of water.	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	New development has the potential to increase the consumption of minerals.	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	+	Housing development highly likely to create an increase in waste, during construction and operation stage. Policy H3 ensures that all dwellings provide storage of bins/and recycling. This is likely to have significant positive impact to reduce waste.	
	6.5 Minimise land, water, air, light and noise pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++ -	The Policy promotes satisfactory residential environment with regard to noise, light and layout. However, no reference was made to minimising water pollution.	New development should incorporate SUDS in order to reduce water pollution

Summary

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

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

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

Policy H2 Five Year Housing Land Supply

The Council will maintain a rolling 5 year supply of specific deliverable sites sufficient to meet a housing trajectory of 400 dwellings a year (i.e. 2,000 dwellings over 5 years), including 270 a year on identified sites and 130 on ‘windfall’ sites (see Illustration ? below).

New housing will be monitored to ensure that it is matched by the provision of new jobs and infrastructure, particularly infrastructure that would support job creation. The five year supply of housing land will be updated annually as part of the Council’s Housing Land Monitor.

Where the supply of specific deliverable sites falls below this figure, the Council will either:

- a) bring forward additional housing land from later stages of the Plan, working closely with land owners, developers and Neighbourhood Fora; or
- b) consider favourably applications for new housing, consistent with the NPPF presumption in favour of sustainable development and other policies of this Plan.

New housing may be permitted, leading to the 5 year supply figure being exceeded, where the proposal would bring substantial regeneration or employment benefits, including through the provision or funding of infrastructure, so long as it is consistent to other Policies of the Local Plan.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effects.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy provides great opportunity to address local under provision of affordable housing. This will provide clear benefits for this SA objective.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~	No significant effects.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase		~	No significant effects.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effects.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effects.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy H3 Applications for New Homes

Major development proposals for new homes on unallocated sites, including the renewal of existing permissions, will be assessed on their ability to meet the following criteria:

- 1) The need to provide a range of homes, including family homes, affordable homes, and opportunities for self-build homes,
- 2) The opportunity to create mixed, balanced and prosperous communities, including employment provision;
- 3) The capacity of physical, social and environmental infrastructure, including highways, to accommodate development;
- 4) The objective to maximise the re-use of urban brownfield land and promote urban regeneration, whilst creating prosperous and liveable urban areas;
- 5) Other policies in the Local Plan, including environmental and infrastructure capacity, good design and sustainable transport.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Policy H3 is likely to have a positive impact on health through provision of adequate amenity space and good quality housing.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy requires a high quality green residential environment and incorporating open space. This is likely to promote health equality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	Reasonable opportunities for routine daily exercise through maximising opportunities for sustainable transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	Policy H3 requires new housing development to provide a wide range of house type to meet variety of housing needs with a particular reference to family housing and affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~		
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires new housing development to provide for community safety and crime prevention.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	~		
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~		
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy requires the capacity of physical, social and environmental infrastructure to accommodate development.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~		

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Affordable housing, promoted by this Policy, would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~		
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	Policy H3 promotes a number of measures that benefit climate change in the long-term. These include; <ul style="list-style-type: none"> • The need to avoid harm to biodiversity; • Minimise the need to travel by a car; • Promotes high quality green residential environment. 	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Policy H3 promotes a number of measures that benefit climate change in the long-term. These include; <ul style="list-style-type: none"> • The need to avoid harm to biodiversity; • Minimise the need to travel by a car; • Promotes high quality green residential environment. 	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	Policy H3 requires new development to be provided without harm to the environment and the economy, on which the tourism industry is based.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy H3 makes a particular reference to minimise the need to travel by car in accordance with transport and accessibility policies.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~		

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	+	Concentration of development in brownfield land will provide good opportunities for sustainable transport such as walking, cycling and public transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	H3 will have positive impact by promoting development in brownfield land and avoidance of harm to biodiversity.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy requires new development to maximise the reuse of urban brownfield land and avoid urban sprawl.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	H3 will have positive impact by promoting development in brownfield land and avoiding urban sprawl.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	+	The Policy requires new development to avoid urban sprawl.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~		

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~		
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	Policy H3 promotes avoiding development in flood risk areas.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Policy H3 promotes energy efficient dwellings.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~		
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~		
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~		
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~		

Summary

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.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy H4 Affordable Housing

An element of affordable housing will be sought on sites of 3 dwellings or more, to meet the housing needs of local people. Affordable housing will be sought on the following sliding scale, up to thirty percent (30%) of dwellings on qualifying sites.

Site Size/ Net new dwellings	Affordable Housing Target	Usual Method Of Delivery
3 – 5 dwellings	10%	Usually through commuted payment
6 – 10 dwellings	15%	Usually through commuted payment
11 – 14 dwellings	20%	Usually through on site provision. Commuted payments will only be accepted where this would achieve more effective provision of affordable housing, or bring significant regeneration benefits.
15+ dwellings Also applies to sites capable of achieving 15 dwellings.	30%	On site. Commuted sums will only be accepted in exceptional circumstances, on small sites (of less than 0.1ha) where this would achieve more effective provision of affordable housing or bring significant regeneration benefits.

Provision of affordable housing, or contributions on smaller sites, will be sought on the basis of one third social rented housing, one third affordable rent and one third shared ownership housing. A higher level of shared ownership/key worker housing will be negotiated where this would aid economic prosperity, regeneration or promote the creation of mixed communities.

Where a contribution is agreed in lieu of on-site provision, it should reflect the cost to the developer of providing on-site affordable housing.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	~	No significant effects.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	~	No significant effects.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	~	No significant effects.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	Policy H4 provide great opportunity to address local under provision of affordable housing. This will provide clear benefits for this SA objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effects.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	No significant effects.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy would allow meeting the housing needs of local people.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	+	In instance affordable housing contribution could be directed to achieve infrastructure benefits.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	~	No significant effects.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standards, then housing also have the potential to help alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effects.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	~	No significant effects.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	~	No significant effects.	
	4.4 encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effects.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant effects.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effects.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant effects.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant effects.	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant effects.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	~	No significant effects.	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuses as well as point source pollution. Approaches to transport that will reduce traffic emissions.	~	No significant effects.	

Summary

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy H5 Houses in Multiple Accommodation (HMO)

The conversion of HMOs to self contained dwellings will be supported.

Applications for new, or the sub-division of buildings into non-self contained residential units (houses in multiple occupation) will not be permitted unless the following are met:

- 1) The property is located within easy reach of public transport and community facilities;
- 2) A decent standard of residential accommodation can be provided;
- 3) The scale and nature of the use does not harm neighbourhood amenity, for example by way of noise, general disturbance, litter, on street parking or impact on visual amenity;
- 4) The proposal would not lead to an overconcentration of similar uses that could exacerbate existing social and economic deprivation or lead to a community becoming imbalanced;
- 5) The proposal would not adversely affect the character of holiday areas, particularly Core Tourism Development Areas;
- 6) Adequate storage facilities can be provided for cycles, waste and recycling collection; and.
- 7) There is supervision by a resident owner or manager, or an appropriate alternative level of supervision. The ongoing management will be secured through condition or s106 agreement where appropriate.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	+	Whilst not all occupants of HMOs cause problems, some problems can be created by some HMO residents, with amenity being a main concern. Problems can be exacerbated where there are high concentrations of HMOs. Policy H4 however requires the scale and nature of the use does not harm neighbouring amenity. This would have minor positive impact on health and wellbeing.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	+	Provision of a decent residential environment with regard to noise is likely to promote health equality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	The Policy could provide reasonable opportunities for routine daily exercise through accessibility by walking and cycling as means of transport.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	Policy H5 would provide non-self contained residential units to meet residents' needs and create balanced communities. The Policy would also reduce the level of homelessness in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	~	No significant effect	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	Policy H5 could have a negative effect on this objective if concentration of HMOs exceeds the threshold at which the negative effects of HMOs can materialise.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	-	Increased population density associated with the number of residents in HMOs could increase pressures on services (policing, cleansing, highways, planning, and public transport).	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	+	The Policy could aid the achievement of community balance and cohesion.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	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 and cost of travel.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Policy H5 could have clear benefits in meeting local needs locally by increasing the viability of local businesses and increased accessibility.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	~	No significant effect	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	~	No significant effect	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	Policy H5 requires houses in multiple occupation not to adversely affect the character of holiday areas, particularly Core Tourism Development Areas.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy H5 requires HMOs to be located within easy reach of public transport and community facilities. It also makes a particular reference to provision of adequate storage facilities for cycles.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	Policy H5 requires HMOs to be located within easy reach of public transport and community facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	Policy H5 requires HMOs to be located within easy reach of public transport and community facilities. It also makes a particular reference to provision of adequate storage facilities for cycles	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant impact	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	~	No significant impact	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant impact	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	~	No significant impact	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant impact	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant impact	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant impact	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant impact	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	~	No significant impact	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	~	No significant impact	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	~	No significant impact	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	+	Policy H5 makes a particular reference to provision of adequate storage facilities for waste and recycling collection.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	Policy H5 requires that the scale and nature of the use does not harm neighbouring amenity including noise.	

Summary

Whilst not all occupants of Houses in Multiple Occupation (HMOs) cause problems, some problems can be created by some HMO residents, with amenity being a main concern. Problems can be exacerbated where there are high concentrations of HMOs. Policy 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.

Mitigations

No mitigation or changes to the Policy were suggested.

Policy H6 Sites for Gypsies and Travellers

Applications for caravan sites for travelling people, including residential sites for settled occupation, temporary stopping places and transit sites, will be determined in accordance with the following criteria:-

- (1) sites will be acceptable within the built-up area, provided that their operation is not to the detriment of the visual amenities of adjoining areas, and subject to satisfactory landscaping;
- (2) sites should not be to the detriment of the amenities of adjoining areas in respect of noise and other disturbance arising from the movement of vehicles to and from the site, the stationing of vehicles on the site, and any on-site business activities (which should at all times be incidental to the residential use of the site);
- (3) sites should be provided with a satisfactory means of vehicular access, together with adequate provision for turning and parking;
- (4) sites should be provided with an appropriate level of essential services including access to drinking water, refuse collection and sewage disposal;
- (5) sites should be located within reasonable distance of local services and facilities (e.g. shops, schools and hospitals);
- (6) temporary stopping places and transit sites may be acceptable on temporary vacant/unused land, subject to the above criteria; and
- (7) sites will be acceptable outside the built-up area only if they are well screened and do not conflict with prevailing landscape, nature conservation, countryside and agricultural protection policies.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion	+	The Policy requires G&T sites to be located within reasonable distance of local services including hospitals. This would have a positive impact on health and wellbeing of all communities in Torbay and reduce health inequality.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	+	The Policy requires G&T sites to be provided within the built-up area. This would encourage walking and cycling to shops and other services.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy ensures that gypsies and travellers have access to decent affordable accommodation through setting out the criteria for suitable sites.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The Policy is likely to increase access to local schools.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	~	This objective relates to urban design that is not directly relevant to G&T sites.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	+	The Policy is likely to have a positive impact on this objective through meeting more needs within local communities and reducing the need to travel.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	~	No significant effects.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy requires G&T sites to be provided by appropriate level of essential services including access to drinking water, refuse collection and sewage disposal.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	+	The Policy requires G&T sites to be provided within the built-up area. This could allow these communities to have access to work opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on reducing poverty and income inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	+	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Provision of sites within the built up area near to shops, services and employment is likely to have a significant positive impact on climate change.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effects.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy is likely to have a positive impact on this objective through meeting more needs within local communities and reducing the need to travel.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere.	++	The Policy requires provision of G&T sites within the built up area near to shops, services and employment. This is likely to have a significant positive impact on this objective	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services	++	The Policy requires G&T sites to be located within reasonable distance of local services and facilities. This would encourage walking and cycling.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effects	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	++	The Policy indicates that G&T sites will be accepted outside the built up area if they are proved not to conflict with nature conservation.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy indicates that G&T sites will be accepted outside the built up area if they are proved not to conflict with countryside and agricultural protection policies.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting	++	The Policy requires G&T site will be accepted outside the built up area if they are proved not to conflict with prevailing landscape.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effects	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effects	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks	~	No significant effects	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	The Policy makes no reference to sites allocated in flood risk areas.	The Policy should make a reference to food risk.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	It is likely that the day to day lifestyles of gypsies and travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	See above	
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	Caravans do not require mineral construction materials. This would reduce consumption and extraction of minerals.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Assessment of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	It is likely that the day to day lifestyles of gypsies and travellers are less resource intensive than that of the general population due to smaller ratio of electrical appliances (e.g. washing machines and dish washers). This would not only reduce energy usage but also water usage which results in less waste and less pollution.	
	6.5 Minimise land, water, air, light, noise and generic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	++	See above	

Summary

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.

Mitigations

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

Policy H7 Housing for People in Need of Care

The Council will support measures to help people live independently in their own homes and to live active lives within the community, subject to other policies in this Plan. This will be achieved through the following measures:

- A. The extension or adaption of existing high quality care homes will be supported in principle, where such facilities would otherwise be lost, subject to meeting the requirements of other policies in this Plan;
- B. All new dwellings should be capable of adaptation for disabled people, where practical. Housing developments of 50+ dwellings should provide a minimum of 5% new homes to lifetime sustainable homes standards. Disabled adaptations or annexes for relatives will be supported unless they significantly and demonstrably conflict with other Local Plan policies.
- C. New sheltered housing (within Use Class C3) will be supported where they are within easy reach of community facilities, shops and public transport, and subject to other policies in this Plan.
- D. New care homes (Use Class C2) and retirement villages will only be approved where:
 - 1) they are accessible to facilities and public transport;
 - 2) they will not harm the creation of mixed and balanced communities; and
 - 3) they will not add undue pressure on local healthcare or social services.

Proposals involving the loss of existing care accommodation will be supported where the facilities are not needed, or does not represent the most appropriate way of delivering care. Where such a change of use is agreed, the creation of family homes or employment space will be encouraged.

The Council will require developers / owners of new sheltered housing and care facilities to ensure that residents have a strong local connection or, where this requirement is not acceptable, to provide a financial contribution, via a S106 agreement, to health care and social service costs arising from the use.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy would have a significant positive impact on improving health for all communities in the Bay through supporting community facilities that include appropriate leisure and healthcare facilities	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy would reduce health inequality through requiring development proposals to be capable of adapting for disabled people.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy supports the need of older people to live active lives within the community.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy supports development proposals for new sheltered housing and extra care unit. This would allow people to live in their chosen communities.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	The Policy supports community facilities that include lifelong learning.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++	The Policy requires development proposals to create safe, clean and inclusive environments.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Increased access to facilities that support activities for all ages, supported by this policy, increase access to and participation in cultural activities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	Proposals for new care homes and retirement villages would contribute to provision of health care and social services through S106 and CIL.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce travel cost and therefore reduce poverty and income inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through requiring development proposals to meet sustainable homes standards.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce the need to travel and therefore supports the climate change objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	No significant effect	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy requires new sheltered housing and extra care unit to be accessible to facilities and public transport. This would reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	Provision of local food outlet in town, The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy requires new sheltered housing and extra care unit to be accessible to facilities and public transport.	
	4.5 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	~	No significant effect	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	~	No significant effect	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	~	No significant effect	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on reducing non-renewable energy consumption.	
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on minimising water consumption.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on minimising minerals extraction.	
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	++	The Policy requires development proposals to meet sustainable homes standards. This would have a significant positive impact on reducing waste generation.	
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	The Policy requires new sheltered housing and extra care unit to be located within easy reach of local community facilities. This would reduce the need to travel and therefore benefit air quality in the Bay.	

Summary

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.

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.

Mitigations

No mitigation or changes to the Policy were suggested.

Appendix 6: Sustainability Appraisal of Place-making and Key Policy Delivery Areas across Torbay

Policy SDT1 Torquay

Torquay is and will remain the primary commercial centre of Torbay. Harbourside and town centre sites will be developed for appropriate mixed uses, and the re-use of space within buildings for residential accommodation will be supported. The urban areas will be improved and renewed, with strong encouragement for family homes. Torquay is expected to provide sufficient land to enable delivery, on average, of around 375 jobs per annum (Total: 7,500 jobs) and 150 – 200 new homes per annum (Total: 3 - 4,000 new homes) over the next 20 years or beyond.

Regeneration and large scale intervention will ensure that the town centre and Torquay Harbour areas evolve as the principal town centre and the centrepiece of a modern, prosperous and sustainable Torbay.

The Local Plan and Neighbourhood Plans will bring forward additional housing, employment and leisure provision in new growth areas to the north west of Torquay. Development will be high quality exemplar developments, appropriate to their gateway setting, which respect and enhance the natural and built environment.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	High quality development, required by this policy, is likely to have a significant positive impact on human health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy supports provision of additional leisure facilities in new growth areas. This is likely to increase access to these facilities to all residents of Torbay.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy would have direct positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy provides potential for significant increase in provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Provision of 7,500 new jobs, over the next 20 years, is likely to create a number of training opportunities.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Provision of mixed use development on a number of sites, would facilitate passive surveillance. This will have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through improvement and renewal of urban areas.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	By enhancing the recreation and tourism role of Babbacombe and St. Marychurch the Policy is likely to have a positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy considers improvement of the road link between Torquay and Newton Abbot as an essential element of development.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy will have significant positive impact on this objective, through provision of around 7,500 new jobs over the next 20 years.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Concentration of development in urban areas will have clear benefits in terms of reducing the cost of living by reducing the need to travel. Also the anticipated provision of affordable housing will have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Provision of 7,500 jobs is likely to result in supporting local businesses. This will have clear positive impact on this SA objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	Policy SDT1 could provide positive opportunities to combine coastal management with environmental awareness, through promoting developments that respect and strengthen the coastal setting.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel, which would support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have clear positive impacts on this objective, through enhancement of tourism role of Babbacombe and St Marychurch and regeneration of the town centre and Torquay Harbour.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy SDT1 linked provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve public transport, cycling and walking between Torquay and Newton Abbot.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	Concentration of development in urban areas can help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy clearly supports this objective through seeking to improve road, rail cycling and walking between Torquay and Newton Abbot.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	Policy SDT1 made no reference to sustainable transport of freight.	Policy SDT1 should make a reference to sustainable transport of freight
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	--	Torquay hosts a number of nature conservation sites including SSSI, CWS, LWS, LNR and the marine cSAC. See Torbay Biodiversity and Geodiversity Action Plan.	Ensure there is no net loss of biodiversity through development.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Re-use of space within buildings for residential accommodation is likely to decrease pressure on greenfield sites. This will have clear benefits on this SA objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	The Policy is likely to have positive impact on this objective, through promoting developments that respect and strengthen the coastal setting.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	-	There is a limited agricultural land (Grade 2 and 3) at Edginswell valley area.	Development at Edginswell Valley should have regard s to good quality agricultural land.
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	-	The Policy made no reference to GI.	Incorporate GI into new development
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	-	There are a number of historic assets in Torquay including conservation areas, ancient monument and listed building.	Policy SDT1 should make a reference to protection of historic environment

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	The Policy made no reference to flood risk although a number of site are at risk of flooding including Torquay Harbour, the area between Torre Abbey and Torquay station ,Livermead, Torbay Road, Teignmouth Road, Newton Road and Cockington.	Policy SDT1 should promote avoiding development in flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference made to sustainable construction and design	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	See above	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	See above	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	Housing, leisure and office developments are likely to create and increase waste, both during construction and operation stage.	Policy SDT1 should ensure waste is minimised at operation and construction including demolition waste.

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The Policy is likely to have positive impact towards improving air quality through seeking to promote cycling and walking. Uncertain effect on other forms of pollution, which are largely dependent on scale and design of development.	

Summary

Policy SDT1 performs well against objectives related to health, community and the economy. It however performs poorly against environmental objectives. The Policy is likely to have positive impacts on health and wellbeing through increased access to additional leisure facilities and improved walking and cycling routes.

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 Marycharch 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.

Mitigations

Policy SDT1 should:

- make a reference to sustainable transport of freight.
- 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

Policy SDT2 Torquay Town Centre and Harbour

Torquay Town Centre will develop as the largest retail and leisure centre of the Bay and become the key sub-regional retail and leisure destination. This will help provide an improved, vibrant and more enjoyable shopping and leisure environment with better high street retail, eating and leisure facilities.

Developments within Torquay Town Centre and Harbour Cluster should comprise a mix of suitable uses and deliver the key requirements set out below:

5 years

- Improve the accessibility of the centre as a whole and from key access points, including Torquay Railway Station, Torre Station, Lymington Road Coach Station, and Lower Union Street Car Park.
- Start to create a unique shopping experience with a distinct main high street offer at Union Street, including new housing and a leisure based retail offer at Torquay Harbour – this will provide a ‘point of difference’ to complement the rest of Torquay Town Centre, connected by Fleet Street/ Fleet Walk, with a wide range of retail and other town centre uses, making Torquay the complete package for destination shopping.
- Deliver visual and physical landmarks to increase legibility
- Deliver an improved provision of quality retail facilities and other town centre uses on lower floors with high quality residential and office space above.
- Better water-based transport links for leisure and commuting.
- Promote excellent design, which provides opportunities for economic prosperity within an attractive town centre environment.
- Support the redevelopment of key sites / facilities (define)

5 – 10 years

Continuation of projects from first 5 years +:

- Comprehensive redevelopment and renewal of Union Street/ Temperance Street to add physical depth to the main high street shopping area and to accommodate larger format retail units
- Comprehensive redevelopment of, for example, secondary shopping areas
- Mechanisms put in place to secure potential 3rd Harbour delivery
- Better, more sustainable, transport links along A379 especially to the Torquay Town Centre and Harbour area.

After 10 years

- Continued comprehensive redevelopment and renewal of Union Street/ Temperance Street to add physical depth to the main high street shopping area and to accommodate larger format retail units
- Potential 3rd Harbour delivery
- Continued urban renewal / refurbishment of poor quality / under-performing areas.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
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High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Regeneration of the Torquay Harbour area is likely to have a positive effect to improve health and wellbeing through offering pleasant surroundings.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	Regeneration of the Torquay Harbour area is likely to have a positive effect on health equality by improved access for leisure and recreation to residents and visitors of Torbay.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	Making the Harbour accessible to all through the provision and promotion of alternative to private car would have indirect positive impact health lifestyle by encouraging walking cycling in the area.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy support provision of high quality residential development above commercial stores. This would have a minor positive impact on meeting housing needs in Torbay but it is likely to provide a limited number of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Provision of retail, eating and leisure facilities is likely to support training in the hospitality and retail sectors.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have a significant positive impact on this objective, through developing Torquay Town Centre as the largest retail and leisure centre of the Bay and regeneration of Torquay Harbour.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy requires improved accessibility of the centre from key access points. This will have clear benefits to the objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	Provision of retail, eating, leisure facilities and redevelopment of Union Street/Temperance Street would provide a range of different employment needs. To maximise the economic benefits during construction, use of local labour, materials and suppliers is recommended where possible.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Developing the Torquay Town Centre and the Harbour to become the key sub-regional retail and leisure destination would have clear benefits in term of reducing the cost of living by reducing the need to travel outside the Bay.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Regeneration of Torquay Harbour and redevelopment of Union Street/Temperance Street is likely to support local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	+	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through improved accessibility to the centre and the Harbour by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Developing the Torquay Town Centre and the Harbour to become the key sub-regional retail and leisure destination is likely to reduce long distance travel, which will support climate change objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a direct positive impact on this objective, through provision of retail, eating, leisure facilities.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy supports the retail role of the Town centre, therefore supporting services within a sustainable location that is potentially accessible by public transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy supports the retail role of the Town centre, therefore supporting services within a sustainable location that are accessible by public transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	+	Provision of retail and leisure in the Town centre and the harbour could potentially encourage sustainable transport.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	Policy SDT2 made no reference to sustainable transport of freight	Policy SDT2 should make a reference to sustainable transport of freight
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	?	The THAAP policies have been subject to HRA and possibilities for negative impacts have been ruled out. To ensure no negative impact on habitats and species, developments in the Town Centre should require HRA.	The SA recommends HRA of all development within Lyme Bay and Torbay Marine cSAC buffer zone.
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Policy SDT2 supports development of brownfield sites. This is likely to decrease pressure on greenfield sites.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have clear positive impact on townscape, through promoting excellent design.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	-	There are a number of historic assets in the Policy area including conservation areas, ancient monument and listed buildings.	Policy SDT2 should make a reference to protection of historic environment

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	<p>Torquay Harbour and some parts Torquay Town Centre are within flood zone 2 and 3. The main flood risk to the area around Torquay Harbour is from tidal flooding from the English Channel. However, this risk is residual due to the presence of flood management structures which protect the area around Torquay Harbour from flood events, under normal conditions. South Devon and Dorset Shoreline Management Plan policy for the flood defences in this area is "Hold the Line".</p> <p>The main flood risk for Torquay Town Centre is from fluvial flooding which emanates from the River Fleet/combined sewer system. During heavy rainfall events the drainage system through Torquay town centre has a history of flooding.</p>	Developments in flood risk zones 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral.	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+ -	The Policy is likely to have positive impact towards improving air quality through seeking to promote sustainable transport. Surface run-off pollution is likely to have cumulative negative impacts on water quality and living organisms.	

Summary

Policy SDT2 provides clear benefits to the economic and social objectives. It however performed poorly against the environmental objectives.

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

Torquay Harbour and some parts of Torquay Town Centre are within flood zone 2 and 3. Therefore, the SA recommends flood risk assessment for development within these flood zones. Surface run-off is likely to have cumulative negative impacts on water quality and living organisms.

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

Mitigations

- Policy SDT2 should make a reference to sustainable transport of freight.
- 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
- 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

Policy SDT3 Torquay Gateway

High quality leisure, retail, office and residential developments will be provided in the Torquay Gateway Cluster to raise the economic prosperity of Torbay, and help fund essential transport improvements serving the Bay. A high quality of design will be required to enhance the built and natural environment and strengthen the sense of arrival into Torbay.

Development in the Torquay Gateway Cluster (Scotts Bridge / Barton and Edginswell Valley area) will be required to deliver the indicative priorities

and sequence set out below:

5 years:

- Put in place mechanisms to secure delivery of employment led development within Torquay Gateway.
- Delivery of employment space around Edginswell (e.g Edginswell Business Park) in advance of completion of South Devon Link Rd
- Support the implementation of the South Devon Link Road and other improvements to the road network, especially the provision of bus cycling, walking facilities and Park & Ride.
- Support the redevelopment / refurbishment of existing industrial estates, including some provision for live/work
- Provide for residential development of around 100 family homes, including affordable dwellings
- Promote new indoor and outdoor sports facilities to improve the supply, quality and accessibility of sports provision in Torquay.
- Create a high quality 'gateway' to the English Riviera.
- A new South Devon College facility at Torbay Hospital

5 - 10 years

Continuation of activity from first 5 years +

- Delivery of employment led development within Torquay Gateway.
- Support the provision of improved rail services, including a rail halt at Edginswell.
- Provide for residential development of around 100 family homes, including affordable dwellings, primarily in the Scotts Bridge area.

After 10 years

Continuation of activity from first 10 years +

- Further delivery of employment led development within Torquay Gateway.
- Support the provision of improved rail services, including a rail halt at Edginswell.
- Provide for residential development of around 200 family homes, including affordable dwellings, primarily in the Scotts Bridge area.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
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High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Access to decent, affordable housing is one of the wider determinants of health. Health and wellbeing are likely to be improved through implementation of the Policy.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy promotes indoor and outdoor sport facilities in the area to improve accessibility of sport in Torquay.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy would have significant positive impacts on healthy lifestyle, through supporting provision of improved cycling and walking facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy is likely to have a significant positive impact on this objective, through the provision of housing, with a particular reference to ensuring provision of affordable dwellings in Scotts Bridge area.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy supports new South Devon facility at Torbay Hospital. This would have clear benefits to this objective	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	The Policy made no reference to designing out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have significant positive impacts on this objective, through the link between provision of housing and employment sites.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy requires high quality of design to enhance the built and natural environment. This would have clear benefits to this objective	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The policy supports the implementation of the South Devon Link Road and other improvement to the road network. This will have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy requires providing jobs in the leisure, bulky retail and office sectors. This would have clear benefits to this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy recognises that different sections of the community have different housing needs and has a direct reference to provision of family dwellings. If development achieves high environmental standard, then housing also has the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy supports sustainable transport and a rail halt at Edginswell. This is likely to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy supports provision of sustainable transport, creation of a park and enhancement of the existing Cockington Country Park. This is likely to have positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Policy SDT3 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	Enhancement of Cockington Country Park could contribute to the quality and diversity of the tourism industry.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy SDT3 links provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy promotes provision of high quality leisure, retail, office as well as residential developments, therefore supporting services within a sustainable location that are accessible by public transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy supports provision of bus, cycling, walking facilities and improved rail services.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++ --	Some developments are likely to be built on greenfield sites; this would have potential for direct negative impacts on habitats and species on the site. The Policy area is also adjacent to a number of LWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of Gateway public park and enhancement of Cockington Country Park.	Ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	--	Policy SDT3 allows for development on greenfield sites. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments as recommended by the GI study.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	The Policy is likely to have positive impact on this objective through, strengthening of boundary landscaping to demark the rural boundary of Torbay.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	-	Some the greenfield developments are likely to be built is in the countryside zone.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy requires enhancement of Cockington Country Park, including strengthen recreational routes and biodiversity measures. It also promotes creation of a new public park.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	Part of the Policy area is a floodplain zone 3b.	The Policy should restrict development on areas at risk of flooding. It should also incorporate SUDS into New development.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	Housing, leisure and office developments are likely to create and increase waste, both during construction and operation stage.	Policy SDT3 should ensure waste is minimised at operation and construction including demolition waste.

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	Air quality improved through contribution to sustainable transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDT3 performed well against objectives related to health, community and the economy. However, it performed poorly against objectives related to the environment.

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.

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
- 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

Policy SDT4 Babbacombe and St Marychurch

The area of Babbacombe / St Marychurch will be conserved and enhanced to maintain and improve its tourism offer, augment the role of the district and local centres, whilst protecting its environment. Developments will be supported to promote an integrated, sustainable mix of uses that enhance these functions. Long term management and protection of the area's environmental and landscape value will be required.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy would have significant positive impact on this objective through protection and long-term management of the area's environment and landscape.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	See above	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy supports limited major residential development. This is likely to have minor positive impact on provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Provision of retail, recreation and leisure facilities is likely to support training in the hospitality and retail sectors.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through enhancing the coast environment and improved sustainable transport links.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy promotes long-term management and access to the rural coastal fringe for residents and visitors. This will have clear benefits for the objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy aims to enhance district and local centres in Babbacombe and St. Marychurch through provision of appropriately scaled retail, leisure and recreational facilities. This would provide a range of different employment opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Enhancement of district and local centres in Babbacombe and St. Marychurch would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Enhancement of district and local centres in Babbacombe and St. Marychurch would have clear benefits to support local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy requires long-term management and protection of the area's environment and landscape value. This is likely to have positive impact for climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy is likely to have significant positive impact on this objective through, improved retail provision to meet local needs.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a direct positive impact on this objective through, improving tourism facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy GS T4 links provision of housing with employment. This is likely to reduce long distance travel. The Policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less used if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy supports the retail role of the district and local centres, therefore supporting services within a sustainable location that are accessible by public transport.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy promotes improvements of public transport links. This will have a positive impact for this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	Habitats and species would be enhanced through protection the area's environment and limiting development to brownfield sites.	
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Conservation and wise use of land would be promoted through protecting the area's environment and limiting development to brownfield sites.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The area is within area of great landscape value and coastal prevention zone. The Policy recognises the landscape value of the area. This would have clear benefits for this objective.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy aims for long-term management and access to the rural coastal fringe .This would have clear benefits on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	The Policy supports improvement to coastal access that could possibly be delivered through the GI coastal access network.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	-	There are conservation areas in Babbacombe Downs and St. Marychurch. The Policy made no reference to protection of historic assets in the area.	The Policy should make a reference to protection of historic assets in the area.
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	++	The Policy steer development away from flood risk areas.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral.	See above

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+ ?	Air quality would improve through meeting local needs locally and reduced desire to travel by car. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDT4 provides clear benefits to the economic and social objectives. It however performed poorly against the environmental objectives.

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.

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

Policy SDP1 Paignton

Paignton will be rejuvenated through high quality mixed use development of key town centre, harbour and waterfront sites. Improvement of the built environment will re-capture the historic character of the old town, and appeal of the 19th Century “Garden Suburb” to the east. Green infrastructure will provide both recreational and flood-resilience measures.

Greenfield development sites to the west of Paignton will be delivered through Neighbourhood Plans to provide employment and family housing opportunities. This will be underpinned by an enhanced transport infrastructure along the Western Corridor and take account of environmental sensitivity. This will help to sustain Paignton’s urban function, and in particular the town centre as a destination in its own right. Landscaping, biodiversity and flood protection measures will be needed to minimise the environmental impact of development.

Paignton is expected to provide sufficient land to enable delivery, on average, of around 325 jobs per annum (Total: 6,500 jobs) and 200 – 250 new homes per annum (Total: 4 - 5,000 new homes) over the next 20 years or beyond.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy is likely to have significant positive impacts on health and wellbeing, through requiring development to meet a high quality of design and appropriate landscaping.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	Creation of two new Country Parks at White Rock and Great Parks would have significant positive impacts on health equality in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy would have significant positive impacts on healthy lifestyle through, supporting provision of improved cycling and walking facilities.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	Paignton is expected to provide 4,000 to 5,000 new dwelling between 2011 and 2031. The Policy makes a particular reference to provision of family housing. This would have a significant increase in provision of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Provision of 6,500 new jobs is likely to create a number of training opportunities.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Provision of mixed use development in a number of sites would facilitate passive surveillance, which would have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective, through promoting residential, employment and leisure facilities and improved links within the town centre and beyond.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy supports regeneration of Paignton town centre and waterfront. This is likely to have a significant positive impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy supports an enhanced transport infrastructure along the Western Corridor. This would have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy would have significant positive impact on this objective, through provision of around 325 new jobs per annum.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	Provision of affordable housing would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy supports the enhancement of the tourism role and provision of niche shopping. This would have clear benefits to local businesses and farmer's markets.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy supports provision of sustainable transport and creation of two country parks. This is likely to have long-term positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Policy SDP1 linked provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have clear positive impacts on this objective, through promoting Paignton as a tourism destination.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	Policy SDP1 links provision of housing with employment. This is likely to reduce long distance travel. The policy also seeks to improve sustainable transport.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	Concentration of development in urban areas can help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy clearly supports this objective through provision of walking, cycling and public transport facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-		Policy SDP1 made no reference to sustainable transport of freight.	Policy SDP1 should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	--	The Policy promotes limited greenfield development; this could have significant negative impacts on habitats and species on the site. The Policy area is also adjacent to a number of LNR, SSSI, CGS, LWS and CWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of two country parks.	Ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	-	Although Policy SDP1 supported only limited greenfield development, it could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments as recommended by the GI Delivery Plan.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	Implementation of Policy SDP1 is likely to enhance the area's townscape through improvement of the built environment that capture the historic character of the old town and affluent appeal of the 19 th century "Garden Suburb" The Policy area however contains a number of urban landscape protection areas.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	--	Some of the greenfield developments are likely to be built in the countryside zone.	Development within the urban fringe should have a contingency status, and will only be used if housing targets have not been met within the built up area.
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy has successfully incorporated the findings of the GI study for the Clennon Valley area into development. This would be through creation of two country parks at Great Parks and White Rock, improvements to walking and cycling routes as well as flood resilience measures.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	+	Implementation of Policy SDP1 is likely to maintain the historic character of the old town.	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	+ -	The Policy area is at risk of both coastal and fluvial flooding. The Policy however promotes GI flood resilience measures.	The policy should steer development away from flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral.	See above

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--		Housing, employment and leisure developments are likely to create and increase waste, both during construction and operation stage.	Policy SDP1 should ensure that waste is minimised at operation and construction including demolition waste
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	Air quality would be improved through contribution to sustainable transport. Uncertain effects on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDP1 provides clear benefits to the economic and social objectives. It however performed poorly against the environmental objectives.

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 2012 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 also 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.

Mitigations

The Policy should:

- make a reference to sustainable transport of freight.
- 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

Policy SDP2 Paignton Town Centre and Seafront

Paignton Town Centre will be regenerated in order to reverse the decline the town has seen in recent years. The connectivity from the town centre to the sea front, harbour and surrounding parks will be restored and improved. New developments will complement and sit alongside the area's historic character, rejuvenating Paignton as a popular tourist destination, a modern Town Centre to support the needs of the local residents and tourists, and a garden suburb with strong family appeal.

Developments within Paignton Town Centre and Sea Front Cluster will comprise a mix of suitable uses including tourism, leisure, retail and residential, to deliver the indicative priorities and sequence set out below:

5 years

- Put in place mechanisms for the redevelopment of Crossways Shopping Centre, multi-storey car park and land off Dendy Road, Victoria Square, and the former Woolworths building (2-4 Victoria Street, 61-63 Victoria Street).
- A Community Hub focused on Station Lane area providing community uses, transportation hub, including improved train and bus station, parking provision and public space enhancements.
- Small scale retail and Town Centre uses on ground floors and a wider mix of uses potentially including residential, hotel, office and leisure on upper floors could also be provided.
- Support the refurbishment of Apollo Cinema, with associated public space improvements, and re-use of Paignton Cinema.
- Prepare for redevelopment of Paignton Harbour enhancing its role and character as a centre for water based activities, with associated maritime and tourism facilities, retaining the best buildings and facilitating redevelopment of other sites.
- Improved public space to help re-establish the formerly distinctive grid pattern of Paignton, linked to the regeneration of major development sites, connecting the medieval town with the Victorian garden suburb.
- Improvements to the Bus and Train stations.
- Providing resilience to climate change by providing flood protection measures, including raised sea wall and soft landscaping, flood resistant design and avoiding the location uses vulnerable to flooding, including basement dwellings.

5 – 10 years

- Redevelopment of Crossways Shopping Centre, multi-storey car park and land off Dendy Road, Victoria Square, and the former Woolworths building (2-4 Victoria Street, 61-63 Victoria Street).
- Providing resilience to climate change by providing flood protection measures, including raised sea wall, and avoiding the location uses vulnerable to flooding.
- Start delivery of redevelopment of Paignton Harbour enhancing its role and character as a centre for water based activities, with associated maritime and tourism facilities.

After 10 years

- Continued redevelopment of Crossways Shopping Centre, multi-storey car park and land off Dendy Road, Victoria Square, and the former Woolworths building (2-4 Victoria Street, 61-63 Victoria Street).
- Complete delivery of redevelopment of Paignton Harbour enhancing its role and character as a centre for water based activities, with associated maritime and tourism facilities.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	+	Regeneration of the Paignton Town Centre and the Harbour area is likely to have a positive effect to improve health and wellbeing through offering pleasant surroundings.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	+	Regeneration of Paignton Town Centre area is likely to have a positive effect on health equality by improved access for leisure and recreation to residents and visitors of Torbay.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	+	The development of the role of Paignton Green as a Coastal Park would have an indirect positive impact on healthy lifestyles by encouraging walking and cycling.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy supports provision of mixed use development that includes residential uses. This would have a minor positive impact on meeting housing needs in Torbay and it is likely to provide a limited number of affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Provision of retail, leisure and employment facilities is likely to support training in the hospitality and retail sectors.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have a significant positive impact on this objective, through regeneration of Paignton Town Centre and improved public transport.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy is likely to have clear benefits for this objective, through development of community hub, transport hub and public realm enhancement. Development of the role of Paignton Green as a Coastal Park would also provide a public space for cultural use.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy would have a significant positive impact on this objective by redevelopment of the Fish Works and multi-storey car park into mixed employment, leisure and retail developments.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Redevelopment of Paignton Town Centre and the Harbour would have clear benefits in terms of reducing the cost of living by reducing the need to travel outside the Bay.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Redevelopment of Paignton Town Centre and the Harbour is likely to support local businesses.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy could provide positive opportunities to combine coastal management with increasing environmental awareness, through providing flood protection measures and improved accessibility to the town centre and the Harbour by sustainable transport.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	Redevelopment of Paignton Town Centre and the Harbour is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a direct positive impact on this objective, through supporting mixed use developments including tourism uses.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy seeks to develop Paignton Town Centre as a transportation hub. It also supports small scale retail uses. This is likely to have positive effect to reduce car use.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	The Policy would have minor positive effect on accessibility to services through seeking to develop Paignton Town Centre as a transportation hub.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy seeks to develop Paignton Town Centre as a transportation hub. It also promotes walking and cycling facilities.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	Policy SDP2 made no reference to sustainable transport of freight	The Policy should make a reference to sustainable transport of freight
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	-	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 SA recommends HRA for all developments within Lyme Bay and Torbay Marine cSAC buffer zone.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	Policy SDP2 supports development in brownfield sites. This is likely to decrease pressure on greenfield sites and have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy would have clear positive impact on townscape by re-establishing the formerly distinctive pattern of Paignton and connecting the medieval town with the Victorian Garden Suburb.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	++	The Policy states that new development would complement and sit alongside the area's historic character.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	The Policy area is at risk of both coastal and fluvial flooding. It however recognises the area is in a flood risk zone and suggests a number measures including raised sea wall and soft landscaping, flood resistant design and avoiding location of flood vulnerable uses.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption.	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to sustainable waste management.	See above

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	Developments that minimise diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	Air quality is likely to be improved by supporting public transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDP2 performs well against the majority of the SA objectives, especially social and economic objectives. It also performs reasonably well against the environmental objectives.

Regeneration of the Paignton Town Centre and the Harbour area, development of the role of Paignton Green as a Coastal Park and improved access for leisure and recreation facilities is likely to have a positive effect on health and wellbeing. The Policy is likely to have a minor positive impact on meeting housing needs in Torbay and it is likely to provide a limited number of affordable housing. Mixed use development proposed by this policy would facilitate passive surveillance which will have a positive impact on reducing antisocial 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.

Mitigations

- The Policy should make a reference to sustainable transport of freight.
- 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

Policy SDP3 Paignton North and Western Area

Mixed use developments will be brought forward in a range of sites to the north and west of Paignton to provide a range of family housing, employment, recreation and local retail facilities. These should provide a balance of jobs and homes, whilst facilitating the provision of transport and other infrastructure and safeguarding the area's biodiversity and landscape character. Development is proposed to deliver the indicative priorities and sequence set out below:

5 years

- Commencement of Great Parks Phase 2, including employment space provision with a new local centre, following masterplanning and community engagement.
- Limited residential development at Preston Down Road to support improvements to open space and sustainability related projects, and following masterplanning and community engagement.
- Mixed use employment (Class B) land and residential development at Yalberton Road.
- Employment led development at Claylands and former Bookhams sites
- Good progress on delivery of a mixed use development at Long Road/White Rock, including residential and employment land, with a new local centre work hub/innovation centre and leisure/ recreation facilities and public open space.
- Improvements and expansion of South Devon College, including provision of an energy centre / sustainable construction centre and similar facilities.
- Online improvements to the Western Corridor between Churscombe Cross and Windy Corner, to improve the accessibility across Torbay and particularly to improve accessibility by walking, cycling and public transport.
- Protection of sensitive landscape and ecological features, such as wildlife corridors, the Yalberton Valley and backdrop of the Area of

Outstanding Natural Beauty, through sensitive and appropriate landscaping and restricting development away from the most sensitive locations. At same time deliver green infrastructure improvements.

- Improved public transport services at South Devon College and White Rock
- Delivery first phase of CHP network

5 – 10 years

- Better access to the countryside south and west of White Rock, including Yalberton Valley, providing recreation, landscaping and biodiversity value and provision of green infrastructure including allotments.
- Completion of Great Parks Phase 2, including better access to countryside and green infrastructure
- Continued provision of employment space at the former Bookhams site
- Providing resilience to climate change by providing flood protection measures, soft landscaping and flood resistant design
- Limited residential development at Preston Down Road to help support open space and sustainability related projects

After 10 years

- Delivery of a new village hub / local centre at Collaton St Mary, new employment, tourism, education facilities and new homes on Totnes Road.
- Delivery of limited residential development at Preston Down Road to help support improvements to Ocombe Farm and other open space and sustainability related projects.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing therefore are likely to be improved through implementation of this policy.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	Creation of a new country park at White Rock and public open space would have significant impacts on health equality in Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy would have significant positive impacts on healthy lifestyles, through promoting improved accessibility by walking and cycling.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy is likely to have a significant positive impact on this objective, through the provision of housing, with a particular reference to ensuring provision of family housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Improvement and expansion of South Devon Collage including provision of a work hub / innovation centre would have a significant positive impact on training and education.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Provision of mixed use development would facilitate passive surveillance. This would have a positive impact on reducing antisocial behaviours in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective, through improved accessibility and provision of local retail facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy is likely to have clear benefits on this objective, through provision of leisure and recreation facilities and public open space.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy supports online improvement to the Western Corridor and provision of appropriate drainage. These would have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy aims to provide employment sites, recreation and local retail facilities. This would provide a range of different employment opportunities.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of recreation and local retail facilities would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond. Also provision of affordable housing would have clear benefits in terms of reducing housing inequality.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy aims to provide employment sites, recreation and local retail facilities. This would have clear positive impact on this objective.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Policy SDP3 could provide opportunities to combine coastal management with increasing environmental awareness through promoting sustainable transport, renewable energy and biodiversity enhancement.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	Policy SDP3 links provision of housing with employment. This is likely to reduce long distance travel, which will support climate change objective.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	The Policy would have a direct positive impact on this objective, through provision of recreation facilities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	Policy SDP3 links provision of housing with employment. This is likely to reduce long distance travel.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	The policy promotes local retail facilities, therefore supports services within sustainable location.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy made a particular reference to improved accessibility by walking cycling and public transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	Policy SDP3 made no reference to sustainable transport of freight.	Policy SDP3 should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	+ --	Some developments are likely to be built on greenfield sites; this could have potential for direct negative impacts on habitats and species on the site. The policy area is also adjacent to a number of CWS and LWS that require protection. However, the Policy promotes biodiversity enhancement, through creation of a new country park South West of White Rock and restricting development away from the most sensitive areas such as AONB and wildlife corridors.	Ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	--	Policy SDP3 allows for development on greenfield sites. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments and orchard enhancement as recommended by the GI Delivery Plan.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	The Policy promotes biodiversity enhancement, through safeguarding the area landscape.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	-	Some the greenfield developments are likely to be built is in the countryside zone.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy promotes biodiversity enhancement, through creation of a new country park South West of White Rock. It also promotes improved accessibility by walking and cycling in the area. Both have been identified in the GI Delivery Plan.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	Clennon Valley area is at risk of fluvial flooding, the Policy however requires sustainable drainage measures, which would assist in reducing flood risk in the area	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	++	Policy SDP3 promotes the use of combined heat and power and other forms of renewable energy.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption	New development should meet the requirement for sustainable construction and design.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	? +	Air quality would be improved through contribution to sustainable transport. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDP3 performs well against the social and economic objective and reasonably well against the environmental objectives.

Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing 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.

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).

Mitigations

The policy should:

- make a reference to sustainable transport of freight.
- 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

Policy SDP4 Clennon Valley Leisure Hub

Clennon Valley in Goodrington will develop its role as an outstanding leisure and recreation venue, providing activities and sports facilities for residents and visitors, within a superb natural setting. A mix of leisure, recreational, tourism and community uses will be supported. Development should ensure the conservation of a strategic green corridor linking Goodrington's beaches with the top of the valley, including possible development sites, notably the former tip at Claylands.

Developments within the Clennon Valley Leisure Hub will be required to comprise a mix of suitable uses and meet the key requirements set out below:

- Proposals should promote pedestrian and green links west-east, connecting South Devon College, Paignton Community College, Paignton Zoo, Long Road South Business Park and the wider countryside to Quaywest, Goodrington Sands and the sea.
- The green valley that connects the open countryside with the sea should be conserved and enhanced. Any built development should be located and designed to preserve this important natural corridor and respect its natural setting.
- Seafront development should provide opportunities to improve permeability and public access to the beach and be of the highest quality reflecting the area's important natural setting.
- Development will be expected to incorporate and contribute towards flood alleviation and sea defence measures to provide resilience to climate change. Reed bed restoration can help assist this as well as increase biodiversity. Flood vulnerable uses will be directed to areas of no/low flood risk.
- Expanded sports and recreation provision is encouraged, particularly where it can help towards meeting identified needs in the Torbay Sports Facilities Strategy. Future investment in the Torbay Leisure Centre is anticipated to form a part of this additional provision.
- Tourism uses including water-based activities and holiday accommodation such as hotels and holiday lodges. They should have an appropriate scale and impact on their surroundings, taking into account the special sensitivity of the wider area.
- A range of health, education and community uses are likely to be acceptable where this contributes towards the implementation of the overall planning framework for the Leisure Hub, eg. a sports academy to increase participation in sport or a clinic offering specialist support for sports related injuries.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
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High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy would have significant positive impact on health and wellbeing, through development of Clennon Valley Leisure Hub, which would promote activities that are good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	Access to leisure and recreational venues would have positive impact to reduce health inequality.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy promotes pedestrian and green links as well as improved permeability and public access to the beach in Clennon Valley. This would have significant positive impact to encourage walking and therefore promote healthy lifestyles.	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	~	No significant effect	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Clennon Valley Leisure Hub is likely to provide education uses e.g. a sports academy.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	The Policy does not directly reference designing out crime.	New developments should incorporate 'secured by design'.
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective, through improved accessibility to local leisure and recreation facilities.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy is likely to have clear benefits on this objective, through provision of leisure and recreation facilities.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy would provide social infrastructure.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	Leisure and tourism development, supported by this policy, is likely to provide year-round tourism and consequently provide job opportunities in the tourism sector.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	Provision of recreation and tourism facilities would have benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy aims to provide leisure, recreation and tourism facilities. This would have clear positive impact on enhancing of local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Policy SDP4 could provide opportunities to combine coastal management with increasing environmental awareness through promoting green links and flood risk alleviation.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy supports leisure and tourism development that will encourage people to stay and visit Torbay.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy supports tourism uses including water-based activities that will have a direct positive impact on this objective.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The Policy promotes pedestrian and green links in Clennon Valley. This is likely to reduce private car use.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is of less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	++	The Policy promotes Clennon Valley and Goodrington as a leisure and recreation venue that provides activities and sport facilities for residents and visitors alike and therefore, supports services within sustainable location.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy makes a particular reference to pedestrians and green links in Clennon Valley. This is likely to promote walking and cycling in the area.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	--	There is a coastal protection zone and SSSI within the Policy area. Development in Clennon Valley and Goodrington could potentially have negative impacts on habitats and species on the site. The Policy area is also adjacent to Lyme Bay and Torbay Marine cSAC. The Policy however requires new development to respect the natural setting.	<p>The Policy should ensure there is no net loss of biodiversity, through incorporating biodiversity features into development.</p> <p>Development that is likely to affect the integrity of the cSAC would require HRA.</p>

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	+	The Policy requires development to contribute towards flood alleviation and sea defence measures. This is likely to promote wise use of land.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+	The Policy requires new development to respect the natural setting.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	+	There are many opportunities and benefits to increasing and improving the GI offer in Clennon Valley area including the enhancement of wetland features and reduction flood risk (GI Delivery Plan)	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	-	The Policy area is at risk of fluvial flooding (Zones 2 and 3). The Policy however requires flood vulnerable uses to be directed to areas of no/low flood risk.	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	The Policy makes no reference to renewable energy	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy makes no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy makes no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy makes no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	?	Uncertain effect on pollution, which is largely dependent on scale and design of development.	

Summary

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 and benefits 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.

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.

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

Policy SDB1 Brixham

Brixham will accommodate appropriate but limited new growth, identified through Neighbourhood Plans and the Brixham Town Plan. A range of developments will be sought sufficient to sustain a viable retail function and maintain an appropriate range of community facilities. Brixham's role as a fishing port with a nationally important working and creative harbour will be enhanced with a range of developments including improved water borne transport facilities that support its regeneration and prosperity. The historic character, outstanding natural setting, and internationally important biodiversity value of the town and its setting will be safeguarded and enhanced.

Brixham is expected to provide sufficient land to enable delivery, on average, of around 50 jobs per annum (Total: 1000 jobs) and 40 – 50 new homes per annum (Total: 800 - 1,000 new homes) over the next 20 years or beyond, so long as these can be accommodated without prejudicing the integrity of the AONB and Special Area of Conservation, and provided that the interests of priority species, such as the Greater Horseshoe Bat, are addressed.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Overall, there should be positive implications for health resulting from the delivery of this policy. This is due to provision of housing and employment, both of which are wider determinants of health as well as improving access to services through increased retail provision.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	The Policy should help to reduce health inequality, through provision of recreation and leisure facilities.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy is likely to have positive impact on this objective. Access to open space and wider countryside provide greater opportunities for activity that is good for mental and physical health.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy states that 800 - 1,000 new dwelling will be delivered in Brixham over the plan period. This includes a proportion of affordable unit at a rate up to 30% of developments that produce 10 or more dwellings, therefore having significant positive impact on this objective.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	+	Provision of 1,000 new jobs is likely to provide a number of training opportunities.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	The Policy does not directly reference designing out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy seeks to maintain an appropriate range of community facilities and sustain a viable retail function. This would have a significant positive impact on this objective.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	The Policy will safeguard and enhance the historic character, outstanding natural setting and internationally important biodiversity value of Brixham. This is likely to have significant impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy supports Park and Ride along the A3022 and improvement of water borne transport facilities. These would have clear benefits to this objective.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	++	The Policy would have significant positive impact on this objective, through provision of around 1,000 new jobs.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	Provision of affordable housing would have clear benefits in terms of reducing housing inequality. If development achieves high environmental standard, it would have the potential to alleviate fuel poverty.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	Regeneration of the Harbourside and waterfront areas would improve maritime industries and tourism. This would have clear benefits to support local businesses.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy supports sustainable transport and is likely to have long-term positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy links provision of housing with employment, this is likely to reduce long distance travel.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a direct positive impact on this objective, through improvement of maritime industries and tourism.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	800 - 1,000 new dwellings could cause significant increase in car ownership in the area, unless a large proportion of units are car free or are accompanied by sustainable transport options.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	The Policy seeks to provide developments that maintain an appropriate range of community facilities.		
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	+	The Policy supports Park and Ride along the A3022 and improvement of water borne transportation which would reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in this policy.	The Policy should include improvement of walking and cycling routes in Brixham as stated in the GI Delivery Plan	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	The Policy made no reference to sustainable transport of freight.	Policy SDB1 should make a reference to sustainable transport of freight.	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	++	--	The Policy recognises the environmental sensitivity of the area. However, a limited number of dwellings will be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species. Developments that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine cSAC would require a HRA.	The Policy should ensure there is no net loss of biodiversity. This could be achieved through incorporating biodiversity features into development.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	-	The Policy supports limited greenfield development. This could have negative impact on the amount of land available for farming (e.g. allotments)	The Policy should recognise creation of new allotments as recommended by the GI Delivery Plan.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++	The Policy seeks to safeguard the historic character, the outstanding setting and the internationally important biodiversity value of the area.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Brixham Urban Fringe Study has identified opportunities for improving linkage between Brixham and the countryside and improves the management of the rural-urban interface.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	-	In Brixham there are a number national and international designation including South Hams SAC, the marine cSAC, AONB and NNR. Although the Policy seeks safeguarding the outstanding natural setting, it made no reference to GI.	The Policy should incorporate GI into development
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	++	The Policy seeks to safeguard the historic character of the area.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	Brixham Harbour, the Strand and Pump Street are within flood zone 2&3. the Higher Brixham Watercourse has a history of flooding.	Policy SDB1 should avoid development in flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of minerals	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	Housing, employment and leisure developments are likely to create and increase waste, both during construction and operation stage.	Policy SDB1 should ensure that waste is minimised at operation and construction including demolition waste

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	-	?	Air quality is a issue in the area, particularly around Bolton Cross and any increase in traffic from delivery of this policy would have implication for health. Uncertain effects on other forms of pollution, which is largely dependent on scale and design of development.	

Summary

Policy SDB1 provides clear benefits to the economic and social objectives. It however performs poorly against the environmental objectives. Overall, there should be positive implications for health resulting from the delivery of this policy. This is due to provision of housing and employment, both of which are wider determinants of health as well as improving access to services through increased retail provision. Access to recreation and leisure facilities 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.

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.
- 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

Policy SDB2 Brixham Town Centre, Harbour and Waterfront

Mixed use regeneration is proposed in the Brixham Town Centre, harbour and waterfront areas, to provide a range of retail, employment, leisure and residential facilities appropriate to the scale of the town, and to sustain its role as a vibrant maritime resort, to support and develop traditional industries and diversify the economic base.

Developments within Brixham Town Centre Harbour and Waterfront Cluster are proposed to deliver the indicative priorities and sequence set out below:

5 years

- Deliver an improved provision of quality retail facilities and other town centre uses on lower floors with high quality residential and office space above.
- Redevelopment of car park at Middle St, to provide food retail, car parking to serve town, smaller unit shops, residential units and improved public realm.
- Better water-based transport links for leisure and commuting.
- Promote developments that create a high quality vibrant public realm with active ground floor uses including cafes, bars and restaurants.
- Improve sustainable transport links to reduce the need to travel by car, especially supporting Park and Ride facilities to serve Brixham and provide a transport interchange.
- Redevelopment of tourist accommodation outside the built up area only where it modernises or enhances the tourism offer.

5-10 years

- New fish market and quay facilities to improve the value captured from fishing, including processing, retail and restaurants.
- Mixed use employment oriented development at Freshwater Quarry and Oxen Cove, incorporating an element of residential use.
- Improved walking and cycling facilities to increase the permeability of the town centre and provide a high class working and recreational environment for residents and tourists.

After 10 years

- Completion of the Northern Arm breakwater, to enable the development of Brixham into one of the largest deep water shelters in the southwest

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
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High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	Access to decent affordable housing is one of the wider determinants of health. Health and wellbeing therefore are likely to be improved through implementation of this policy.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation	++	The Policy would help to reduce health inequality, through provision of recreation and leisure facilities.	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	The Policy would have significant positive impacts on healthy lifestyles, through promoting improved accessibility by walking and cycling	
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	++	The Policy promotes a number of mixed used developments including residential use. This is likely to provide affordable housing.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	The Policy aims to provide employment sites, maritime, leisure, retail and restaurant facilities. This would create a range of training opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	+	Mixed use development promoted by this policy in a number of sites, would facilitate passive surveillance. This would have positive impact on reducing antisocial behaviour in the area.	
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through, promoting high quality vibrant public realm with active ground floor uses including cafes, bars and restaurants.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Policy SDB2 supports regeneration of Brixham town and Waterfront. This is likely to have significant impact on this objective.	
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	++	The Policy promotes completion of Northern Arm Breakwater, to enable the development of Brixham into one of the largest deep water shelters in the South West.	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	++	The Policy aims to provide employment sites, maritime, leisure, retail and restaurant facilities. This would provide a range of different employment opportunities.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	++	Provision of recreation and local retail facilities would have clear benefits in terms of reducing the cost of living by reducing the need to travel elsewhere in the Bay and beyond. Also provision of affordable housing would have clear benefits in terms of reducing housing inequality.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy aims to support and develop traditional industries. This would have clear benefit to maintain and enhance local businesses.	
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	Improved walking and cycling facilities is likely to have long-term positive impact on climate change.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	++	The Policy is likely to have significant positive impact on this objective, through promoting walking and cycling as a mean of sustainable transport.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Policy would have a direct positive impact on this objective, through regeneration of Brixham town and Waterfront and completion of Northern Arm Breakwater	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	++	The link between housing and employment is likely to reduce long distance travel.	
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	Concentration of development in urban areas could help make local shops and schools more viable. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	++	The Policy clearly supports this objective through improved walking and cycling facilities to increase permeability of the town centre.	
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	-	Policy SDB2 made no reference to sustainable transport of freight.	Policy SDB2 should make a reference to sustainable transport of freight.
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	+	The Policy suggested developments in brownfield sites in close proximity to the Marine cSAC and South Hams SAC.	Developments that are likely to affect the integrity of the South Hams SAC or Lyme Bay and Torbay Marine cSAC would require a HRA.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	++	The Policy suggested developments in brownfield sites. This is likely to decrease pressure on greenfield sites and have significant positive impact on this objective.	
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	-	The Breakwater Hard is within an Urban Landscape Protection Area (ULPA)	Developments in the Breakwater Hard should respect the area's character.
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	~	No significant effect	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	~	No significant effect	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	-	The Policy area contains a number of historic assets including a conservation area in Brixham Town, Battery Grounds ancient monument and a number of listed buildings.	The Policy should protect the historic assets in the area.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	Parts of the Policy area are within flood zone 2 &3. The main flood risk to the area around Brixham Town Centre and Harbour area is as a result of tidal flooding from the English Channel. SDADSMP policy for the flood defences in this area is "Hold the Line". The flood risk to Brixham Town Centre is from fluvial flooding, which emanates from the Higher Brixham main river and Lupton watercourse systems.	Developments in flood risk zone 2&3 should have flood risk assessment in accordance with the Torbay SFRA level 2.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design.
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption	See above
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral.	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to waste management.	See above

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The Policy is likely to have positive impact towards improving air quality through seeking to promote cycling and walking. Uncertain effect on this objective - largely dependent on scale and design of developments.	

Summary

Policy SDB2 provides clear benefits to the economic and social objectives. It however performed reasonably well against the environmental objectives.

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

The Policy promotes a number of mixed used developments including residential use, 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 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.

Mitigations

- The policy should make a reference to sustainable transport of freight.
- 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
- 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

Policy SDB3 Brixham Urban Fringe and Area of Outstanding Natural Beauty

The Area of Outstanding Natural Beauty around Brixham, including Berry Head National Nature Reserve, St Mary’s Bay and the wider Brixham urban coastal fringe, will be conserved and enhanced to protect its intrinsic value, and for recreational and tourism purposes.

Developments within the Brixham urban fringe area should comprise a mix of suitable uses to meet the key requirements specified below:

- Development within this area will only be acceptable where it preserves and enhances the landscape, biodiversity or geodiversity character of the area, is of a sympathetic design and respects its outstanding natural setting.
- All development will be expected to conserve the undeveloped coast area and provide for its long term management and enhancement.
- Improve sustainable transport links to reduce the need to travel by car, especially supporting Park and Ride facilities to serve Brixham and

provide a transport interchange.

- Redevelopment of tourist accommodation outside the built up area will only be supported where it modernises or enhances the tourism offer.
- Limited redevelopment for residential purposes is proposed within the built up area, to maintain the viability of community facilities, so long as they strengthen the rural boundary and enhance the AONB.
- Opportunities to improve the access to the surrounding countryside and Kingswear Peninsular should be promoted within all new developments.
- Protection of sensitive landscape, ecological and geological features, wildlife corridors, SSSI, Area of Outstanding Natural Beauty and candidate marine Special Area of Conservation, through sensitive and appropriate landscaping, and restricting development away from the most sensitive locations.

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
1. Improve health and wellbeing	1.1 Improve health of all communities in Torbay	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.	++	The Policy is likely to have significant positive impacts on this objective. Access to open space and wider countryside provides greater opportunities for activity which is good for physical and mental health.	
	1.2 Reduce health inequality	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	++	See above	
	1.3 Promote healthy lifestyles	Patterns of development that make walking and cycling easy and attractive as routine methods of transport.	++	See above	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
2. Support Communities that meet people's needs	2.1 Help make affordable housing available to everyone	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people; whether people are forced to move away from their chosen communities or workplaces to afford housing.	+	The Policy is likely to provide limited residential development. This would have minor positive impact on meeting affordable housing needs.	
	2.2 Provide everyone with opportunities for education and training	Quality and accessibility of schools, colleges, libraries. Encouragement for a diversity of choice of employment, particularly in the more deprived parts of the region, and educational and other service provision (e.g. Centres of Excellence for Skills) as part of regeneration efforts.	++	Enhancement and conservation of the Brixham urban fringe, supported by this policy, is likely to provide year-round tourism and consequently provide training opportunities in the tourism sector. Protecting the area's intrinsic value would provide the opportunity for environmental educational to young people.	
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	-	The Policy does not directly reference design out crime.	New developments should incorporate secured by design.
	2.4 Promote stronger and more vibrant communities	Patterns of development that allow people to meet more needs within local communities and reduce the need to travel. Support for local trading schemes.	++	The Policy is likely to have positive impacts on this objective through maintaining the viability of community facilities and improving sustainable transport links.	
	2.5 Increase access to and participation in cultural activities	Cultural facilities integral with development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	++	Policy SDB3 aims to enhance and conserve the Brixham urban fringe and improve access to Berry Head National Park. This is likely to have significant positive impact on this objective.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Infrastructure should be provided in consistent with meeting communities' needs, safety and amenity.	~	No significant effect	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	Availability of a Variety of employment opportunities that different people find attractive and that provide sufficient income; whether people who want to work outside the cash economy can do so. Promotion of more sustainable year-round tourism, particularly in costal and market towns.	+	Enhancement and conservation of the Brixham urban fringe supported by this policy is likely to provide year-round tourism and consequently provide job opportunities in the tourism sector.	
	3.2 Reduce poverty and income inequality	Whether lower incomes are enough to buy a reasonable standard of living – taking account of housing and travel costs. Avoidance of kinds of economic development that raise housing costs or make people in lower incomes have to spend more in car travel or buying services commercially that used to public mutual.	+	The Policy could have minor positive impact on reducing the cost of living, through providing a limited number of affordable housing and supporting sustainable transport.	
	3.3 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	++	The Policy aims to maintain the viability of community facilities, improve sustainable transport links and enhance the tourism offer in the urban fringe. This is likely to have significant positive impact on meeting local needs locally.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	3.4 Harness the economic potential of the coast in a sustainable way	Integrated approaches to coastal management that provide for climate change to take its natural course where possible, careful planning of port and coastal town development, that delivers jobs that feed off but do not damage the environment, and by keeping the 'wild' stretches 'wild'.	++	The Policy requires all new developments in the urban fringe to provide for long-term management and protection of the undeveloped coastal areas. This will have clear benefits for this objective.	
	3.5 Reduce the vulnerability of the economy to climate change and harness opportunities arising	Economic patterns that avoid unnecessary dependence on long distance trade and travel. Visitor and recreation developments that will encourage people to stay/visit the South West rather than go further afield.	+	The Policy seeks to enhance the tourism offer in the urban fringe. This would encourage people to stay/visit the South West rather than go further afield.	
	3.6 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++	The Brixham urban fringe is an attraction to visitors and residents alike. Protection of the urban fringe and the wider countryside would enhance the tourism offer in the area.	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	Development patterns that reduce the need to travel, such as ensuring that people can live closer to their work. Avoid developments that generate further road traffic. Improvement of alternatives to the car. Promotion of 'non car' options for tourism. Policies that progressively reduces parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	+	The Policy supports Brixham Park and Ride suggested by the LTP3, which would reduce private car use.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	4.2 Help everyone access basic services easily, safely and affordably	Distance to, and ease of accessing, schools, shops, places of work and recreation. Quality of local services: having a school within walking distance of housing is less use if all families who can, send their children elsewhere. Encourage greater use of ICT.	+	The Policy seeks to maintain the viability of community facilities. This would have minor positive impact of accessibility to services. However, this only applies where services are of good quality to avoid people using better quality alternatives elsewhere.	
	4.3 Make public transport, cycling and walking easier and more attractive	Provision of bus routes and stops, and safe, attractive and direct routes for cyclists and walkers. Patterns of development that support their use, e.g. short distances to local services, concentration of amenities in town centres served by radial bus routes. Improvement of urban, inter-urban and rural public transport services.	+	The Policy supports sustainable transport, especially Brixham Park and Ride suggested by the LTP3, which would reduce private car use. However, a reference to walking and cycling does not come through particularly strongly in this policy.	The Policy should include improvement of walking and cycling routes in Brixham Urban Fringe as stated in the GI Delivery Plan
	4.4 Encourage switch from transporting freight by road to rail or water	Encouragement of local goods and services. Provision of improved port and rail facilities, including inland waterways, and interchanges that will lead to reduced road freight traffic, not more.	~	No significant effect	

High level Objectives	Sub-objective	What Appraisal will Look for	Score		Nature of Effects	Mitigation Measures
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change.	+	-	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 would be built on greenfield sites. This would have the potential to have a direct negative impact on habitats and species. The policy area is also in close proximity to South Hams SAC and Lyme Bay and Torbay Marine cSAC.	The Policy should ensure there is no net loss of biodiversity. This could be achieved through incorporating biodiversity features into development. Developments that are likely to affect the integrity of the South Hams SAC or/and Lyme Bay and Torbay Marine cSAC would require HRA.
	5.2 Promote conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into account their contribution to sustainable food production, biodiversity, flood storage, groundwater recharge, etc. Encourage development that strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.	-		The Policy directs development to land within the built up area boundary. However in the long-term greenfield site would be put forward for development that could lead to loss of agricultural land.	The Policy should support the potential use the urban fringe for food growing purpose (e.g. allotments)
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++		The Policy requires developments within the Brixham urban fringe to protect the sensitive landscape and geological features, through appropriate landscaping and restricting developments in sensitive locations.	

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	++	The Policy supports limited residential development within the built up area as long as they strengthened the rural boundary and enhance the AONB.	
	5.5 Promote the essential need for green infrastructure	Improving green infrastructure within urban and rural areas is a way of getting more out of green spaces, making them hugely efficient and valuable assets and bringing many benefits to residents.	++	The Policy supports improved access to Berry Head NNR, which could possibly be delivered through the GI coastal access network.	
	5.6 Maintain and enhance historical environment	Protection of culturally and historically significant assets and qualities. Not just designated sites and buildings, but also non-designated such as locally valued features and landmarks.	~	No significant effect	
	5.7 Reduce vulnerability to flooding and sea level rise	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	--	The west part of the Brixham urban fringe is at risk of fluvial flooding.	Policy SDB3 should avoid development in flood risk areas.
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	--	No reference was made to renewable energy.	New development should meet the requirement for sustainable construction and design
	6.2 Keep water consumption within local carrying capacity limits	Minimise water consumption, maximise use of rainwater / grey water.	--	The Policy made no reference to water consumption.	See above

High level Objectives	Sub-objective	What Appraisal will Look for	Score	Nature of Effects	Mitigation Measures
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	--	The Policy made no reference to consumption and extraction of mineral	See above
	6.4 Reduce waste generation and increase materials efficiency	Provision for composting, digestion, recycling in new development.	--	The Policy made no reference to sustainable waste management.	See above
	6.5 Minimise land, water, air, light and noise	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	+	?	The policy is likely to lead to improvement in air quality, through promotion of access to the countryside by sustainable means and recognition of Park and Ride facility outside Brixham. Uncertain effect on other forms of pollution, which is largely dependent on scale and design of development.

Summary

The Policy performs well against objectives related to health, community and economy and it performs reasonably well against environmental objectives.

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.

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