

Urban Design Guide
Supplementary Planning Document

Sustainability Appraisal

Pre-Regulation 17 Draft

**Health • Social inclusiveness • Accessibility
• Heritage • Biodiversity • Economy
Education • Culture • Resources • Safety
Community • Environment • Health • Social
inclusiveness • Accessibility • Heritage
Biodiversity • Economy • Education •
Culture • Resources • Safety • Community
Environment • Health • Social inclusiveness
Accessibility • Heritage • Biodiversity**

Purpose of this document:

This report sits alongside the Pre Regulation 17 Draft Torbay Urban Design Guide which sets out draft guidance for developers, public bodies and planners with regards to urban design in Torbay.

This report provides a comparison of the sustainability implications of implementing the plan against the sustainability implications of continuing without implementation of the SPD. This paper has been compiled for information purposes to assist in making an informed decision on the best option to take forward.

We Want Your Views!

The Strategic Planning Group welcomes feedback on this report, particularly in regard to your views on the following:

- Have all the impacts of each of the options been correctly assessed in Appendix A?
- Are there any impacts which have been omitted from the appraisal matrix in Appendix A?
- Are there any further cumulative impacts which have not been identified?

The consultation period extends in parallel to the Pre-Regulation 17 Draft Torbay Urban Design Guide from 19th June to 14th July 2006.

To comment on this report please write to the address below or e-mail sa@torbay.gov.uk.

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Hard copies of this document will be made available at the Torbay Council Offices (Torquay Town Hall, Roebuck House, or any of the Council Libraries and Connections Offices in Torquay, Paignton or Brixham).

The report can also be accessed via the internet: www.torbay.gov.uk/ldf

1. Introduction:

- 1.1 As part of the new Planning and Compulsory Purchase Act 2004 a Sustainability Appraisal (SA) must be produced alongside each Development Plan Document (DPD) and Supplementary Planning Document (SPD) in the Local Development Framework (LDF). The purpose of this process is to ensure that due consideration is given to the social, economic and environmental implications of the plan under consideration. This document considers the potential impacts of implementing the Torbay Urban Design Guide (TUDG).
- 1.2 The Torbay Urban Design Guide provides advice (and a checklist) for developers, public bodies and planners with regard to the design and assessment of urban development in Torbay. The aim of the Supplementary Planning Document is to bring about a design and development process that is more collaborative, responds better to meeting local opportunities and needs, and encourages high quality development that have minimal impacts on natural resources.

2. Sustainability Appraisal work carried out so far:

- 2.1 The sustainability appraisal process runs parallel to the evolution of each Local Development Document (LDD). The scoping report represents the first stage (Stage A – see Appendix B for SA stages) of the SA process and is available to view at www.torbay.gov.uk/ldf (click on sustainability appraisal). There are two scoping documents which are relevant to this SPD:
- Part 1 – provides context to the sustainability appraisal process and overarching information relevant to all the Local Development Documents under consideration. This document contains a review of sustainability objectives contained within existing plans, policies and programmes and outlines a baseline study of sustainability issues in Torbay. It also sets out a Sustainability Appraisal Framework through which each plan will be tested for sustainability.
 - Part 2- See chapter LDD 7: Urban Design Strategy¹. This provides a focused look at issues which relate specifically to urban design in Torbay.
- 2.2 The consultation period (March – April 2006) for the above documents is now complete. The consultation responses have been considered and where appropriate the SA framework has been updated. It is anticipated that these consultation responses will be summarised as part of the full SA report in the next stage of the SA process.

3. This report...

- 3.1.1 This report stands parallel to the Pre-Regulation 17 stage of the planning process for the Urban Design Guide. This report is part of Stage B (See Appendix B) in the SA process and aims to compare the sustainability implications of implementing the plan as opposed to continuing under current policy and guidance. It will identify any possible significant positive or negative effects of either option assisting in deciding on the most appropriate option to take forward. The full detailed appraisal is included in Appendix A.
- 3.1.2 It is important to recognise that these options are evolving and may be amended as a result of ongoing consultation associated with the Issues and Options paper and sustainability appraisal. This appraisal considers the sustainability implications of the following 2 options:
- *Option 1:* Continue making decisions on urban design based on existing policy guidance. Under this option no additional SPD will be adopted. (Business as Usual)
 - *Option 2:* Implement the Torbay Urban Design Guide SPD
- 3.3 These options are documented further in Box 1. Option 1 represents the 'Business As Usual' scenario. Appraisal of this option provides a comparison (of sustainability) between the proposed options and the situation under the currently Adopted Torbay Local Plan, without implementation of an SPD for urban design.

¹ Please note that that 'Urban Design Strategy' as referred to in the SA Scoping Report has now been renamed 'Torbay Urban Design Guide'

Box 1: Options considered for the Urban Design Guide:

Option 1: Continue making decisions on urban design based on existing policy guidance within the Adopted Torbay Local Plan (e.g. BES and BE1) and national Planning Policy Guidance Notes/ Statements such as PPG15 (Planning and the Historic Environment) and PPS1 (Delivering sustainable development). Broad guidance on urban design will be derived from the above sources as well as through CABE’s ‘By Design’ principles. Design and Access statements will be required under this option from August 2006 as required by The Town and Country Planning (General Development Procedure)(Amendment)Order 2006.

Option 2: Implement the Torbay Urban Design Guide SPD. This guide takes the broad guidance listed above (CABE, and national PPG/Ss) and provides specific advice on how this applies to Torbay. It sets out the requirements for design statements explaining how the developer should design to meet the principles of urban design within Torbay’s local context. The document also provides a checklist to allow applicants and planners to quickly assess proposals against the urban design principles set out in the document. This document essentially provides the detail required to support urban design policies in the Adopted Torbay Local Plan.

4. Appraisal methodology:

- 4.1 Each of the options (in box 1) is tested for sustainability using the Sustainability Appraisal Framework objectives outlined in the SA Scoping Report. There are a total of 37 sub-objectives within the framework covering a range of issues including social, economic and environmental.
- 4.2 The appraisal findings are detailed in a matrix in Appendix A. This matrix tests the plan options (across the top) against the SA objectives (listed on the left hand side). This structure has been chosen in order to enable comparison between each of the options. The assessment is based on the following symbols:

++	Clear benefits	--	Clear negative impacts
+	Minor benefits	-	Minor negative impacts
~	No obvious impact	?	Impact cannot be determined

- 4.3 The majority of the assessments made within the appraisal matrix are qualitative and indicate expected trends. Trend identification is based upon discussions, data collection and consultation which occurred during compilation of the baseline data for the scoping report. Where possible, reference has been made to the baseline and any quantitative data within it, to support the assessment made.

5. Limitations:

5.1 There are recognised gaps in baseline information which makes impact assessment under the ‘business as usual option’ problematic. This is recognised by a ‘?’ in the matrix with brief commentary on the lack of data available. In such a case, assessments on the option indicates broadly whether that option is likely to improve or worsen the situation in comparison to option 1. Whilst an attempt has been made to indicate the general assessment it should be recognised that it is difficult to make an accurate prediction where insufficient data exists as a baseline. Uncertainties relating to this issue include:

- Data on existing level of cycling and walking
- Current community strength
- Current accessibility to basic services
- Current levels of habitat fragmentation
- Consumption of minerals/ recycling of materials
- Pollution levels (in particular light and noise)

6. Key Findings:

- 6.1.1 The full detailed appraisal matrix for all the options is included in Appendix A. Both of the options put forward for this SPD are similar as they are both derived from central government and CABE guidance. A brief outline of key findings is included below:

Option 1: Business as usual: Option 1 is based on a continuation of current policy and guidance as set out in national and local guidance. Although this guidance makes reference to the need to address a number of sustainability issues it is apparent from the matrix that some issues have yet to be addressed locally and stronger guidance is required to translate these references into actions. For example, concern exists over health (wellbeing, inequalities and encouragement of routine daily exercise) segregation of affordable housing units, high fear of crime, shortage of cultural events, infrastructure, loss of habitats and fragmentation, increased occurrence of flooding.

Option 2: Plan Option: This option considers a broad range of sustainability issues relating to urban design and scores well in the appraisal matrix. Of particular relevance is the inclusion of an objective on sustainability which addresses a number of issues which are not currently considered in the By Design principles upon which option 1 is based.

This option provides a number of potential improvements on the ‘business as usual’ option providing the finer detail necessary to translate associated policies into practical development of sites locally. The eight Urban Design objectives provide opportunities to, for example, improve wellbeing incorporate crime prevention with design, increase opportunities for sustainable transport, protect and enhance landscape and townscape and local distinctiveness and promote energy efficiency). The extent to which these sustainability objectives are translated into design will depend on the extent and level of detail which is sought for the design statements at the pre-application and application stage.

The urban design checklist has an important role in providing a quick reference for designers. The detail set at within this is important and the appraisal has indicated the need for further wording relating to in particular, sustainability objective (8). Clearer reference is needed to sustainable drainage, the need to conserve water, reduce energy consumption and the need to recycle construction materials. Whilst the majority of these issues are covered in the detail of the main report care is required to ensure that they are prominent considerations within the checklist.

- 6.2 This is only a simplified summary. The detail which lies behind this summary is included in the main matrices in Appendix A which, where possible, makes reference to the nature of the impacts in terms of their short-term / long-term nature, their magnitude and where appropriate their geographical scale.

7. Secondary, cumulative, synergistic impacts:

- 7.1 The SEA Directive requires that consideration is given to the secondary, cumulative and synergistic effects of the plan. It is one of the advantages of carrying out a strategic assessment that the combined effects of different measures can be more effectively identified. The definition of each of these terms is outlined below (as indicated in the ODPM SEA Guidance (2005)):

Secondary/ indirect effects:

There are a number of effects which are not a direct result of the plan but occur away from the original effect or as a result of a complex pathway.

Cumulative effects:

These arise where several developments each have an insignificant effect but together have a significant effect.

Synergistic effects:

The effects interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity.

7.2 The above three effects are often categorised as 'cumulative effects'. In terms of urban design a number of cumulative effects have been identified throughout the appraisal of options. These have been identified through the matrices appraisal, overlay GIS mapping and expert opinion (through early consultation). The extent to which these cumulative effects will be felt under each option is considered in further detail in the main appraisal matrix. *The receptors are indicated in italics.* Potential cumulative effects relating to the options for the Urban Design Guide SPD include:

- Fragmentation of urban and rural habitats: This is particularly relevant in regard to the Urban Design which has a direct impact on green corridors which link green spaces. It is especially important to maintain green corridors to ensure that species are able, if necessary to migrate to more suitable environments particularly in light of climate change. Continued fragmentation of some habitats may cause eventual local loss of that species as habitats become too small or isolated to support them. The impact of fragmentation under each option is considered under sub-objective 5.7. (*Receptors: species dependent on links to other habitats for survival.*)
- Flooding: Incremental development can, and is having a significant cumulative impact on surface water flooding in Torbay as a result of a gradual increase in the amount of hard surfaces being created. This issue is highly relevant to urban design requiring careful consideration of materials used in new development. This is creating new flooding issues in areas in the lower surface water drainage catchments where there is insufficient capacity to take the increase in runoff caused by increasing number of hard surfaces. The impact on flooding under each option is considered under sub-objective 5.6. (*Receptor: Those living in areas susceptible to flooding.*)
- Landscape/ Townscape: The visual impact of development is another important consideration in Torbay's rural and urban environment given the areas high landscape and townscape value and its importance for the economy. The cumulative effect of poor quality incremental development should be avoided wherever possible particularly where it affects protected landscapes such as Areas of Outstanding Natural Beauty. The impact on landscape under each option is considered under sub-objective 5.3. *Receptor: those living and working in Torbay and those dependent on Torbay's distinctiveness for income.*
- Transport patterns: Urban design has an important role in promoting sustainable transport and will determine local transport patterns for a significant number of years. Urban design must recognise the importance of developing in a way which provides opportunities to use sustainable transport both now and in the future. The impact on transport under each option is considered under objective 4. (*Receptor: Local (access free transport in the future (cycling, walking)) and worldwide (due to global impacts of increased carbon emission).*)
- Economy: Urban design has the potential to provide long term benefits of improved living environments across the whole of Torbay. This could have a knock on benefit of encouraging inward investment and possible (much needed) diversification of the economy (*Receptors: Local people, particularly those on a low income.*)

8. Inconsistencies between alternatives and other relevant plans, programmes or policies:

- 8.1 It is important, as required by the SEA Directive, that inconsistencies between alternatives and other relevant plans, programmes or policies are considered. At the scoping stage a number of sustainability objectives were derived from a review of plans, policies and programmes. Those of greatest relevance to the Torbay Urban Design Guide SPD are listed in Appendix C. All of these have been closely integrated into the very detailed list of SA sub objectives. As such, the appraisal matrix is thought to be of sufficient detail to determine the extent to which these sustainability issues from plans, policies and programmes have been addressed.

9. Next Steps...

- 9.1 The responses from this consultation will be taken on board and will feed into the decision making process to determine the preferred option (i.e. plan or no plan). Should it be the preferred option, the draft Torbay Urban Design Guide SPD will be compiled for consultation purposes. In parallel with this a draft full Sustainability Appraisal will be prepared which will provide a detailed assessment of the sustainability implications of the chosen option. This report, Stage C in the SA process, will include a summary of the SA process (including scoping, identification of Issues and Options) and a detailed appraisal of the preferred option. Details will also be provided on possible mitigation and monitoring. At the end of the process a statement will be published to indicate how consultation and the sustainability appraisal has informed the SPD process.

Current and future stages within the SA process are highlighted in Appendix B.

If you wish to comment on this report please see contact details inside the front cover.

Appendix A : Detailed appraisal matrix

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
1. Improve Health	1.1 Improve health and wellbeing	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 policies exist in the Adopted Torbay Local Plan (ATLP) to address living environments associated with wellbeing there still remain concerns over pockets of living environment deprivation. There are also possible links between living environments and high local levels of mental health in Torbay.	++ The Torbay Urban Design Guide (TUDG) has an important role to play in improving health and wellbeing by improving living environments. The Urban Design checklist requires consideration of character (including creation of local identity), and the quality of the public realm (attractive and a successful outdoor areas). Examples in Torbay are used to illustrate good/bad practice in regard to locally specific issues such as topography, local distinctiveness and ecological value. Flagging these issues up at pre-application and planning application stage will assist in ensuring due consideration is given to the quality of the living environment within and surrounding the development at an early stage. This will have long term benefits.
	1.2 Reduce health inequalities	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	- Despite the existing policy framework the quality of living environment is highly variable across Torbay from the Victorian Villas to localised pockets of deprivation. Such pockets can be exposed to noise pollution from roads and often have poor quality open spaces.	+ The application of design guidance to all areas through the TUDG would assist in ensuring that the design implications of all developments are considered. This is likely to improve design of new build in less affluent areas as well as maintaining quality in areas already enjoying pleasant surroundings.
	1.3 Promote healthy lifestyles, especially routine daily exercise	Patterns of development that make walking and cycling easy and attractive as routine methods of transport	+ There are a broad range of policies in the Torbay Local Plan and Torbay Local Transport Plan which are designed to provide infrastructure to encourage people to walk / cycle as a mode of transport, hence providing routine exercise. However, there is a recognised need to encourage further transfer from car-use to walking / cycling, especially given concerns over obesity in Torbay.	++ The TUDG includes an objective within the Urban Design Checklist which considers ease of movement including in particular the promotion of accessibility and local permeability ensuring places connect with each other and are easy to move through, putting people before traffic. This objective will assist in providing the infrastructure needed to encourage people to walk or cycle. The provision of such infrastructure at the very early design stage will provide greatest opportunities to encourage people to walk/ cycle to access different needs.
	1.4 Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)	Allocations that accommodate premises which meet the needs of the health services. Increasing populations and high proportion of elderly, places pressure on the health service.	? There are policies in the Torbay Local Plan designed to improve health service provision in Torbay. These need to be considered in the wider urban design context.	+ Whilst the Strategy itself make no specific reference to hospitals it is important to recognise that Torbay Hospital is in the process of being redeveloped and there is a growing trend towards the creation of new 'Super Surgeries'. The urban design of the new development will be crucial to not just the surrounding environment but also to the health of its patients (it is well known that patients recover quicker in a well design building).

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
2. Support communities that meet people's needs	2.1 Help make suitable housing available and affordable for everyone (to address a significant shortfall of affordable housing and projected increase in population)	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 ATLP includes policies on provision of affordable housing and sets out thresholds under which this can be provided. Where possible affordable housing is provided on site. Further attention is needed to prevent units being distinguishable as social housing either on or off site. This has, in the past led to concentrations of affordable units causing social problems.	+ Whilst this urban design guidance does not necessarily increase the number of affordable units coming forward it does encourage a greater integration of affordable housing into private developments. Objective 7 Diversity states that social housing should not be distinguishable from private housing by design nor banished to a less attractive site. This could have long term benefits of preventing creation of ghettos with associated social problems. This can also assist in improving ownership of local living environments.
	2.2 Give everyone access to learning, training skills and knowledge	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.	N/A	N/A
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	- There is much guidance from central government on the need to design out crime. There is a recognised need to incorporate this guidance more closely into planning decisions to assist in addressing local fear of crime which is high in Torbay.	++ The Urban Design Guide has an important role in addressing crime issues which has a close relationship with the use of space. Objectives 2 (Continuity and enclosure) and 3 (Quality of the public realm) include reference to the need for natural surveillance and careful landscaping to create spaces which feel and generally are safer. The reference to such issues in the checklist will assist in ensuring due consideration is given to this crime prevention design during the design stage creating long term benefits.
	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.	? Whilst there are many policies in existence relating to creation of sustainable communities there is limited information available at the present on the current strength of communities in Torbay.	++ The TUDG has an important role in encouraging people to use and appreciate the public realm and in doing so creating opportunities for greater social interaction and therefore building up of stronger communities. Improving people's local environment can help to promote local ownership of local spaces and encourage pride in looking after the local environment. The promotion of mixed uses under 7 (Diversity) promotes the creation of mixed use development which work together to create viable places that respond to local need.

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
	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.	- Torbay is currently experiencing a shortage of infrastructure for cultural events. In particular there is a desire to extend public art activity in Torbay. Although this will be largely the responsibility of a Public art Strategy there is a clear need for this to be considered within the planning framework.	+ Objective 3 (Quality of public realm) promotes public spaces and which are attractive and safe and work effectively for all in society. This public space can include a number of areas with related cultural/ historic interest such as parks, squares, harbours. The TUDG recognises the importance of these areas in Torbay which can be a focus for visitor activities and hence have direct links to the economy. This emphasis on creation of good quality public realm is especially important for Torbay in light of the recognised demand for additional infrastructure for cultural events. The importance of art is recognised in a number of objectives in term of promoting local distinctiveness.
3. Develop the economy in ways that meet people's needs	3.1 Promote diversification of the economy to provide a range of satisfying job opportunities.	Allocations that provide premises for a range of different employment needs Availability of employment that people find attractive; whether people can make a sufficient income without having to do unattractive work; 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.	- Despite allocations in the Adopted Torbay Local Plan designed to diversify the economy Torbay currently suffers from an economy focused on the low paid service sector jobs, many of which are limited to tourism. There is a very clear need to diversify the economy.	+ The very essence of the TUDG is to create better spaces and buildings and improve the local environment for those who live, work and visit Torbay. Improving local environments and helping to strengthen the sense of place helps to improve its tourist role. It can also help to improve economic opportunities by encouraging new businesses to relocate to Torbay on the basis of a high living environment and quality of life. This may assist in diversifying the economy and creating new and satisfying job opportunities.
	3.2 Help everyone afford a comfortable standard of living	Whether lower incomes are enough to buy a reasonable standard of living – taking account of (e.g.) housing and travel costs. Avoidance of kinds of economic development that (e.g.) raise housing costs or make people on lower incomes have to spend more on (e.g.) car travel or buying services commercially that used to be public or mutual.	- Torbay currently suffers from pockets of deprivation	+/- The encouragement of mixed use development with good sustainable transport links will assist in reducing travel costs associated with the cost of living. However, improved living environments may have the detrimental effect of raising house prices worsening an already large gaps between income and house prices. This may be partially offset should the improvements in living environments improve employment opportunities.

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for		
	3.3 Reduce poverty and income inequality		- Torbay currently suffers from low income levels and high house prices.	+ As the TUDG is applied throughout Torbay this will assist in ensuring that improvements to living environments will be made regardless of the area in which people live raising the standards across the whole of Torbay.
	3.4 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	~ There are policies in the ATLP which are designed to encourage mixed use development and provide for local need. Concerns have been raised in regard to the provision of services / facilities within, in particular new large scale residential developments. There are also concerns over access to good quality open space.	+ The TUDG has a strong influence on people's ability to meet their needs locally as a result of overall design and interconnectivity of spaces. The Urban Design Checklist includes objectives which, in particular, objective 7 (Diversity) questions whether the development promotes diversity and choice through a mix of compatible developments which work together to create viable places that responds to local need. Objective 4 (Ease of movement) also considers whether spaces are easy to get to and move through. Both of these aspects if correctly checked through the Urban Design Checklist will assist in ensuring that development will help, wherever possible to meet local needs locally in the long term.
	3.5 Increase the circulation of wealth within the region	Promotion of local and regional markets in goods and services. Development of greater integration within key economic sectors of the region. Encouragement to local businesses, especially micro and SMEs that adopt sustainable practices.	N/A	N/A
	3.6 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'.	~	~

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
	3.7 Reduce 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.	N/A	N/A
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	- Tourism is currently heavily focused on traditional bucket and spade holidays and short stay breaks. It is recognised that potential exists to develop new markets in ecological and heritage tourism.	++ Improvements to the urban and rural environment as a result of the guidelines proposed in the TUDG will assist in improving the tourism industry by strengthening local distinctiveness and providing attractive environments for new areas of tourism such as niche markets in culture, ecology and heritage tourism.
	3.9 Reduce reliance on seasonal and part time work within Torbay.	Development patterns which assist in creation of year round employment with options for fulltime positions.	- Under present trends Torbay will continue to have a heavy reliance on seasonal and part time work within Torbay.	+ As above and see 3.1 in regard to the potential for new business relocating to the Bay.
4. Provide access to meet peoples 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 reduce parking provision and road space. Policies that encourage more efficient use of car travel (e.g. car sharing, fuel efficient cars, etc.).	- Despite policies in the Adopted Torbay Local Plan and Local Transport Plan there is a continued dependence on the private car in Torbay	+ The TUDG includes a number of objectives in the checklist relating to reducing the need to travel by assisting in designing places to promote a high quality and safe public realm which is easy to move through. The TUDG also encourages mixed use development which assists in meeting people's needs locally.

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
	4.2 Reduce the need/ desire to travel by air	Develop alternatives, especially fast rail links and direct sea links to Eire, France and Spain. Any extra air capacity in the South West should be offset by reductions elsewhere e.g. Heathrow. Avoidance of development that encourages air travel. (Conflict with encouraging visitors from overseas and tourists).	N/A	N/A
	4.3 Help everyone access basic services easily, safely and affordably (in line with projected population increase)	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.	? Limited information available regarding the current / future accessibility of basic services.	+ Through objective 7 (Diversity) the TUDG will encourage development to comprise a mix of uses which will assist in meeting local need.
	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 number of bus passengers is rising across the bay. Limited data available to determine level of walking / cycling.	++/- The Urban Design Checklist flags up the need for developers to design in a way that increases use of cycling and walking (see objective 4 - Ease of movement). Improvements in the quality, safety and character of the public realm as advocated throughout this document are likely to encourage people to want to use cycleways/ walkways more than previously.
	4.5 Encourage a 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.	N/A	N/A

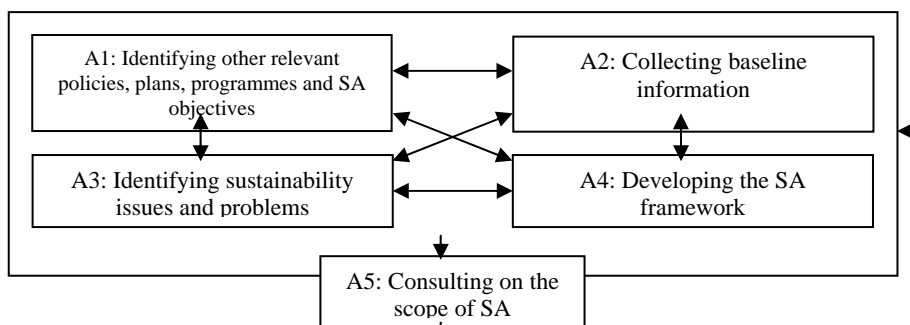
SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species (taking account of climate change)	Protection not only of designated areas, but of wildlife interest everywhere. Especially strengthening of links between 'wild' areas to increase adaptation to climate change	- Continued concern over loss of urban habitats through intensive recreational pressure, fragmentation and over intensive management of open spaces and highway verges (although the emerging Greenspace Strategy SPD will assist in addressing this).	+ The TUDG recognises the importance of protecting the nature (habitats and species) to reinforce local distinctiveness (objectives 1, 3 and 8)
	5.2 Promote the 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.	+ Torbay's currently high level of brownfield development is predicted to continue maximising opportunities to conserve land.	- No specific reference made to conservation of soils. Reference is made to the use of high density but this is considered largely in relation to the need for mixed use rather than protecting soil resources. As Torbay's population is predicted to increase, high densities will become increasingly common, emphasising the importance of good urban design.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+/- Torbay has a high quality landscape which currently enjoys high levels of protection. Torbay also has an important townscape of which the focus of protection and enhancement lies largely within conservation areas. Concerns have been raised over the declining stock of trees.	++ The whole of the TUDG is concerned with protecting and enhancing townscape and landscape and this theme runs throughout the Guide in all 8 of the objectives. Each objective considers a slightly different aspect of landscape and townscape ensuring a detailed overall coverage within both the main document and the Urban Design Checklist (including promotion of trees as integral to landscapes)
	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.	+/- Torbay has a high quality landscape which currently enjoys high levels of protection. Torbay also has an important townscape of which the focus of protection enhancement lies largely within conservation areas.	++ Protection of local distinctiveness is a thread which runs throughout the entire document and Urban Design Checklist. Consideration is given to the important role of natural features, landscaping and building materials and style.
	5.5 Maintain and enhance cultural and historical assets	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	- Recognised need to address concerns relating to the condition of historic assets in particular lack of community involvement and limited interactive material.	+ Reference is made to culture in objective 1 (character) in reference to reinforcing locally distinctive patterns of development. Historic assets are considered in regard to historic buildings and patterns of development.

SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for		
	5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change)	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.	- Torbay has an increasing frequency of flood events in association with high number of hard surfaces. This is likely to become an increasing problem in light of high levels of predicted development and anticipated increased storminess in association with climate change.	- The TUDG details information on flooding in objective 8 (Sustainability) however greater emphasis on this would be beneficial in giving it greater weight. This is critical as the materials chosen for urban design will impact upon level of runoff and consequent flooding issues further down the catchments. Increasing number of hard surfaces are already causing flooding which need to be addressed. Although this is mentioned in the main report it may be beneficial to include it in the checklist to ensure it is given due consideration.
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		? Continued concern over loss of urban habitats through intensive recreational pressure, fragmentation and over intensive management of open spaces and highway verges (although the emerging Greenspace Strategy SPD will assist in addressing this). Limited information available at present to determine levels of fragmentation.	+ Objective 8 (Sustainability) gives consideration to habitats and species encouraging incorporation of habitats into the built form.
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.	- Torbay currently has no large / medium scale renewable energy schemes. There is potential for high number of small scale renewable schemes to be implemented as a householder level but no data available to determine the level at which this is occurring.	+ The TUDG encourages low energy use design and incorporation of renewable energy schemes. This could be made more explicit in the Urban Design checklist to ensure that the need for this type of design is included in the bare bones of the assessment.
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	Minimise water consumption, maximise use of rainwater / grey water.	- Water consumption is predicted to become an increasing problem as a result of an anticipated decline in mean summer precipitation in association with climate change. More needs to be done to help address this issue in Torbay in both the short and long term.	+ Reference is made to the need to conserve water (Objective 8 - Sustainability). This would be usefully referenced in the Urban Design Checklist as water consumption will become an issue of increasing concern in Torbay with a significant drop in predicted in mean summer precipitation.

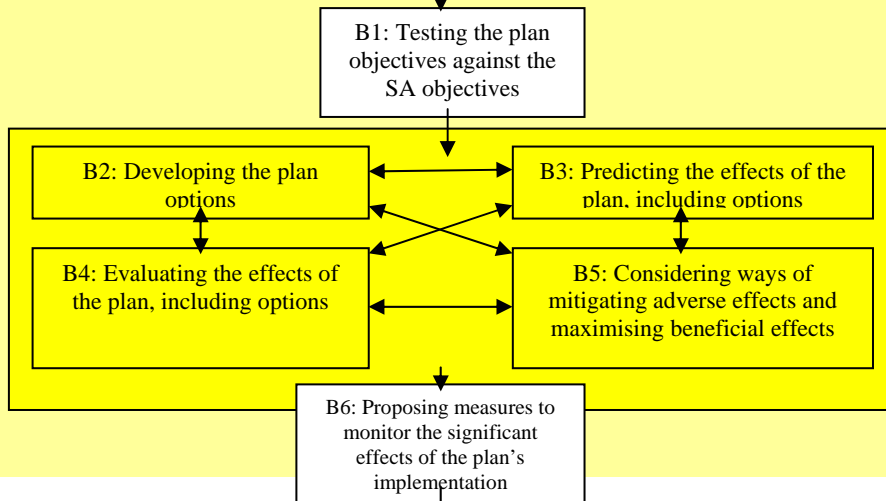
SA Framework			Option 1: Business as Usual	Option 2: Implementation of Torbay Urban Design Guide (TUDG)
High Level objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for		
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	? Limited information available to determine present or future anticipated consumption of minerals or recycling of materials.	- Whilst the TUDG encourages the reuse of historic buildings no reference is made to the recycling of materials in redevelopments.
	6.4 Reduce waste not put to any use	Provision for composting, digestion, recycling in new development.	+/- Torbay has a relatively high recycling rate however, increased population and amounts of waste generated / person raising concerns over the ability to meet future recycling targets.	+ Reference is made within the document (objective 8 – Sustainability) to the need to design buildings to provide sufficient space for on-site recycling facilities.
	6.5 Minimise land, water, air, light, noise and genetic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport that will reduce traffic emissions.	? Limited data is available on land, light, noise and genetic pollution (although light pollution in particular is a concern in the South Devon AONB. Air pollution is concentrated around a small number of localised areas.	- No reference to land, water, light and genetic pollution.
	6.6 Maintain and enhance the quality of Torbay's beaches and coastal waters	Development that does not damage but embraces the quality of Torbay's beaches and coastal water.	N/A	N/A

Appendix B: Relationship between the SA tasks (extract from ODPM (2005) 'Sustainability Appraisal of Regional Spatial Strategies and local Development Documents')

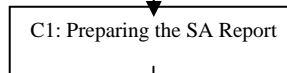
Stage A: Setting the Context and SA Objectives, establishing the baseline and deciding on the scope



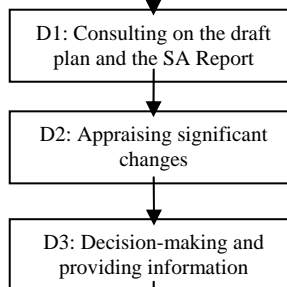
Stage B: Developing and refining options and assessing effects



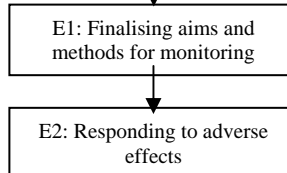
Stage C: Preparing the Sustainability Appraisal Report



Stage D: Consulting on the draft plan and the Sustainability Appraisal Report



Stage E: Monitoring implementation of the plan



The Sustainability Appraisal work associated with this Issues and Options stage are shaded for ease of reference

Appendix C: Relevant plans, policies and programmes review

As part of the scoping stage a broad range of plans, policies and programmes were reviewed in order to identify sustainability objectives which should be considered during plan formulation. The identification of these objectives has assisted in creating a set of Sustainability Appraisal Objectives by which this plan will be tested.

1. Improve Health:

- Tackle health inequalities and the issues which lie behind them to become more socially inclusive
- Provide infrastructure to encourage routine daily exercise
- Improve mental health and wellbeing

2. Support communities that meet people's needs:

- Ensure provision of a range of good quality, sustainably designed and affordable housing which meets the needs of range of social groups
- Reduce crime and incorporate crime prevention measure to promote sustainable communities.
- Recognise importance of developing vibrant communities where everyone is able to be involved in decision making promoting social inclusion and ownership of local living environments
- Promote development of a diverse range of good quality cultural activities which are accessible to all
- Recognise the social, environmental and economic value of open spaces
- Ensure provision of sufficient infrastructure on the projected increase in population (see population)

3. Developing the economy in ways that meets people's needs

- Provide the infrastructure to assist in diversifying the economy, encouraging development of local businesses as well as encouraging inward investment
- Address concern over cost of living derived from housing, travel costs and loc income (see reduce the need to travel)
- Assist in regeneration of disadvantaged communities providing people with tools with which to increase income levels and improve their local environment
- Encourage mixed use developments which enhance vitality and viability of local and town centres and provides a good range of facilities and services
- Recognise and adapt to the changing nature of the tourist industry whilst working within local environmental capacity

4. Provide access to meet people's needs with least damage to communities and the environment:

- Discourage the level of car use
- Assist in locating day-to day facilities (e.g. shopping, leisure and jobs) in locations easily accessible by walking/ cycling to a variety of groups
- Manage development patterns to make fullest use of public transport
- Give priority to public transport, cyclist and pedestrians over car users
- Ensure accessibility for the disabled

5. Maintain and improve environmental quality and assets

- Raise awareness of, and protect biodiversity value of designated and non designated sites and their interconnectivity
- Promote sustainable patterns of development making better use of previously developed land
- Protect and enhance landscape features and characteristics
- Ensure retention of diversity and distinctiveness in building design and development patterns
- Protect, enhance and raise awareness of historic assets and their social, economic and environmental value in Torbay

- Recognise and manage flood risks (fluvial, coastal and surface water) and plan development to minimise it

6. Minimise consumption of natural resource:

- Recognise the need to provide renewable energy, generate discussion on how this can be achieved and assist in meeting targets for renewable energy generation
- Promote water efficiency and protect water resources
- Recognise the need for sufficient infrastructure to encourage and raise awareness of the need for sustainable waste management (recognition of the waste hierarchy, proximity principle and self sufficiency)
- Minimise levels of land, air, water, light, noise pollution