

**Planning Contributions and
Affordable Housing: Priorities and Delivery
Supplementary Planning Document**

Sustainability Appraisal

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 has been published alongside Regulation 17 Draft Paper for the Planning Contributions and Affordable Housing Supplementary Planning Document (SPD). It provides a sustainability appraisal of the Draft SPD, identifying its potential social, environmental and economic impacts.

This is a consultation document, and your views are welcome (see below). A Non-Technical Summary is also available to accompany this report.

We Want Your Views!

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

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

The consultation period extends in parallel to the consultation on the Regulation 17 Draft Supplementary Planning Document, starting on Monday 5 November 2007 and extending for a 6 week period until 4.00pm on Friday 14 December 2007.

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

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For further information regarding this Sustainability Appraisal or to request an alternative format or language please contact the Strategic Planning Group Tel: (01803) 208857.

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

**Planning Contributions and Affordable Housing: Priorities and Delivery
Supplementary Planning Document**

Sustainability Appraisal of Regulation 17 Draft Consultation Document (Incorporating SEA Requirements)

A non-technical summary accompanies this report. A glossary is included at the back of the report.



Contents:

1. INTRODUCTION:	1
2. BACKGROUND	3
2.1: THIS DOCUMENT...	3
2.2: PLANNING CONTRIBUTIONS AND AFFORDABLE HOUSING PLANNING DOCUMENT	3
2.3: WHY CARRY OUT A SUSTAINABILITY APPRAISAL?	4
3. APPRAISAL METHODOLOGY	5
3.1: KEY STAGES OF SUSTAINABILITY APPRAISAL PROCESS	5
3.2: SA WORK CARRIED OUT TO DATE:	5
3.3: WHO CARRIED OUT THE SUSTAINABILITY APPRAISAL?	6
3.4: WHO WAS CONSULTED, WHEN AND HOW?	7
3.5: LINKAGES TO OTHER ASSESSMENTS:	8
3.6: APPRAISAL METHODOLOGY:	8
3.7: LIMITATIONS:	9
4. SA SCOPING SUMMARY:	10
4.1: LINKS TO OTHER STRATEGIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES:	10
4.2: BASELINE:	11
4.2.1: <i>Torbay Overview</i>	12
4.2.2: <i>Key issues relating to Planning Contributions & Affordable Housing in Torbay:</i>	12
4.2.3: <i>Data Gaps:</i>	13
4.2.4: <i>Likely evolution without the Planning Contributions & Affordable Housing SPD:</i>	14
4.3: SUSTAINABILITY APPRAISAL FRAMEWORK:	14
4.3.1: <i>Sustainability Appraisal Objectives</i>	14
4.3.2: <i>Sustainability Appraisal Indicators</i>	16
5. DEVELOPING AND REFINING OPTIONS	17
5.1: INTRODUCTION:	17
5.2: KEY FINDINGS	18
6. SA OF SAVED POLICIES:	19
6.1: INTRODUCTION	19
6.2: SUMMARY OF SA OF SAVED POLICIES	19
6.3: CONCLUSION	20
7. SA OF PREFERRED OPTIONS:	21
7.1: INTRODUCTION	21
7.2: SUMMARY OF SA OF PREFERRED OPTIONS	21
7.3: SECONDARY, CUMULATIVE , SYNERGISTIC IMPACTS	27
7.4: CONFLICTS IN SUSTAINABILITY	28
8. MONITORING	29
9. SUMMARY / KEY FINDINGS	31
10. NEXT STEPS	31
LIST OF APPENDICES	32
GLOSSARY	33

Tables:

Table 1:	List of documents which will form the Local Development Framework for Torbay.....	1
Table 2:	Stages involved in completing the Sustainability Appraisal process.....	5
Table 3:	Timetable for integration of Sustainability Appraisal work into the development of the Planning Contributions and Affordable Housing SP.....	6
Table 4:	Key sustainability objectives arising from the review of Plans Policies and Programmes.....	10
Table 5:	Summary of sustainability issues in Torbay	12
Table 6:	Sustainability Appraisal Objectives (as adapted from the RSS Strategic Sustainability Assessment).....	14

Figures:

Figure 1:	Torbay's geographical situation within the South West	11
Figure 2:	Torbay Authority boundary	11

1. Introduction:

Torbay Council is currently in the process of developing a Local Development Framework (LDF) which will replace the Adopted Torbay Local Plan 1995-2011. The LDF consists of a 'portfolio' of Local Development Documents (LDDs) as outlined in Table 1. Collectively, they will provide and deliver the spatial planning strategy for Torbay for the period 2005 to 2016. For further information on the new planning system and the development of the LDF for Torbay please visit www.torbay.gov.uk/ldf.

Under the Planning and Compulsory Purchase Act 2004 those LDDs with a land use implication (named Development Plan Documents¹ (DPDs) and Supplementary Planning Documents² (SPD)) require a Sustainability Appraisal to run parallel to its development. This process will ensure that the environmental, social and economic effects of each document are considered during its formulation. This is fundamental in Torbay ensuring that land use planning decisions assist in addressing social and economic issues whilst protecting and enhancing the local environment which is so important in Torbay for residents and visitors alike.

<i>Documents in Torbay Local Development Scheme</i>	Document type	Sustainability Appraisal required?
Annual Monitoring Report	AMR	No
LDD1: Statement of Community Involvement	SCI	No
LDD2: Core Strategy	DPD	Yes
LDD3: Torquay Harbour Area Action Plan	DPD	Yes
LDD4: Site Specific Proposals and Policies	DPD	Yes
LDD5: Generic Development Control Policies	DPD	Yes
LDD6: Planning Contributions and Affordable Housing	SPD	Yes
LDD7: Urban Design Guide	SPD	Yes
LDD8: Greenspace Strategy	SPD	Yes
LDD9: Great Parks, Paignton: Planning Brief	SPD	Yes
LDD10: Yalberton Road, Paignton: Planning Brief	SPD	Yes

Table 1: List of documents which will form the Local Development Framework for Torbay

¹ Development Plan Documents (DPDs) – These form the development plan for the authority and include Core strategy, Site Specific Allocations of land and Areas Action Plans.

² Supplementary Planning Documents (SPD) – Provide supplementary information in respect of the policies in the Development Plan Documents.



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2. Background

2.1: This document...

Throughout its development the Planning Contributions & Affordable Housing SPD has been assessed at various points (through the Sustainability Appraisal process) to determine its impacts (good or bad) on the local social, economic and environmental situation. This report has been compiled to summarise the sustainability appraisal work that has been carried out so far and show how sustainability has been accounted for as the plan has evolved to its current Regulation 17 stage in the planning process.

This section (**section 2**) gives an outline of the Planning Contributions & Affordable Housing SPD and why the appraisal is needed. A methodology section (**section 3**) follows which outlines key stages of the Sustainability Appraisal process, the work carried out so far and who has been consulted. The report then moves on to outline scoping work (**section 4**) which provides local context for impact prediction at the later stages (**section 4**). This includes identification of existing sustainability issues in Torbay and the establishment of an appraisal framework by which to test the plan for sustainability.

Section 5 uses the appraisal framework identified above to compare three strategic options that were considered to be available to Council in the preparation of the SPD. This was previously reported on in the Pre-Regulation 17 Draft: Sustainability Appraisal of Issues and Options.

Section 6 summarises the Sustainability Appraisal carried out on relevant saved policies from the Local Plan. These policies were previously not subject to Sustainability Appraisal, and it was thought prudent to do this prior to assessing the SPD upon which they are based.

Section 7 provides a summary of the SPD Preferred Options policies, including suggested mitigation measures to address any identified adverse effects resulting from the SPD.

The report outlines a monitoring programme (**section 8**) to provide an alert to any unforeseen impacts, and the report concludes with a summary and key findings (**section 9**) and an indication of the next steps in the SA process (**section 10**).

2.2: Planning Contributions & Affordable Housing Supplementary Planning Document

In order to appraise the Planning Contributions & Affordable Housing SPD it is important to understand its purpose and content. The following section therefore gives a brief outline of the Planning Contributions & Affordable Housing SPD in order to provide context for this report. To access a full version of the Planning Contributions & Affordable Housing SPD please visit www.torbay.gov.uk/ldf or contact a member of the Strategic Planning Group.

Planning Obligations are an important way of providing the physical and social infrastructure needed by development. They are also one of the main ways in which affordable housing is provided.

Torbay Council's Regulation 17 Draft Supplementary Planning Document on Planning Contributions and Affordable Housing is a consultation document on how the Council intends to use developer obligations/contributions. These are also called 'S106 Agreements' because councils are entitled to seek them under Section 106 of the Town and Country Planning Act 1990 (possibly to be modified by S46 and S47 of the Planning and Compulsory Purchase Act 2004).

The Draft Regulation 17 SPD follows the Pre-Regulation 17 Draft published in June 2006, which consulted on issues and options for the SPD. Details of this consultation are set out in the separate Regulation 17 Consultation Statement.

The SPD provides detailed guidance on the implementation of Policies in the Saved Adopted Torbay Local Plan 1995 – 2011. It should use s106 Obligations to deliver high quality sustainable development and meet the priorities in the Torbay Community Plan. The intention of the SPD is to provide transparent advice on the Council's requirements, which will help make the planning process faster, more certain and help provide guidance on priorities when determining planning applications. The Planning Contributions and Affordable Housing SPD provides guidance on implementation and the use of independent third party advice to test viability issues. The SPD also sets out an

undertaking by the Council to spend s106 monies for the purpose which they were collected within a given time period (usually 10 years).

The SPD requirements for contributions/obligations are set out under three themes:

- 1. Development Site Acceptability**
- 2. Affordable Housing**
- 3. Sustainable Development Contributions.**

The SPD will, when adopted, replace the 2003 Supplementary Planning Guidance on affordable housing.

2.3: Why carry out a Sustainability Appraisal?

It has become common practice to consider the environmental implications of significant or large scale developments coming forward from individual planning applications. However there is increasing recognition that the cumulative effect of a large number of small scale developments can have a detrimental effect on the environment. It is for this reason that the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was integrated into UK legislation in July 2004. This Directive ensures that strategic level plans are developed in such a way as to maximise opportunities for environmental improvements and minimise potential negative impacts.

For Development Plan Documents and Supplementary Planning Documents it is mandatory under the Planning and Compulsory Purchase Act 2004 to undertake a Sustainability Appraisal. This is based on the SEA process - extended to encompass not only environmental but also potential social and economic impacts.



3. Appraisal Methodology:

All stages of the Sustainability Appraisal of the Planning Contributions and Affordable Housing SPD have been undertaken in accordance with DCLG Guidance on Sustainability Appraisal³. This guidance incorporates the requirements of the SEA Directive (see section 2.3). Appendix A demonstrates where these requirements have been met within this report. Throughout this document where reference is made to Sustainability Appraisal (SA) or the SA report it incorporates the SEA Directive.

3.1 Key Stages of Sustainability Appraisal Process

There are 5 key stages within the Sustainability Appraisal process. These stages are outlined in table 2 below and signposts given, where relevant, to where these tasks are covered in this report. Where N/A is noted these tasks relate to work which is carried out in later stages of the appraisal process.

This Sustainability Appraisal is the product of the tasks undertaken as part of Stages A and B. The compilation of this information represents Stage C and the consultation which follows is Stage D. The purpose and detailed methodology for each of these tasks is included within the relevant sections in this report.

STAGE	TASK	Relevant section in this SA report
Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	
A1	Identifying other relevant plans, programmes and sustainability objectives	Section 4.1
A2	Collecting baseline information	Section 4.2
A3	Identifying sustainability issues and problems	Section 4.2
A4	Developing the SA Framework	Section 4.3
A5	Consulting on the scope of the SA	Section 3.4
Stage B	Developing and Refining Options and assessing effects	
B1	Testing the plan objectives against the SA Framework	Section 5
B2	Developing the DPD options	Section 5
B3	Predicting the effects of the DPD	Section 5
B4	Evaluating the effects of the DPD	Section 5
B5	Considering ways of mitigating adverse effects and maximising beneficial effects	Section 7
B65	Proposing measures to monitor the significant effects of implementation the DPDs	Section 8
Stage C	Preparing the Sustainability Appraisal Report	Entire Draft SA Report
C1	Preparing the SA Report	Entire Draft SA Report
Stage D	Consulting on the preferred options of the DPD and SA report	Consultation on this document
D1	Public participation on the preferred option of the DPD and the SA report	Consultation on this document
D2 (i)	Appraising significant changes	N/A
D2 (ii)	Appraising significant changes resulting from representations	N/A
D3	Making decisions and providing information	N/A
Stage E	Monitoring the significant effects of Implementing the DPD	
E1	Finalising aims and methods for monitoring	N/A
E2	Responding to adverse effects	N/A

Table 2: Stages involved in completing the Sustainability Appraisal process

3.2: SA work carried out to date:

The following section provides a summary of the sustainability appraisal work carried out on the Planning Contributions and Affordable Housing SPD to date.

³DCLG (previously ODPM) (November 2005) 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents'

Stage A: Scoping work was carried out for overarching LDF documents in January – August 2005 and more specifically for the Planning Contributions and Affordable Housing in March - April 2006. The consultation responses from the Scoping Report and how they have been considered is discussed further in Section 3.4.

Stage B: Stage B work has been focused around developing a sustainable direction for the Planning Contributions and Affordable Housing SPD. Three possible options for the development of the SPD were compared: the 'Status quo', 'Tariff Approach' and 'Mixed Approach'. A detailed assessment of the Preferred Option, the 'Mixed Approach' was undertaken. The results of this stage are reported in Sections 5 and 6.

Stage C: This report represents Stage C of the SA process for the Draft Planning Contributions and Affordable Housing SPD. It summarises all of the work carried out as part of Stages A and B as outlined above. It will be available for consultation as part of Stage D for a period of 6 weeks in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

Forthcoming work (Stage D and Stage E): The remainder of tasks under Stage D and all of Stage E will form the next part of the appraisal work and will be documented in subsequent reports. Table 3 below outlines a provisional timescale for the development of the Planning Contributions and Affordable Housing SPD and the remaining SA work.

SPD development stage (as identified in the LDS)	Timescale (future stages estimated from the updated LDS timetable)	Equivalent Sustainability Appraisal Stage	SA Output
Scoping pre-production / evidence gathering	January – April 2006	Stage A: Setting context/ objectives, establishing baseline and deciding on scope	Production of an SA Scoping Report
Stage A: Consultation on SA Scoping Report for Statutory Consultees and key stakeholders January – April 2006 (5 weeks)			
Preparation of issues and alternative options in drafting the SPD	April – June 2006	Stage B: Developing and refining options and assessing effects	
	August – September 2006	Stage C: Preparing the Sustainability Appraisal report	Production of a draft SA report to be published alongside the draft SPD
Stage D: Consulting on the draft SPD and the SA report (October 2006)			
Consultation and participation on draft SPD	October - November 2007	Stage D: Consultation on the SPD and SA report	
Consideration of representations on contents	Winter 2007/08		Appraise any significant changes as a result of consultation
Preparation and submission of final SPD	Winter 2007/08		
Adoption by Council	February 2008		statement summarising how the SA and associated consultation has influenced the plan making process
	Ongoing from February 2008	Stage E: Monitoring and implementation of the plan	Inclusion of SA Indicators and yearly data - AMR.

Table 3: Timetable for integration of Sustainability Appraisal work into the development of the Planning Contributions and Affordable Housing SPD.

3.3: Who Carried Out the Sustainability Appraisal?

The initial SA work, SA scoping and Issues and Options was undertaken in-house by officers with environmental backgrounds and qualifications. Its compilation has been assisted by support from the

Strategic Planning Group which has a good understanding of key local issues. Input was also received from the Regional Spatial Strategy's Strategic Sustainability Assessment and C4S consultants in compilation of the plans, policies and programmes review.

The consultancy, Enfusion were appointed by Council in June 2007, and have carried out the detailed Preferred Options Sustainability Appraisal and this SA Report, building on the work already undertaken.

It is essential as part of the SA process to involve people both within and outside of the Local Planning Authority who can contribute expertise. Ongoing work with the following groups / organisations has assisted the process:

- Consultation with other Business Units of the Council to provide specialist knowledge in key areas, in particular in the compilation of baseline data.
- Consultation with external organisations as listed in Appendix B (including Statutory Consultees with environmental interest such as Natural England (formerly English Nature), English Heritage, Environment Agency and Countryside Agency).

3.4: Who was consulted, when and how?

Consultation forms a very important component of the new planning system. The way in which Torbay Council will consult on the LDF documents is detailed in the emerging Statement of Community Involvement (available at www.torbay.gov.uk/ldf) to which the SA reports are in conformity.

Consultation forms a key component of the sustainability appraisal process as well. As the plan has developed care has been taken to ensure that findings from the SA process are fed back to the officer preparing the SPD. The key points of consultation carried out for the appraisal of this SA are listed below:

Stage A: Consultation on the SA Scoping Report: The scoping stage went out for consultation for a 5 week period in March – April 2006. Every effort was made to contact all statutory consultees and local stakeholders were contacted to raise awareness of the availability of the scoping reports.

The feedback from the Scoping Report consultation and how it has been considered is detailed in Appendix C and includes:

- Requests for additional sustainability objectives to be considered under the plans, policies and programmes review. These comments have been considered in section 4 of this report.
- Request for additional baseline information to be included. These points have been considered in the compilation of this report.
- Since the earliest scoping documents a number of amendments have been made to the sustainability framework to provide a more locally focused approach to testing the plan within the regional framework. This has involved the addition of a number of sub objectives as indicated in Appendix D.

Stage B: Consultation on Pre-Regulation 17 Stage (Issues and options). The appraisal work at this stage involved comparison of three Strategic Options, the 'Status quo', 'Tariff Approach' and 'Mixed Approach'. The sustainability appraisal was made available for consultation alongside the Pre-Regulation 17 draft SPD. No consultation responses specifically relating to the SA were received.

Stage C: Preparation of SA report. Consultation on this document is being carried out as part of stage D. Before this public consultation occurred the documents were presented for discussion as part of the Torbay LDF Working Party. These are detailed in Appendix C.

Stage D: Consultation on this document. This draft SA (and associated non-technical summary) will be published and made available alongside the draft SPD. Copies will be made available at the locations listed inside the front cover. The draft SA, like all the other SA documents produced thus far will be posted on the internet in pdf format for information (www.torbay.gov.uk/ldf). The consultation period for this SA document will extend in parallel to the draft Planning Contributions and Affordable Housing SPD in October – November 2007.

Information on consultation responses: As part of stage D, following adoption of the SPD a 'Consultation Statement' will be issued to show the ways in which the responses to consultation have been taken into account. This document will therefore make clear how the SPD was changed as a result of the SA process and responses to consultation or why no changes were made.

3.5: Linkages to other assessments

The SA process provides opportunities to consider other more specific assessments such as Appropriate Assessment and Equalities Impact Assessment. The following section provides background information on these assessments and where they sit in relation to the sustainability appraisal process.

Appropriate Assessment:

Under the emerging changes to the UK Conservation (Habitats & c) Regulations 1994 land use plans (including SPDs and DPDs within the LDF) will become subject to Appropriate Assessment (AA)⁴.

These assessments are similar to sustainability appraisals but are focused solely on the implications of land use plans on the conservation objectives of Natura 2000 sites (including SACs and SPAs). This is relevant to Torbay which has part of a Special Area of Conservation at Berry Head within its boundary.

Torbay is working closely with Natural England (formerly English Nature) to produce a screening document which is designed to identify if the LDF documents, including the Planning Contributions and Affordable Housing SPD, are likely to have a significant effect on the South Hams SAC. Detail on this assessment can be found on the Sustainability Appraisal page within the Torbay LDF. See the following website for further details: www.torbay.gov.uk/ldf and click on sustainability appraisal.

Equalities Impact Assessment:

Equalities Impact Assessments are a systematic way of finding out whether a policy affects different groups equally. It is anticipated that this SPD will be subject to Equalities Impact Assessment. Please contact the Strategic Planning Group for further information.

3.6: Appraisal methodology

Each stage of the development of the SPD was appraised against the SA Framework of Objectives developed in the scoping stage.

The SPD did not have a specific Vision or set of objectives, as its intention is to elaborate on existing policies in the saved adopted Torbay Local Plan 2004. Therefore no Vision or objectives appraisal was required.

Each option, selected saved policy and preferred option was tested against the 37 sub objectives in the sustainability appraisal framework. These are ordered under 6 High Level Objectives. Each option, saved policy and preferred option was appraised against the framework by using the following symbols to indicate levels of impact. Where both positive and negative impacts were predicted, a combination of these symbols is used.

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

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

⁴ These changes in the Regulations have arisen from a European Court of Justice ruling which stated that the UK has failed to transpose the provisions of Article 6 (3) and (4) of the Directive 92/43/EEC on the conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) into UK Law. The Court found that, as a result of the failure to make land use plans subject to Appropriate Assessment (AA) of their implications for European sites, Article 6 (3) and (4) of the Habitats Directive has not been transposed completely.

assessment also makes reference, where possible, to the nature of the impacts in terms of their short-term / long-term nature, their magnitude and where appropriate their geographical scale.

3.7: Limitations

It is recognised that there remains some uncertainty over some impacts, particularly in the options appraisal, but also in some cases in the appraisal of preferred options where the detailed effects are difficult to predict.

Areas where some uncertainties over details result in uncertainties over impacts include coverage of contributions for:

- Flooding
- Crime prevention
- Cycling/ walking infrastructure
- Culture and heritage

Whilst the appraisal matrix tests the plan against a range of sustainability issues it should also be recognised that it may not actually be the place of planning contributions to address these issues directly. Planning contributions can only be requested to:

- Prescribe the nature of development (for example to require a proportion of housing to be affordable)
- Compensate for loss or damage caused by development (e.g. loss of open space)
- Mitigate a development's impacts (e.g. through increased public transport provision)

The test of reasonableness in Circular 5/2005 sets out that a planning contribution must be:

- Relevant to planning
- Necessary to make the proposed development acceptable in planning terms
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development
- Reasonable in all other respects

It should also be recognised that many of the issues which have not been addressed through the planning contributions SPD will be addressed through planning conditions. Circular S/2005 indicates that conditions should be used in preference to planning obligations where possible. For example walking / cycling, crime prevention, design, coastal management, flooding, nature conservation mitigation required as a result of water, air, light, noise or genetic pollution.

4. SA Scoping Summary:

This section provides a brief summary of the information presented within the very detailed Scoping Report. It has been updated to account for consultation responses from the Scoping stage. The key areas of work are:

4.1: Review of existing plans, policies and programmes to identify sustainability objectives which should be considered within the development of the Planning Contributions and Affordable Housing SPD.

4.2: Baseline study identifying current sustainability issues within Torbay. This exercise assists in identifying issues which the Planning Contributions and Affordable Housing SPD could assist in improving or may stand to worsen.

4.3: Establishment of an SA Framework (objectives and indicators) by which to test the Planning Contributions and Affordable Housing SPD for sustainability as it progresses through the planning process.

4.1: Links to other strategies, plans and programmes and sustainability objectives

As part of this 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 (see Section 4.3.1). A full list of all the titles of all the plans, policies and programmes (PPPs) reviewed as part of the scoping stage was included as an Appendix B to the Scoping Report (see www.torbay.gov.uk/ldf (click on sustainability appraisal)).

Those broad overarching issues of greatest relevance to the Planning Contributions SPD are listed below in Table 4. Where more detailed objectives exist, the subheading under which they can be found in the Scoping Report are indicated in brackets below.

1. Improve Health
<ul style="list-style-type: none"> • Tackle health inequalities and the issues which lie behind them to become more socially inclusive • Provide infrastructure to encourage routine daily exercise
2. Support communities that meet people's needs
<ul style="list-style-type: none"> • Ensure provision of a range of good quality, sustainably designed and affordable housing which meets the needs of range of social groups (see housing). • Provide everyone with opportunities for education and training both within schools and through life long learning (see learning) • Reduce crime and incorporate crime prevention measures to promote sustainable communities (see crime). • 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 (see vibrant communities). • Promote development of a diverse range of good quality cultural activities which are accessible to all (see culture). • Recognise the social, environmental and economic value of open spaces (see culture). • Ensure provision of sufficient infrastructure to meet the needs of the projected increase in population (see population)
3. Developing the economy in ways that meets people's needs
<ul style="list-style-type: none"> • Assist in regeneration of disadvantaged communities providing people with tools with which to increase income levels and improve their local environment (see poverty and income inequality) • Encourage mixed use developments which enhance vitality and viability of local and town centres and provides a good range of facilities and services (see meeting local needs locally) • Provide the infrastructure to assist in diversifying the economy encouraging development of local businesses as well as encouraging inward investment (see range of job opportunities)

<p>4. Provide access to meet people's needs with least damage to communities and the environment</p> <ul style="list-style-type: none"> • Discourage car use (see access by car) • 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 (see access by cycling/ walking) • Manage development patterns to make fullest use of public transport (see access to public transport) • Give priority to pedestrians, cyclists and public transport over car users • Ensure accessibility for the disabled (see safe and affordable access to basic services) • Promote an integrated approach to transport and land use planning to increase efficiency of the transport systems • Ensure a sufficient provision of footpaths and cycle routes within new and existing developments
<p>5. Maintain and improve environmental quality and assets</p> <ul style="list-style-type: none"> • Raise awareness of, and protect biodiversity value of designated and non designated sites and their interconnectivity (see protect habitats and species) • Protect and enhance landscape features and characteristics (see landscape and townscape) • Ensure retention of diversity and distinctiveness in building design and development patterns (see diversity and distinctiveness) • Protect, enhance and raise awareness of historic assets and their social, economic and environmental value in Torbay (see historic assets) • Recognise and manage flood risks (fluvial, coastal and surface water) and plan development to minimise it (see flooding)
<p>6. Minimise consumption of natural resource</p> <ul style="list-style-type: none"> • Promote water efficiency and protect water resources (see 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) (see waste) • Minimise levels of land, air, water, light, noise pollution (see pollution)

Table 4: Key sustainability issues arising from a review of plans, policies and programmes

4.2: Baseline

The following baseline study has been carried out in order to identify current sustainability issues relating to Planning Contributions and Affordable Housing in Torbay. This part of the process is essential in order to highlight:

- problems which could be addressed through formulation of the SPD
- social, economic and environmental assets and attributes of Torbay which should be protected or enhanced

The information contained here has been extracted from a more detailed study of baseline conditions in Torbay. This study (the scoping report) is available online at www.torbay.gov.uk/ldf (click on sustainability appraisal) or upon request from the Strategic Planning Group.

The baseline study will commence with an overview of the general situation in Torbay to give some context. The section which follows comprises a summary of the key findings ordered by 6 key sustainability issues. These sections will focus only on those issues which are considered to be the most applicable to Planning Contributions and Affordable Housing.

A number of gaps in the baseline have been identified which could provide useful trend data. These are listed in Section 4.3 to be considered for future monitoring.

4.2.1: Torbay Overview: Torbay is one of nine unitary authorities in the South West. It comprises three main towns of Torquay, Paignton and Brixham which stretch around a sheltered bay on the south coast of Devon (See Figure 1 and 2).

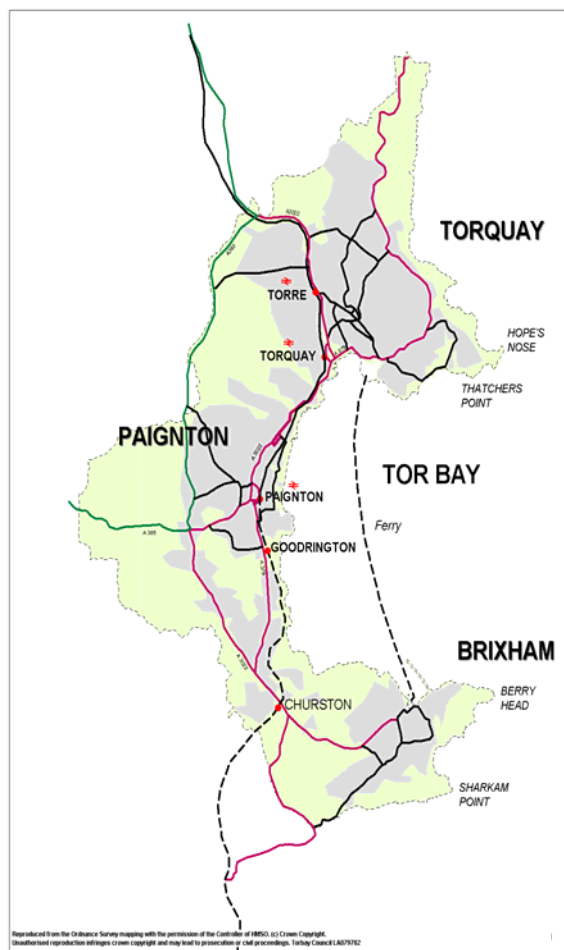


Figure 2: Torbay (Unitary Authority boundary marked by thin dashed line)

Torbay also experiences some of the classic problems common to the South West, including a peripheral location, high levels of migration of particular age groups, and a declining economy in some sectors. In spite of its affluent image, Torbay has one of the worst economic profiles in the South West.

4.2.2: Key issues relating to Planning Contribution and Affordable Housing in Torbay

Sustainability issues which relate to Planning Conditions and Affordable Housing in Torbay are summarised below in Table 5. They are ordered under the 6 High Level Objectives identified in Section 4.3.1.

<p>1. Improve health</p> <ul style="list-style-type: none"> Recognised importance of open spaces and sustainable transport infrastructure in addressing obesity Recognised importance of providing sufficient infrastructure to encourage walking or cycling as a means of encouraging exercise and reducing obesity
<p>2. Support communities that meet people's needs</p> <ul style="list-style-type: none"> Torbay has a very serious problem with housing affordability due to low incomes levels and house price inflation There is a recognised need to further promote lifelong learning in Torbay, and help people develop

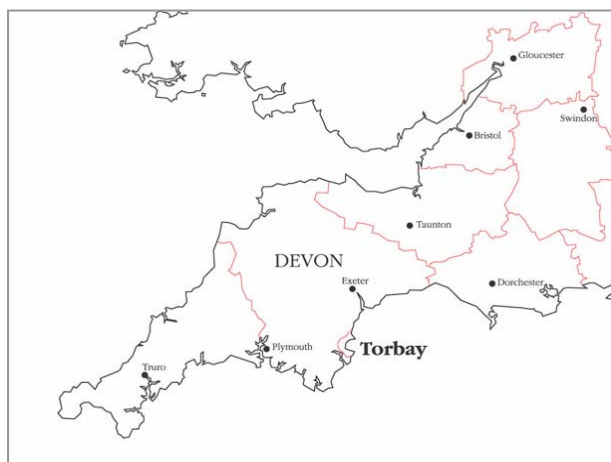


Figure 1 (above): Torbay's geographical situation within the South West (© Torbay Council Licence No: 100022695)

Torbay's unspoilt coastline offers some 20 safe beaches and secluded coves along a 22 mile stretch, aptly named The English Riviera. Consequently, Torbay's economic base is tourism: there are 51,510 bed spaces to be found in its hotels, guest houses, holiday centres, campsites and other forms of holiday accommodation⁵. It is both a touring centre for the wider area and as a result of its concentration of natural and developed attractions and facilities it attracts holiday makers staying outside Torbay.

It also has one of the nation's leading fishing ports at Brixham and a strategic concentration of high tech industry, mainly on the edge of Paignton. However,

⁵ Adopted Torbay Local Plan (1995-2011)

<p>the skills and knowledge necessary to improve income levels and diversify the economy.</p> <ul style="list-style-type: none"> • The number of primary school places required is dropping • Fear of crime in Torbay is high • There is concern over the quality of greenspaces in Torbay, in particular, to meet the needs of young people, teenagers, the elderly and the disabled. • There are concerns over deficiencies in the amount and quality of sporting infrastructure
<p>3. Develop economy in ways that meet people's needs</p> <ul style="list-style-type: none"> • Torbay has a low level of gross income per head when compared both nationally and regionally • Employment in the manufacturing industry is still low compared to other centres of similar size, and there is currently a shortage of readily available serviced sites for light industry. • There has been a significant loss of manufacturing jobs since 2001. • There is a lack of purpose built office accommodation and the area suffers from a poor skills base and communications. • There is a significant seasonal fluctuation in the unemployment rate due to the heavy reliance of the economy on tourism. • Constrained road access to Torbay and congestion may act as a deterrent for both businesses and tourists to visit Torbay. • There are concerns over the high number of charity discount shops and localised concentrations of vacancies within some local and town centres.
<p>4. Provide access to meet peoples needs with least damage to communities and the environment</p> <ul style="list-style-type: none"> • Torbay has an increasing number of school children and employees covered by a travel plan. • The number of bus passengers is increasing • Torbay's rail links are essential for employees, school children and holiday makers but the stations are in need of upgrading to protect their heritage value and to improve their interconnectivity with other forms of sustainable transport. • Further improvements are recognised as necessary in order to increase bus use. • Torbay has a significantly higher proportion of working residents who travel less than 2km to work, when compared both regionally and nationally. • Facilities for cyclists are inadequate in key areas. • Road access to Torbay is constrained by the congested A380.
<p>5. Maintain and improve environmental quality and assets</p> <ul style="list-style-type: none"> • Torbay has an important resource of woodland, some of which is under threat from over-intensive use. • There is concern over the loss of County and Local Wildlife Sites due to the deteriorating quality of the areas for nature conservation. • SSSIs are in good condition which should be maintained in recognition of their importance • Torbay's landscape setting is important and its local character retained • Torbay has a declining stock of trees as few new saplings are planted • Torbay has a history of flash flooding largely linked to surface water flooding as a result of increased development.
<p>6. Minimise consumption of natural resources</p> <ul style="list-style-type: none"> • Although Torbay has a successful past record for recycling, it faces increasingly challenging future targets for recycling and landfill diversion which it will not be able to meet under the existing waste management infrastructure. • As a result of climate change it is anticipated that water availability will become reduced in summer months as summers become hotter and drier.

Table 5: Summary of key sustainability issues in Torbay

4.2.3: Data Gaps

The above trends are based on data that is currently available listed in Part 2 of the Scoping report (see website for further details). Perhaps an obvious means of testing the effectiveness of the Planning Contributions SPD would be to total up the amount of contributions collected for different purposes (e.g. affordable housing, open spaces etc). However whilst this may indicate the extent to

which planning contributions are being requested it does not indicate to what use they have been put locally. It is this qualitative data which is most relevant to sustainability appraisals but most difficult to obtain (for example effectiveness of landscaping).

It is anticipated that over time it will be easier to access a more detailed breakdown of the uses of the planning contribution funds. When the necessary mechanisms are in place it may be possible to analyse the following:

- Area of land acquired by s106 finance for the provision of affordable housing.
- Number of affordable housing units acquired by s106 finance.
- Quantity of open space provided by s106 finance.
- Number of new buses provided by s106 finance.
- Length of cycle lanes provided through s106 finance.

As the appraisal and the SPD itself develops, indicators may be identified as a result of new work undertaken in association with the SPD.

4.2.4: Likely Evolution without the Planning Contributions and Affordable Housing SPD

The SEA Directive requires consideration of the likely evolution of relevant aspects of the current state of the environment without plan implementation. In relation to the Planning Contributions SPD, it is difficult to determine future trends, as many trends are influenced by factors outside the scope of this plan.

Without the Planning Contributions SPD, development would progress with little compensation for social, economic or environmental loss incurred as a result of the development. The consequences of this might include:

- Lack of provision of additional open spaces within new housing developments.
- Continued increased pressure on existing open spaces in urban areas as densities increase with no additional funding to maintain and enhance these areas.
- Continued poor stock of affordable housing in Torbay.
- Reduction in additional income to support provision of educational facilities.
- Insufficient sustainable transport infrastructure (bus provision, cycle ways and infrastructure, walkways), provision associated with large scale developments will result in increase reliance on the private car.
- Possible deterioration of sites of biodiversity value where development places additional pressure on them.
- Possible worsening of existing flooding problems where insufficient provision of sustainable drainage exists.

4. 3: Sustainability Appraisal Framework

An overarching Sustainability Appraisal Framework has been identified as a means of describing, analysing and comparing sustainability effects of the plan. This framework comprises a set of:

- Sustainability Appraisal objectives with which to test the plan throughout its evolution (see section 4.3.1)
- Sustainability indicators with which to measure the effects of the plan in the future (section 4.3.2)

The Sustainability Appraisal objectives and indicators will be common to all the Local Development Documents and Supplementary Planning Documents in order to ensure a consistent approach to appraisal throughout the LDF.

4.3.1: Sustainability Appraisal Objectives

In accordance with guidance from the South West Regional Assembly the sustainability objectives adopted for this appraisal have been derived from the Strategic Sustainability Assessment (SSA) of the South West Regional Spatial Strategy⁶.

⁶ Regional Spatial Strategies represents the next tier up in the planning process from Local Development Frameworks and set the planning context for, in this case, the South West region.

The SA framework comprises a two tier structure of 6 broad 'High level objectives' explained by 31 more specific 'detailed questions' or sub-objectives outlined in table 6. An additional 5 local sub objectives have been added to create a total of 36 sub objectives. These are listed in table 6. Where sub objectives have been reworded or new sub-objectives added (on top of the RSS framework) these are indicated in *italics*.

The number of sub-objectives is in excess of the recommended 15-25, a point which was raised in the consultation responses. Attempts were made to reduce the number of objectives however it was felt that a lesser number would result in a number of sustainability issues being omitted from consideration. It is anticipated that not all the sub objectives will be relevant to each of the SPDs and DPDs.

Table 6: Sustainability Appraisal Objectives (as adapted from the RSS Strategic Sustainability Assessment)

High Level objectives	Sub-objectives (does the policy/ proposal...)
1. Improve Health	1.1 Improve health <i>and wellbeing</i>
	1.2 Reduce Health inequalities
	1.3 Promote healthy lifestyles, especially routine daily exercise
	1.4 <i>Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)</i>
2. Support communities that meet people's needs	2.1 Help make suitable housing available and affordable for everyone (<i>to address a significant shortfall of affordable housing and projected increase in population</i>)
	2.2 Give everyone access to learning, training skills and knowledge
	2.3 Reduce crime and fear of crime
	2.4 Promote stronger and more vibrant communities
	2.5 Increase access to and participation in cultural activities
3. Develop the economy in ways that meet people's needs	3.1 <i>Promote diversification of the economy to provide a range of satisfying job opportunities.</i>
	3.2 Help everyone afford a comfortable standard of living
	3.3 Reduce poverty and income inequality
	3.4 Meet local needs locally
	3.5 Increase the circulation of wealth within the region
	3.6 Harness the economic potential of the coast in a sustainable way
	3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising
	3.8 <i>Contribute to the regeneration and quality and diversity of the tourism industry</i>
	3.9 <i>Reduce reliance on seasonal and part time work within Torbay.</i>
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
	4.2 Reduce the need/ desire to travel by air
	4.3 Help everyone access basic services easily, safely and affordably (in line with projected population increase)
	4.4 Make public transport, cycling and walking easier and more attractive
	4.5 Encourage a switch from transporting freight by road to rail or water
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species (taking account of climate change)
	5.2 Promote the conservation and wise use of land
	5.3 Protect and enhance landscape and townscape
	5.4 Value and protect diversity and local distinctiveness including rural ways of life
	5.5 Maintain and enhance cultural and historical assets
	5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change)
	5.7 <i>Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration</i>
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and 'carbon emissions'
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)
	6.3 Minimise consumption and extraction of minerals
	6.4 Reduce waste not put to any use
	6.5 Minimise land, water, air, light, noise and genetic pollution
	6.6 <i>Maintain and enhance the quality of Torbay's beaches and coastal waters</i>

These objectives have been successfully tested for internal compatibility and for compliance with SEA Directive. The findings can be viewed in Appendix D.

4.3.2: Sustainability Appraisal Indicators

As part of the SA Scoping stage a full list of all SA indicators by which to test the Plan for sustainability was developed and is included in Appendix D. A full list of indicators covering broad sustainability issues in Torbay is included in Part 1 of the Scoping Report. Within this list there are a number of indicators which are relevant to the Planning Contributions SPD for example:

- Number of SOAs in the top 10% for Living Environment Deprivation
- Affordability ratio of house price to average earnings
- Ratio of lower quartile house price to average earnings
- Registered Social Landlord Stock and Local Authority dwelling stock as a percentage of total dwelling stock
- Number of households awaiting housing association property
- Population in Torbay
- Trips to work/school by car
- Public transport patronage

It is notable that whilst these indicators do relate in some way to the Planning Contributions SPD, the links are indirect and the data derived will be influenced by issues and areas outside of the remit of the Planning Contributions SPD.

Limitations:

Every effort has been made to provide indicators for each of the sub objectives as listed in Appendix D. However it should be recognised that not all aspects are easy to measure. For example the qualitative nature of 'lifestyles free from anxiety and exhaustion' is difficult to measure but still represents an important factor to consider during the assessment process (hence the sub objectives are retained in the framework). In this case measurement of sub-objectives may be skewed towards indicators which are collectable. This may result in a deficiency of qualitative indicators as the survey work from which this type of data is derived tends to be done irregularly and on an ad hoc basis. It is anticipated that the SA indicators will be collected for the Planning Contributions and Affordable Housing SA Scoping Report annually and that every three years will be accompanied by an analysis and commentary which will take on board discussions with relevant Council Officers and organisations as to the wider (more qualitative) issues surrounding the quantitative data.

5. Developing and Refining Options

5.1 Introduction

The next stage in the SA process ran parallel to the Issues and Options Stage of the planning process for the Planning Contributions and Affordable Housing SPD. The report was part of Stage B (See Appendix B for SA stages) in the SA process and aimed to test each of the Planning Contributions and Affordable Housing SPD options for sustainability identifying any potential positive or negative effects. The full detailed appraisal is included in Appendix E. The findings within the report informed the Council and consultees of the sustainability implications of each option in order to assist in deciding on the most appropriate one to take forward.

The report compared the sustainability implications of using each of the following three methods proposed:

- *Option 1: Status Quo*
- *Option 2: Tariff Approach*
- *Option 3: Mixed Approach*

When considering different options for the progress of a plan, a 'Business as usual' option is considered. This helps to determine if the plan options would help to improve sustainability in comparison to what would happen should the plan not be implemented. Option 1, 'The Status Quo' represents the 'business as usual' option.

Hypothetically, it would be possible to consider a 'no contribution' option. However, such an approach is very unlikely to be taken by any local planning authority. It would moreover be likely to be criticised by Government, since a 'no-contributions' approach would not be actively promoting sustainable communities objectives. Therefore, this scenario has not been discussed.

Definitions of planning contributions, obligations and related terminology can be found in the main Planning Contributions and Affordable Housing SPD document.

Box 1: Options considered in the Issues and Option paper on the Planning Contributions and Affordable Housing SPD.

Option 1: Status Quo: This would simply formalise the arrangements already in place. At present contributions are usually sought for affordable housing, education, public transport and open space and conservation if there is a particular need.

Option 2: Tariff Approach: This would introduce a 'roof tax' or 'development tariff' that would be payable at a standard rate according to the type and size of development proposed. This would then be allocated on the basis of corporate priorities. The tariff would need to be calculated on the basis of the need arising from development for infrastructure.

Option 3: Mixed Approach: This would seek to reflect the Government's most recent emerging guidance and seek contributions for (a) affordable housing (b) on-site mitigation measures and (c) broader sustainable communities infrastructure. This approach could set broader infrastructure contributions as a tariff based on the cost to the community of the development, affordable housing would be sought as on-site provision wherever possible.

5.2: Key Findings

Option 1, Status quo: This approach would be quick and simple but likely to be rather out of date in view of current changes being suggested by central Government. There would be no scope to improve the system, for example by changing site size thresholds or targets for affordable housing. This option is beneficial in providing a very site-specific approach designed to meet the exact needs arising as a result of the development. This will be beneficial in addressing a number of key sustainability issues. However this option offers limited scope to introduce new contributions for example for culture or arts. It would also preclude the updating of contributions for example by lowering the threshold for affordable housing to lower the threshold for affordable housing provision.

Option 2, Tariff Approach: This approach would be clear and certain. The main pitfall is that it could not easily deal with the on-site provision of affordable housing. The option is beneficial in allowing contributions to be made for a wide variety of sustainability issues. However its approach to distributing this finance has some serious problems. Option 2 loses the direct link between site specific issues and contributions sought. As finance gained will be allocated on the basis of corporate priorities this may mean finance requested for one sustainability issue, e.g. open space may be reallocated for other uses higher up the corporate priority list or even to another geographical areas within Torbay away from the site. This may lead to concentration on a small number of key sustainability issues and neglect of other sustainability issues (culture/ heritage/ open space) which are of similar importance and the neglect of which may have long term negative and cumulative impacts on local quality of life. The option is unlikely to deal effectively with affordable housing, which should be provided on site where possible rather than via a financial contribution.

Option 3, Mixed Approach: This approach is the most comprehensive and reflects Government guidance most closely. The danger is that there will be pressure to set the level of contribution too high. This option provides opportunities to cover a range of sustainability issues, many of which on site specific level, providing opportunities to closely match needs arising from a development with the contributions sought. It also provides opportunities for new contributions to be sought for areas such as art and wildlife conservation.

6. SA of Saved Policies:

6.1: Introduction

The saved policies to which this SPD is related have not been subject to full SA/SEA therefore to ensure that a thorough approach has been taken to the assessment of the SPD; it has been deemed prudent to undertake a basic appraisal of the relevant local plan policies to ensure their compatibility with the SA Framework objectives (Appendix F). The most significant policies are those relating to transport and community facilities and particularly affordable housing, (for which the full transcript of the policies is given).

Other policies such as landscape, archaeological protection and biodiversity which are mentioned in the SPD are very standard, conforming to national and regional policy and guidance, and it is not considered necessary to carry out an appraisal of those policies.

6.2: Summary of SA of Saved Policies

Policy H5 Affordable Housing on Identified Sites adopted Torbay Local Plan 2004

The provision of around 1350 new units of affordable housing – equal to 135 units per annum of affordable housing over the remainder of the Plan period (2001 – 2011) are proposed to meet the identified need.

These units are to be delivered through a subsidy at below the open market rate. Where appropriate they will be secured by a Section 106 Agreement and involve a Registered Social Landlord. An element of supported housing will be sought. The following locations (set out in table 2, page 46 of the Adopted Torbay Local Plan Written Statement) have been identified as sites to meet part of this need. Negotiations about the amount of affordable housing will be governed by the indicative targets set out in table 2 (in the Written Statement).

Policy H6 Affordable Housing on Unidentified Sites adopted Torbay Local Plan 2004

The Council will seek to secure an element of affordable housing on all sites for residential development that meet the minimum threshold requirements permitted by Government.

The appropriate level and type of provision will be for negotiation between the Council and the developer. In the assessment of proposals, consideration will be given to:-

- a) the accessibility of the site to local services and facilities and public transport;*
- b) the particular costs associated with development of the site;*
- c) whether the provision of affordable housing would prejudice the realisation of other planning objectives; and*
- d) the need to create a successful housing development.*

The current minimum site size threshold permitted under Circular 6/98 is developments of 15 units or more, or 0.5 hectares or more in area. These thresholds may change during the Plan period. (Note PPS3 has now replaced Circular 6/98 – see above).

The policies closely reflect planning policy guidance at the time of adoption of the plan and achieve the fundamental aim of providing a clear policy basis for the requirement for affordable housing. Therefore fundamental SA objectives are progressed. It is assumed that updating of the policy will take place to reflect the requirements for sustainable construction, energy efficiency and revised thresholds as expressed in the SPD.

Transport Policies

Policy TS of the Adopted Torbay Local Plan sets out a land use transportation strategy which seeks to reduce the environmental impact of transport systems, to reduce the need to travel by car and to encourage sustainable transport measures. Policy T1 'Development Accessibility' requires all development to be accessibly located and Policy T2 'Transport Hierarchy' promotes walking, cycling and public transport. Various policies in the transport and accessibility chapter of the Local Plan deal with sustainable means of transport. Policy T24 requires new development to contribute to traffic reduction and safety measures in traffic management zones. (A full transcript of these policies is appended to this document)

These policies directly address the need to reduce travel and provide access to facilities by other means such as walking and cycling. There will be direct positive impacts for climate change, pollution, community inclusion and health. No negative impacts have been identified.

Policy CF6 is the policy which states that appropriate contributions to social, physical or environmental infrastructure will be sought when they are required for the development to proceed. Policies CFS and CF1 seek to ensure the provision of community infrastructure. Policy CF2 requires new development to be designed to minimise crime. The minimisation of crime through good design is an important 'site environment' matter that will be sought through the normal development management parcels. Policy CF7 specifically seeks education contributions.

The policies clearly reflect government guidance and the need to develop sustainable communities. They provide a solid base from which to seek appropriate contributions to education, health and community facilities which in turn will reduce the need to travel. No negative impacts have been identified.

6.3: Conclusion

The above appraisal illustrates that there are no conflicts of aims or purpose of the saved policies with the SA Framework objectives. The most significant policies i.e. affordable housing which must be dealt with through planning obligation and a subsequent s106 have been dealt with in detail whilst a combined assessment using professional judgment has been taken of the other significant policies with reference to community facilities and transport infrastructure/improvements. The policies strongly reflect, reinforce and enable both national guidance and policy and the aims of the local community strategy and local plan.

7. SA of Preferred Options:

7.1: Introduction

In July 2007 an early draft of the SPD was subject to an initial sustainability assessment. Key findings from this assessment included a need to adopt a robust approach to sustainable transport; a need to better consider open space and biodiversity; a need to focus on environmental matters rather than social and economic sustainability; and the need to clarify how a loss of employment contributions will be spent. These suggestions were incorporated into the next draft of the SPD.

During August 2007, the Planning Contributions and Affordable Housing SPD (Preferred Options) were appraised in detail. The likely effect of each Option upon each SA Objective was considered, with comments about whether the Option is likely to progress or conflict with each SA Objective recorded in matrices. These matrices are presented in Appendix G.

Where conflicts were identified, possible measures to offset adverse effects (mitigation measures) were considered, and these recommendations are provided in the right hand column of each matrix, again presented in Appendix G. Generally these relate to minor changes to the wording of individual sections of the SPD.

7.2: Summary of SA of Preferred Options

A summary of findings and recommendations is presented below. Recommendations focus on aspects for improvement, thus the content of the report is necessarily skewed towards those aspects where potential adverse effects could arise. On the whole, the findings of the SA suggest that the emerging SPD will make significant contributions to the progression of SA Objectives.

The SPD requirements for contributions/obligations are set out under three themes:

1. **Development Site Acceptability**
2. **Affordable Housing**
3. **Sustainable Development Contributions.**

Each section addresses very specific areas of obligation, for example, landscaping, archaeology, design, affordable housing, and as such have specific areas of impact. The SA concentrates on the high level objectives which are directly relevant to the topic under assessment and where indirect impacts are identified these are also included. This approach produces a manageable and readable assessment which concentrates on key issues. The SPD has been subject to assessment at the Issues and Options stage and this SA builds on the work already carried out.

1. Development Site Acceptability Obligations

This relates to works that must be carried out directly to the site to render development workable in physical terms. It includes matters such as access and landscaping. Many matters can be addressed through the use of conditions rather than requiring a legal Agreement.

Direct site access/safety measures

There is an expectation that developers will pay for direct access to a development site and/or additional works necessary for safety or operational purposes (e.g. traffic lights, pedestrian crossings, footpaths etc). Highway works are currently provided for through S278 of the 1980 Highways Act. The Council will require site access and associated works to be carried out by the developer under Section 278 in most instances.

Safe access to development is a prerequisite for the relevant Highway Authority and it is appropriate that the Council seeks these necessary works. There is no significant impact on sustainability although the provision of adequate infrastructure is a requirement.

Direct replacement / substitution contributions

Circular 5/2005 indicates that S106 Agreements can be used to provide compensation or replacement of features, resources or habitats that are lost or affected by development. Usually replacement will be in-kind and can be secured through a planning condition (for example providing replacement public open space or tree planting). However there may be instances where a financial contribution is an appropriate way to bring forward benefits on adjoining land. This could include matters such as a contribution or donation of land to Torbay Coast and Countryside Trust for countryside management.

Although the principle of compensating for or replacing features, resources or habitats that are lost or adversely affected by development appears to be positive for environmental and social SA objectives there is an underlying concern that paragraph 2.5 could be interpreted as meaning that such losses are generally acceptable. It should be made clear that there are some features, resources or habitats which are irreplaceable and replacement or mitigation neither possible nor acceptable.

Environmental Quality

This includes measures such as noise dampening measures, measures to minimise light pollution etc. These matters are addressed in the Environmental Policy chapter of the Adopted Torbay Local Plan. They will usually be achieved through planning condition.

Noise and light pollution can have a significant cumulative impact on the quality of the countryside both in terms of landscape and biodiversity. Although usually controlled by condition, this section of the SPD is welcome in recognising the potential for adverse impact.

Flooding

Developments within high probability flood risk areas (especially '3a' or '3b' areas) will need to avoid basement or ground floor residential developments unless of a raised level and flood proofed. More major developments within '3a' high flood risk areas will be required to contribute to wider defence works, if these are necessary to the safe functioning of the development. Further information on Torquay Harbour is set out in the Torquay Harbour Area Action Plan.

This is an important section of the SPD for an area which suffers from flash flooding and potential sea level rise and coastal erosion. Whilst the policy seeks to avoid the negative social and economic impacts of flooding through requiring appropriately designed buildings it leaves the fundamental question of the sustainability of developing in flood plains. However it is acknowledged that there is a climate of opinion that states that the country will need to build in these areas to meet the housing requirement, so there has to be a balance between all the objectives. Whilst it is recognised that the SPD is not a site allocation document, reference to the sequential approach to development outlined in PPS 25 could be made within the SPD to strengthen and clarify the policy stance on flood risk.

Energy Efficiency

Policy EP1 'energy efficiency design' and Policy EP2 'renewable energy' of the Adopted Torbay Local Plan supports the use of renewable energy so long as amenity, health etc are not adversely affected. Policy CO11 'Conserving Energy Resources' of the Adopted Devon Structure Plan 2001-2016 requires that direct and indirect energy consumption in new development should be minimised. Structure Plan Policy CO12 promotes renewable energy development.

Development Policy G of the emerging RSS will require that all new and refurbished buildings achieve at least Code for Sustainable Homes Level 3 (25% energy efficiency improvement on 2006 Building Regulations Standards (Part 6)). Larger scale developments, particularly in urban extensions should meet Code for Sustainable Homes Level 5 (zero emissions from heating, hot water, ventilation or lighting).

It is recognised that planning cannot require current Building Regulations to be exceeded in all instances. However energy efficiency measures should be incorporated into development, particularly on greenfield land.

This section performs well against the SA environmental objectives with positive long term and cumulative impacts identified. Concern is expressed over the potential increase costs in achieving level 3 Code for Sustainable Homes but this must be balanced against the positive environmental

outcomes. This section could usefully incorporate reference to BREEAM standards for commercial development which would increase the positive impacts.

Municipal Waste and Recycling

Torbay's population is growing and Torbay's projected municipal waste will be over 90,000 tonnes by 2025. Local authorities will be heavily penalised for exceeding their allocated landfill allowance under the Landfill Allowance Trading Scheme which came into force in 2005/2006. The cost to Torbay is likely to be at least £27,000,000 by 2020 if we continue as we are.

All development should make provision for adequate storage of waste and recycling materials. Larger developments will need to incorporate facilities for the recycling of glass, paper, clothes etc. This can often be achieved through conditions or the usual development management process.

As noted above Torbay has an acknowledged problem with levels of municipal waste. This is clearly recognised in this section and the issue is dealt with to a large extent through the requirement for new development to meet level 3 of the Code for Sustainable Homes.

Biodiversity

Development should avoid harming habitats such as hedge rows and trees. Measures such as wildlife habitats, bird or insect boxes etc may be necessary in order to mitigate the impact of development (see policy NCS of the Adopted Torbay Local Plan). Much of this can be achieved through careful design and the use of conditions. However, in some instances a commuted sum to Torbay Coast and Countryside Trust may be the most appropriate way of securing biodiversity/ green infrastructure objectives.

Torbay has significant populations of both protected bats and birds and is generally rich in biodiversity. This policy is welcome and progresses biodiversity objectives.

Landscape

Landscape measures such as on-site planting or off-site strategic landscaping (see Policy L9 of the Adopted Torbay Local Plan). Note that these would usually be achieved through condition. However, a S106 Agreement may be required for off-site planting or for management.

Provision of landscape planting of appropriate indigenous species brings both environmental and social benefits. Such areas can provide valuable areas for recreation, biodiversity and act as pollution 'sinks' and 'green lungs'. It is important that new landscaping is integrated into the special landscape qualities of the area which are part of the focus of the tourist industry. Therefore this section performs well against relevant SA objectives.

Conservation / design

Policies in the Built Environment chapter of the Adopted Torbay Local Plan seek a high quality of design both within and outside of conservation areas. Layout and design matters will usually be dealt with through the development control process, but there may be instances where a contribution towards replacement architectural or townscape features is sought. In the case of major commercial developments it will often enhance the development setting for there to be public art or similar feature. These could be either provided directly by the developer or through pooled contributions.

As noted in the SPD design issues are usually covered during the development control process and the Council has also produced an Urban Design Guide SPD (adopted February 2007). Therefore such obligations as envisaged in this section will be rare but could be used when implementing regeneration and townscape improvement plans.

Archaeological Protection

Archaeological Assessment may be required as part of the planning application process (see Policy

BE9 of the Adopted Torbay Local Plan). Protection retention or recording of features will usually be an on-site development control matter. However, there will be instances where an S106 contribution is sought for the preservation or curation of archaeological artefacts (see Policy BE10 of the Adopted Torbay Local Plan).

Again archaeological issues are customarily dealt with through planning conditions. However this section does cover occasions when archaeological sites/finds may be significant enough to warrant interpretation and access so there are direct positive impacts for cultural/heritage objectives and the potential indirect positive impact for the tourism economy.

The following two sections are so specific that they have been considered together in the interest of producing a concise and readable document.

Physical Safety

This will often be dealt with through conditions for example requiring railings, safe play equipment, security lighting of paths etc. Developers will need to liaise with the Council to ensure that play equipment, paths etc are of an adoptable standard.

Maintenance of Public Open Space

The Council will require a contribution towards maintenance of public open space, play parks etc provided as part of developments.

This section requires the provision of adequate open space and play areas to serve new development and also that all such infrastructure is of a suitable and safe standard. This has very positive social impacts and the provision of safely lit paths will assist meeting environmental objectives through encouraging people to walk and cycle thereby reducing pollution and contributions to climate change.

2. Provision of Affordable Housing

On the basis of Adopted Torbay Local Plan policies, thirty percent (30%) affordable housing is sought on residential developments of 15 or more dwellings. Of this 30%, three quarters should be for social rent and one quarter for intermediate sale or rent.

The value of the developer/landowner contribution towards providing the affordable housing will be assessed on the basis of the amount of money a registered social landlord is able to raise for the affordable units (through rent and possible grant – referred to in the SPG as ‘Supportable Deficit Transfer Price’). This approach allows a ‘fall back’ provision whereby affordable housing can still be provided even if no public subsidy is involved.

Affordable housing should be provided in kind and on-site. Commuted sums for off site provision will only be permitted in exceptional circumstances.

Requirement of Affordable Housing

On the basis of Torbay’s high level of housing need, 30% affordable housing will be sought on all developments of 10 or more dwellings. This includes:

- *new build, conversions and mixed use schemes,*
- *sheltered housing developments,*
- *schemes designed for student accommodation where there is no legal restriction on future occupation solely to students,*
- *phased developments where the threshold will be exceeded by cumulative totals,*
- *developments by registered social landlords (formerly known as housing associations),*
- *schemes for very small units that may be at the bottom ‘low cost’ end of the market such as self contained studio and micro apartments.*

Figure 6 – Affordable Housing Site Size Thresholds

Site Size	Affordable Housing %	Tenure Mix	Provision
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15+ dwellings	30%	75% for social rent 25% intermediate	On site
10-14 dwellings: houses or greenfield site*	30%	50% for social rent 50% intermediate	On site
10-14 dwellings: flats or brownfield* (excluding back gardens)	30%	Intermediate housing	Usually on site

Note: The differentiation between brownfield and greenfield is an approximation of the likely development costs. Therefore curtilages of dwellings and similar technically brownfield but actually greenfield in terms of cost profile sites, will be considered as greenfield sites.

The section positively and directly addresses the social SA objectives and the shortage of affordable housing in the area. Environmental impact of affordable housing will be partially locational and site specific and controlled by development control policies, and partially dependant on the levels of energy efficiency and sustainable construction techniques required. The requirement to meet Level 4 of the Code for Sustainable Homes when extra funding is available is welcomed but more widespread environmental and social benefit could be achieved through making it explicit that Level 3 of the Code as the base standard for affordable housing as well as open market housing. Although the document should be read as a whole and energy efficiency is covered under development site acceptability (Development Policy G of the emerging RSS which will require that all new and refurbished buildings achieve at least Code for Sustainable Homes Level 3 (25% energy efficiency improvement on 2006 Building Regulations Standards Part 6)).

3. Sustainable Communities Infrastructure

This includes community infrastructure which is required in order to make development sustainable and acceptable in spatial planning terms. This area includes matters such as sustainable transport, compensation for the loss of employment, safer communities and lifelong learning.

Sustainable Transport

All developments or re-developments should be assessed to identify if they should contribute towards public transport.

a. Revenue support over a given period towards subsidised bus services and to support additional weekend/evening/early morning journeys, the latter types may be either on subsidised or commercial routes.

b. Capital funding for:

- *Buses for the network or specified local/social services*
- *Real Time Information (RTI) infrastructure including Smart Card projects and smart ticketing options*
- *Support for concessionary fares schemes under the Transport Act 2000*
- *Bus service monitoring and reporting including travel planning*

In calculating obligations, regard will be had to the accessibility of development including availability and capacity of public transport within walking distance (about 400 metres) of the proposed development. In addition, local air quality (particularly the proximity of Air Quality Action Zones) and the effect of traffic generation by development will be taken into account.

This section performs well against the majority of the SA objectives particularly through increasing access to facilities and the potential to reduce use of the private car which has positive implications for climate change. It is appreciated that the sustainable transport contributions take account of the fragility of the local economy but it is suggested that Green Travel Plans can incorporate measures which do not represent unacceptable financial restraints. This could be mentioned within the text although these are matters more likely to be dealt with through condition or section 278 agreements.

Compensation for loss of employment: Community Plan Theme – The New Economy

Where a development proposal results in the loss of jobs (for example change of use away from offices or workshops), a commuted sum will be required to help create similar employment elsewhere in Torbay.

Such contributions will be ring-fenced for investment in regeneration projects and unlocking employment development. They will be used to help provide enabling infrastructure such as site servicing or decontamination costs for regeneration and employment generating schemes. Priority will be given to Brixham Harbourside and Waterfront regeneration and to improving the accessibility of the road network serving employment proposals, particularly to encourage alternatives to the private car.

As noted in the SPD Torbay has a very poor economic profile and improving Torbay's prosperity is a key issue for the District. This section seeks to ensure that when land is lost for employment use, often to higher value uses such as housing, that the local economy is not undermined and further disadvantaged. Only one possible minor adverse impact has been identified; land / premises which are no longer suitable for modern employment use has been a source of PDL redeveloped to meet the housing requirement. Increased costs may reduce such redevelopment.

Safer Communities Torbay

When determining proposals for residential developments, the Planning Authority will consider the need for additional street wardens or Police Community Support Officers to support the development where residential developments do result in the need for additional resources, contributions will be sought towards a street warden (or part of a post) who will be dedicated to dealing with the development area and its immediate surrounding.

Commercial Developments

Non Residential development may generate a need for additional policing, particularly in alcohol and leisure developments. As well as Police Officers, this includes Taxi and Street Marshals, "Know the Code" safe and sensible drinking campaign promotion, alcohol education and town centre management.

Schemes will need to be assessed on their merits in terms of their impact (see paragraph 4 above). However developments that are likely to generate a particular need for a safer communities contribution include:

- *Class A4 drinking establishments (community policing, taxi marshals, CCTV, drug and alcohol awareness)*
- *Class A5 takeaways (street cleansing, town centre management)*
- *Nightclubs (community policing, taxi marshals, CCTV, drug and alcohol and health awareness, street cleansing)*

Casinos – will need to be addressed on the merits of the proposal but likely need for gambling awareness contributions.

Crime and the fear or perception of crime can have a very negative impact on health and well being. This section addresses many issues involved in community safety in both residential and economic developments and as such positively progresses health and community SA objectives.

Education

It is recognised that school numbers have been falling in recent years and that education is funded principally through central Government (DfES). On this basis, education contributions will only be sought from developments where there is a significant shortfall in school places in the locality or where the need generated by development would exacerbate a qualitative deficiency.

In addition the Council, as a unitary authority, has a responsibility to provide a range of lifelong learning services to adults, including adult community learning centres, museums and libraries.

This is a very specific issue and will have both short and long term positive impacts for the relevant social and economic objectives.

Greenspace And Recreation Contributions. Community Plan Theme: Pride in the Bay.

The provision of open space will be assessed on its merits having regard to the Local Plan and Greenspace Strategy Policy Framework. Regard will be had to the location, capacity and condition of existing open space, as well as the likely demand on it that development creates.

Table 15 above gives a hypothetical cost per person of providing Greenspace. However it is recognised that provision will often be in kind through the provision of play parks etc on site.

Where public open space is provided through a S106 (or other means) by a developer, it should in all cases make financial provision for 10 years maintenance. It is considered by the council that maintenance is essential and therefore these payments should be prioritised (ie treated as site environment matters).

Where no new open space is provided to serve new dwellings, the council may seek contributions to ensure that proper provision is maintained within the vicinity of the development (for example by improving management and facilities of existing properties).

This section performs extremely well in terms of social objectives related to health and well being, which is its primary focus. However there are indirect beneficial impacts for landscape, biodiversity, pollution and climate change.

7.3: Secondary, cumulative, synergistic impacts

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 DCLG 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.

The above three effects are often categorised as 'cumulative effects'. In terms of the Planning Contributions and Affordable Housing SPD a number of cumulative effects were identified throughout the appraisal of options and preferred 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. Cumulative effects relating to the Planning Contributions and Affordable Housing SPD include:

- **Quality of open spaces:** This is of particular concern under option 2 (Tariff Approach), where funds gained from contributions are allocated based on Corporate priorities. Where open spaces do not rank as highly as, for example, education, this may lead to a limited amount of funding going towards open space provision. This could have long term implications for the quality of such spaces which have a critical role in quality of living environment.

- **Flooding:** Incremental development without consideration of flooding issues can, and is having a significant impact on surface water flooding in Torbay as a result of a gradual increase in the amount of hard surfaces being created. This is creating new flooding issues in the lower reaches of surface water drainage catchment areas where there is insufficient capacity to take the increase in runoff caused by increasing number of hard surfaces. Development within floodplains will bring about higher development costs where contributions to flood risk defences are required. There is potential for an increase in the cost of developing both market and affordable housing, which will have a negative impact on achieving sub-objective 2.1. The impact on flooding is considered under sub-objective 5.6.
- **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. Planning Contributions and planning conditions have an important role to play to prevent poorly landscaped incremental development which would have a detrimental impact on Torbay's overall landscape/ townscape. The impact on landscape is considered under sub-objective 5.3.
- **Transport patterns:** The level and use of planning contributions for public transport will determine the extent to which people use such sustainable modes of transport in the incremental development across the Bay. Where planning contributions for public transport are insufficient or where it is diverted for other uses this will not assist in encouraging people out of their cars and into public transport. The impact on transport is considered under objective 4.
- **Affordable housing:** Affordability is a significant issue in Torbay. A heavy reliance is placed by the Government on planning contributions for the provision of affordable housing units to help address the need for housing. The impact on housing under each option is considered under sub-objective 2.1.
- **Climate Change:** Climate Change is a cumulative effect resulting from increased development (therefore increased energy usage and travel causing greenhouse emissions). However, as the SPD is not in itself promoting development, it is unlikely to contribute to this effect. Further, the SPD contains a positive response to this issue through assisting in reducing car travel and energy usage. These effects are considered under objectives 4 and 6.
- **Health:** The SPD is considered to have a positive overall effect on public health, through increased funding for public open space, safer, and therefore, more walkable communities and reduced car usage (with positive effects for air quality). These effects are considered under objectives 1 and 5.

7.4: Conflicts in sustainability

Planning contributions have the potential to address a number of sustainability issues which may arise as a result of development. However it should be recognised that only a certain amount of finance can be expected from each development and a careful balance is required to avoid stifling development. With only a certain amount of money in the planning contributions pot, there remains high competition for finance to address a number of sustainability issues in Torbay. An understanding of this has been central to the Sustainability Appraisal process.

8. Monitoring:

Monitoring is an important part of the SA process. This enables any unforeseen impacts of the plan to be identified at an early stage providing opportunities for remedial action. Monitoring is also an important part of the learning process, enabling testing of the predictions made within this report to identify how accurate they were. This feedback enables greater understanding of the interactions between social, economic and environmental factors and will assist in making more accurate predictions in future SA work. In particular monitoring will help to address the following questions:

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

Two sets of indicators will be monitored:

- **Broad SA Objectives:** A set of broad overarching indicators have been identified to test all elements of the LDF for sustainability. A selection of 20 indicators of greatest relevance to the Planning Contributions and Affordable Housing SPD has been selected. (A full list of all SA Indicators is included in Appendix D and those most relevant to the Planning Contributions and Affordable Housing SPD listed in Section 4.3.2)
- Consideration is being given to the development of a second set of indicators. These would be designed to determine if those potential negative impacts identified throughout the SA process and outline in Section 7 actually arise. Data availability for these indicators is to be confirmed and indicated in subsequent reports.

It is anticipated that both sets of indicators will be documented within the Annual Monitoring Report published annually by the Strategic Planning Group.

Timetable for monitoring:

February 2008	SPD due for adoption by Council
April 2008	Ensure mechanisms are in place to start collecting the first years' data on the indicators
March 2009	End of first year's data collection.
December 2009	Report data in the AMR in September to be published in December 2008

9. Summary/ Key findings

As a result of the SA work it has been determined that implementation of the Planning Contributions and Affordable Housing SPD will bring a number of sustainability benefits to the Torbay area. Generally, the SPD performs well against the SA objectives and will have positive and long term effects for sustainability. These include positive effects for climate change through encouraging energy-efficient housing and reducing reliance on the private car, and positive impacts for community, health and wellbeing through improving the quality and quantity of open spaces. The SPD may also have positive indirect effects on biodiversity and in reducing pollution.

As the SPD has progressed through the planning process a number of changes have arisen as a result of the SA process. In particular the Sustainability Appraisal of Issues and Options highlighted the need for a more detailed look at the levels affordable housing in Torbay, which is a significant issue. An under-provision of affordable units could exacerbate the already high number of people on the waiting list for affordable housing.

The current SPD Preferred Option has incorporated this issue to ensure that 30% affordable housing will be sought on all developments of 10 or more dwellings, which will directly and positively address the significant lack of affordable housing in the area, allowing people to remain in their chosen communities or workplace.

10. Next steps...

The next stage in the development of the Planning Contributions and Affordable Housing SPD is to take on board the feedback from this consultation and update the SA Report accordingly, appraising any significant changes to the draft SPD.

A full final Sustainability Appraisal will be submitted alongside the final SPD. A statement will be published upon adoption of the SPD to indicate how the sustainability appraisal process and consultation responses have influenced the development of the SPD. These documents will be made available in hard copy in the locations listed on the inside cover of the report and in electronic format on the LDF website (www.torbay.gov.uk/ldf - click on sustainability appraisal).

List of Appendices

A number of Appendices are available which provide the background detail for this report. The following appendices are available on the Torbay Council LDF website (www.torbay.gov.uk/ldf - click on sustainability appraisal) or by request from the Strategic Planning Group via the contact detail on the inside of the front cover.

Appendix A:	Compliance with the SEA Directive. Lists SEA Directive requirements and shows where they have been met within the SA report
Appendix B:	List of Consultees for the SA Scoping Report
Appendix C:	Summary of consultation responses from the SA Scoping Report
Appendix D:	SA Framework. Details the 37 detailed objectives which sit under the 6 High Level objectives. Also lists relevant SA indicators.
Appendix E:	Detailed SA of Issues and Options
Appendix F:	Detailed SA of Saved Policies
Appendix G:	Detailed SA of Preferred Options

Glossary

ACRONYM	FULL TITLE	DEFINITION
AONB	Area of Outstanding Natural Beauty	Areas designated by the Countryside Agency and confirmed by the Secretary of State for the Environment to conserve the natural beauty of the area.
AMR	Annual Monitoring Report	Part of the Local Development Framework. Will assess the implementation of the Local Development Scheme and the extent to which the policies in local development documents are being successfully implemented.
CWS	County Wildlife Sites	Represent the best examples of semi-natural habitats within the County and many are likely to support rare and local species and communities.
DPD	Development Plan Document	Part of the 'portfolio' of documents which make up the Local Development Framework. These form the development plan for the local authority and include core strategy, site specific allocations of land and area Action Plans. Other development plan documents, including generic development control policies, can be produced.
DCLG	Department of Communities and Local Government	This is a Central Government department charged with the responsibility for planning.
LDF	Local Development Framework	New system for planning, introduced by the Planning and Compulsory Purchase Act 2004, which replaces existing Local Plans currently prepared under the Town and Country Planning Act 1990 (as amended).
LDS	Local Development Scheme	To implement the new development plan system (the LDF), the Council must prepare and monitor a three year management plan, known as the Local Development Scheme (LDS).
LDD	Local Development Document	The LDF consists of a 'portfolio' of Local Development Documents which will provide and deliver the spatial planning strategy. LDDs are likely to be a mix of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), together with a Statement of Community Involvement (SCI) and Annual Monitoring Report (AMR).
LWS	Local Wildlife Sites	Sites identified by Torbay Council as being of wildlife importance but that do not meet the strict scientific criteria necessary for selection of CWSs but are still of great value for wildlife within the context of Torbay. These sites may particularly have important social, recreational, landscape or aesthetic value.
PCT	Primary Care Trust	PCTs are part of the NHS responsible for the planning and securing of health services and improving the health of the local population. PCTs ensure the provision of health services including GPs, hospitals, dentists, mental health care, Walk-In Centres, NHS Direct, patient transport (including accident and emergency), population screening, pharmacies and opticians. In addition, they are responsible for integrating health and social care.
PDL	Previously-Developed Land	'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.' PPS3 Housing
PPG	Planning Policy Guidance Note	Central Government publication under the old planning system outlining good practice on a particular planning

		topic.
PPP	Plans, Policies and Programmes	A review of plans, policies and programmes relevant to the plan being assessed comprises an essential element of the sustainability appraisal process
PPS	Planning Policy Statement	Previously known as Planning Policy Guidance Notes these are issued by the Office of the Deputy Prime Minister and set out the Government's land use planning policies for England under the new planning system. They must be taken into account in preparing the development plan. They are a material consideration in determining planning applications, and generally supersede development plan policies if they are of a later date.
RPG	Regional Planning Guidance	Guidance which sets out broad patterns of development at a regional level. RPG10 (2001) deals with the South West.
RSS	Regional Spatial Strategy	RSSs will replace RPGs and Structure Plans as a result of the Introduction of the Planning and Compulsory Purchase Act 2004. RSSs will form part of statutory development plan system.
S106	Section 106 Agreement	Legal agreement between the Council and a developer relating to planning obligations.
SA	Sustainability Appraisal	Assessment that considers social, environmental and economic effects of a plan
SAC	Special Areas of Conservation	Internationally important areas designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna.
cSAC	Candidate Special Area of Conservation	A candidate area for the SAC (see above).
SEA	Strategic Environmental Assessment	Derived from the SEA Directive 2001/42/EC which took effect in July 2004. SEA involves the systematic identification and evaluation of the impacts of a strategic action (e.g. a plan or programme) on the environment. Applies to documents such as the Local Development Framework.
SOA	Super Output Area	This is the basis for the geographical comparison of statistical data across England. It roughly coincides with wards but allows a finer grain of analysis at the neighbourhood level.
SPD	Supplementary Planning Document	Part of the 'portfolio' of documents which make up the Local Development Framework (above) under the new planning system. They provide supplementary information in respect of the policies in the Development Plan Documents.
SSSI	Sites of Special Scientific Interest	Nationally important areas of land, designated under Section 28 of the Wildlife and Countryside Act 1981 by English Nature as being of a special interest by reasons of their flora, fauna, geological or physiogeographical features.
	Sustainable Drainage Systems	Sustainable Drainage Systems reduce and slow down the run-off of rainfall from impermeable surfaces - such as roads, pavements, car parks and roofs - in towns and cities. This is achieved through encouraging infiltration of rainfall into the ground close to where it falls, and by retaining runoff in ponds, on roofs and in gardens.

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

List of Appendices

The following appendices provide further detail to the information contained within the main SA Report.

- Appendix A:** Compliance with the SEA Directive. Lists SEA Directive requirements and shows where they have been met within the SA report
- Appendix B:** List of Consultees for the SA Scoping Report
- Appendix C:** Summary of consultation responses from the SA Scoping Report
- Appendix D:** SA Framework. Details the 37 detailed objectives which sit under the 6 High Level objectives. Also lists relevant SA indicators.
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APPENDIX A: Compliance with the SEA Directive

The following table comprises a list of the SEA Directive requirements which need to be met within the Sustainability Appraisal process. The SEA requirements relate to the production of what is referred to in the Directive as an 'Environmental Report' for submission of the SEA in parallel to the SPD. Those tasks of relevance to this SA report have been highlighted below for reference and a section number given to indicate their location within the report. The remainder which are not highlighted will be covered in later stages of the process.

Requirements	Section
<p>Preparing an environmental report in which the likely significant effects on the environment of implementing the plan, and reasonable alternatives taking into account the objectives and geographical scope of the plan, are identified, described and evaluated. The information to be given is (Article 5 and Annex 1):</p> <p>a) An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes;</p> <p>b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;</p> <p>c) The environmental characteristics of areas likely to be significantly affected;</p> <p>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 designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <p>e) The environmental protection objectives, established at International, Community or National level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;</p> <p>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 interrelationship between the above factors. These effects should include secondary archaeological heritage, landscape and the, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);</p> <p>g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;</p> <p>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 technical deficiencies or lack of know-how) encountered in compiling the required information;</p> <p>i) A description of measures envisaged concerning monitoring in accordance with Article 10;</p> <p>j) A non-technical summary of the information provided under the above headings</p> <p>The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan, its stage in the decision making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Article 5.2)</p>	<p>Section 2, 4.1</p> <p>Section 4.2</p> <p>Section 4.2</p> <p>Section 4.2</p> <p>Section 4.1</p> <p>Section 5,6,7</p> <p>Section 5,6,7</p> <p>Section 5</p> <p>Section 8</p> <p>Summary Leaflet</p>
<p>Consulting:</p> <ul style="list-style-type: none"> • authorities with environmental responsibilities, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4) • authorities with environmental responsibilities and the public, to give them an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan (Article 6.1, 6.2) • other EU Member States, where the implementation of the plan is likely to have significant effects on the environment in these countries (Article 7). 	<p>Consultee List – Appendix B</p>
<p>Taking the environment report and the results of the consultations into account in decision-making (Article 8)</p>	

<p>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:</p> <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) 	
<p>Monitoring the significant environmental effects of the plan's implementation (Article 10)</p>	<p>Section 8</p>

APPENDIX B: List of Consultees for the SA Scoping Report

In addition to internal consultation within the Council the following external groups/ organisations have been consulted at various stages of the SA of the Planning Contributions and Affordable Housing SPD:

Government Office for the South West
South West Regional Assembly
Torbay Development Agency
Torbay Strategic Partnership
Area of Outstanding Natural Beauty Partnership
Environment Agency
English Nature
English Heritage
Countryside Agency
Adjoining districts (South Hams, Teignbridge)
Devon County Council
Torbay Housing Partnership

In addition to SA- specific consultees every individual organisation listed on the LDF Consultee database (approximately 500 in total) who received the Pre-Regulation 17 and the Regulation 17 version were signposted to the SA work and given the opportunity to comment upon it.

APPENDIX C: Summary of the consultation responses

Two sets of consultation responses relating to the Sustainability Appraisal have been considered when undertaking the Sustainability Appraisal and in the production of this report.

- LDF SA Scoping work (early 2006)
- Consultation on the Pre- Regulation 17 Sustainability Appraisal (June-July 2006)

Each is summarised below for information purposes. This is not an exhaustive list but merely concentrates on key areas. Greater detail will be provided in the Consultation Statement which will be published once the document has been adopted (This information is available upon request in the meantime).

Consultation responses from the SA Scoping work:

Throughout the broad scoping stage for all the LDF documents a number of comments were received which improved the level of detail of the scoping material. Such comments included the following:

Plans, Policies and Programmes Review:

A number of additional Plans, Policies and Programmes were highlighted to be included, for example:

- Housing: 'The South West Regional Housing Strategy' (2005)
- Health: 'Choosing Health, Making Healthier Choices Easier' (2004), the 'Public Health Annual Report for Torbay 2004-2005' (2005)
- Green Spaces: 'A framework for the future: Green networks with multiple Uses in and around Towns and Cities' and 'English Nature research report 526 – Providing Accessible Greenspaces in towns and Cities'.
- Flooding: 'South Devon Catchments Flood Management Plan'
- Countryside and Rights of Way Act
- South Devon Catchment Flood Management Plan (CFMP)

All of these documents are now included in the broad Plans, Policies and Programmes Review which is available on the internet as Appendix B of the Combined Scoping report. This will therefore feed into all subsequent appraisal work for all LDF documents including the Planning Contributions and Affordable Housing SPD.

Baseline:

It is not anticipated that the scoping report will be re-published with amendments. However the following points have been considered during the assessment process for the Planning Contributions and Affordable Housing SPD at the Issues and Options stage as well as in the final appraisal.

<p>1. Improve Health</p> <ul style="list-style-type: none"> • Tackle health inequalities and the issues which lie behind them to become more socially inclusive • Provide infrastructure to encourage routine daily exercise
<p>2. Support communities that meet people's needs</p> <ul style="list-style-type: none"> • Ensure provision of a range of good quality, sustainably designed and affordable housing which meets the needs of range of social groups (see housing). • Provide everyone with opportunities for education and training both within schools and through life long learning (see learning) • Reduce crime and incorporate crime prevention measures to promote sustainable communities (see crime). • 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 (see vibrant communities). • Promote development of a diverse range of good quality cultural activities which are accessible to all (see culture).

<ul style="list-style-type: none"> • Recognise the social, environmental and economic value of open spaces (see culture). • Ensure provision of sufficient infrastructure to meet the needs of the projected increase in population (see population)
<p>3. Developing the economy in ways that meets people’s needs</p> <ul style="list-style-type: none"> • Assist in regeneration of disadvantaged communities providing people with tools with which to increase income levels and improve their local environment (see poverty and income inequality) • Encourage mixed use developments which enhance vitality and viability of local and town centres and provides a good range of facilities and services (see meeting local needs locally) • Provide the infrastructure to assist in diversifying the economy encouraging development of local businesses as well as encouraging inward investment (see range of job opportunities)
<p>4. Provide access to meet people’s needs with least damage to communities and the environment</p> <ul style="list-style-type: none"> • Discourage car use (see access by car) • 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 (see access by cycling/ walking) • Manage development patterns to make fullest use of public transport (see access to public transport) • Give priority to pedestrians, cyclists and public transport over car users • Ensure accessibility for the disabled (see safe and affordable access to basic services) • Promote an integrated approach to transport and land use planning to increase efficiency of the transport systems • Ensure a sufficient provision of footpaths and cycle routes within new and existing developments
<p>5. Maintain and improve environmental quality and assets</p> <ul style="list-style-type: none"> • Raise awareness of, and protect biodiversity value of designated and non designated sites and their interconnectivity (see protect habitats and species) • Protect and enhance landscape features and characteristics (see landscape and townscape) • Ensure retention of diversity and distinctiveness in building design and development patterns (see diversity and distinctiveness) • Protect, enhance and raise awareness of historic assets and their social, economic and environmental value in Torbay (see historic assets) • Recognise and manage flood risks (fluvial, coastal and surface water) and plan development to minimise it (see flooding)
<p>6. Minimise consumption of natural resource</p> <ul style="list-style-type: none"> • Promote water efficiency and protect water resources (see 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) (see waste) • Minimise levels of land, air, water, light, noise pollution (see pollution)

SA Framework:

Objectives: Few comments were received on the list of objectives although these have evolved from the broad regional basis to consider more locally specific issues. Comments from Government Office South West regarding the objectives have been taken on board and amendments made where felt appropriate. These comments related largely to the number of sub-objectives used. The internal compatibility of the SA objectives has now been considered as a result of comments made by GOSW (See Appendix D).

Indicators: The indicators proposed in this report are continually evolving to take on board new guidance (and recommended indicators) and data as and when it becomes available. The ongoing preparation of Annual Monitoring Reports will assist in aligning the indicators with the AMR indicators to cut down any duplication of data collection.

Additional indicators suggested through consultation include:

- Indicators relating to voluntary/ community groups and investment in them proposed by the Torbay Voluntary Service (inclusion of such indicators is currently being considered in particular in regard to its direct relevance to the LDF) (proposed by Torbay Voluntary Service)

- Maintain area of BAP priority habitats (insufficient information currently available – keep posted on data availability in line with the emerging Torbay BAP)) (Proposed by English Nature)
- Achieve 1ha of Local Nature Reserve per 1000 residents by 2010 (now included) (Proposed by English Nature)
- Indicator on a choice based lettings (now included) (proposed by GOSW)
- Amount of installed capacity for generating renewables in Torbay (insufficient data available – maintain existing indicator (i.e. ‘ Number of medium/ large renewable energy schemes operating in Torbay’))(suggested by Environment Agency)
- Develop further indicators to reflect baseline of historic environments more accurately (see note in indicators table – Appendix D) (suggested by English Heritage)
- Record the number of planning applications that are approved with Sustainable Drainage Schemes (SDS), either the number of the square meterage, which would show the area of improvement in drainage catchments (this is being explored although difficulties exist over the definition of SDS schemes) (suggested by the Environment Agency)



APPENDIX D: SA Framework

The following table details the full list of SA objectives which will be used to test all the Local Development Framework Documents (including the Planning Contributions and Affordable Housing) for sustainability.

High Level objectives	Sub objective (Does the Policy/ proposal...)	Explanation of the sub objective (where not obvious)	What appraisal will look for
1. Improve Health	1.1 Improve health and wellbeing	Access to sickness treatment services contributes, but health is more than this.	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.
	1.2 Reduce Health inequalities	Lower income (or other disadvantage) should not increase exposure to health risks or reduce access to a healthy lifestyle.	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.
	1.3 Promote healthy lifestyles, especially routine daily exercise	Sedentary lifestyles and lack of routine basic exercise are one of the main threats to health.	Patterns of development that make walking and cycling easy and attractive as routine methods of transport
	1.4 Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)		<i>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.</i>
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.
	2.2 Give everyone access to learning, training skills and knowledge	Important both to equip people for economic success and for personal development. The skills levels of the South West is lower than the national average, particularly in the western part of the region, which can hold people back from accessing satisfying work opportunities. The shortage of affordable housing in rural areas can affect supply of rural skill, for example in farming and food workforce, building and essential services	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. Affordable housing for key workers.
	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	For example by fostering mutual trust, self help and reducing the amount of people needing to travel away from home to meet needs. Community involvement in local economies	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.
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.	Work should provide satisfaction as well as income - consider whether jobs are ones people will WANT to do - rather than HAVE to do because there's nothing else. <i>There is a need to diversify Torbay's economy away from an over dependence on tourism in order improve economic stability and raise income levels.</i> Diversification of the economic base to reduce dependence on the tourism industry.	<i>Allocations that provide premises for a range of different employment needs</i> 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.

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High objectives	Level	Sub objective (Does the Policy/ proposal...)	Explanation of the sub objective (where not obvious)	What appraisal will look for
		3.2 Help everyone afford a comfortable standard of living	Can be improved by reducing cash costs – e.g. need to travel. High fares, high housing costs, or by fostering community self help to meet needs - as well as by increasing income.	Whether lower incomes are enough to buy a reasonable standard of living - taking account of (eg) 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.
		3.3 Reduce poverty and income inequality	Levelling up cash incomes helps; so does reducing the disadvantage caused by (e.g.) not being able to afford a car or pay for commercialised services.	
		3.4 Meet local needs locally	Contributes to resilience and community strength as well as reducing the transport and energy intensity of the economy	Maintenance and enhancement of businesses meeting local needs. Encouragement for farmers' markets and farm shops.
		3.5 Increase the circulation of wealth within the region	If businesses spend more of their income on goods and services within the region, this increases the benefits of business activities to the region and its economic security.	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.
		3.6 Harness the economic potential of the coast in a sustainable way	The coastline of the South West is one of the region's greatest, but most vulnerable, assets, particularly in the light of climate change.	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'.
		3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising	Extreme weather, crop failures, water shortages at home or abroad may disrupt trade, long distance transport and availability of energy and other resources, and increase insurance liabilities. South West may become more attractive to visitors and business.	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.
		3.8 <i>Contribute to the regeneration and quality and diversity of the tourism industry</i>	<i>Tourism is an important component of Torbay's economy. In order to maintain it's share in the market it requires improvement and diversification.</i>	<i>Development which assists in regenerating and diversifying the tourism industry.</i>
		3.9 <i>Reduce reliance on seasonal and part time work within Torbay.</i>	<i>Torbay has a high level of part time and seasonal workers which results in low income levels and little security in income.</i>	<i>Development patterns which assist in creation of year round employment with options for fulltime positions.</i>
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	Road traffic is the only major terrestrial source of greenhouse emissions still increasing, the main source of local air pollution, and identified in countless surveys as one of the main threats to local quality of life through danger, noise, vibration and community severance. Car dependence deepens social exclusion and adds to pressures for unsustainable land use patterns.	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.).
		4.2 Reduce the need/ desire to travel by air	Projected increases in air travel threaten to undo the UK's 'Kyoto' achievements. This has led organisations including the Royal Commission on Environmental Pollution and the Sustainable Development Commission to advocate demand management. Increasing air travel is unsustainable. The real problem with air travel is that it goes a long way and there are lots of flights.	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).

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High objectives	Level	Sub objective (Does the Policy/ proposal...)	Explanation of the sub objective (where not obvious)	What appraisal will look for
		4.3 Help everyone access basic services easily, safely and affordably (in line with projected population increase)	Enabling people to get access to what they want in life with less travel is a 'win-win', reducing costs and effort as well as environmental damage.	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.
		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, eg 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.
		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.
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
		5.2 Promote the conservation and wise use of land	Soils are a non-renewable resource. They should be conserved where possible and appropriate to do so for future generations. Much of the region's valuable cultural and natural resources are a product of a rural way of life and require rural skills and farming/stewardship to maintain them.	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	The diversity of the region is one of its major strengths, perhaps best expressed in its landscapes and townscapes, although much new build pays little respect to this (e.g. modern housing estates).	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	The South West's diversity, cultural as well as environmental, is a good in itself and increases resilience to external change.	Policies should avoid 'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.
		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
		5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change)	Existing settlements need to plan for increased risk.	New development and infrastructure should not be built in areas at risk. Relocation and managed retreat may be the best option.
		5.7 <i>Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration</i>		No net loss of habitats and species should be allowed
6. Minimise consumption of natural resources		6.1 Reduce non-renewable energy consumption and 'carbon dioxide emissions'	Renewable energy production and energy efficient technologies help. Best of all, look for ways to design out the need to use energy	Designing buildings to use natural lighting, ventilation and capture the sun's heat. Use of renewable energy where appropriate.
		6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)		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.

High objectives	Level	Sub objective (Does the Policy/ proposal...)	Explanation of the sub objective (where not obvious)	What appraisal will look for
		6.4 Reduce waste not put to any use	The best way - top of the waste hierarchy - is to avoid creating waste at source. Reuse, recycling, digestion and composting are better than disposal.	Provision for composting, digestion, recycling in new development.
		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.
		6.6 <i>Maintain and enhance the quality of Torbay's beaches and coastal waters</i>	<i>The quality of Torbay's beaches is fundamental in maintaining it's market share in tourism.</i>	<i>Development that does not damage but embraces the quality of Torbay's beaches and coastal water.</i>

Check on internal compatibility of SA objectives:

An internal compatibility of SA objectives has been carried out to identify any tensions between objectives that can not be resolved.

The matrix below indicates that overall the SA objectives are compatible with one another. There are a few potential conflicts which may, under some circumstances, require either mitigation or a trade off when considering an individual plan. The key broad conflicts are listed below:

Potential clashes between objective 5 (maintaining environmental quality and assets) and objectives 2 and 3 in relation to the need to meet requirements for housing, employment and other local service provision.

- Potential clashes between objective 6 (Minimise consumption of natural resources) and objectives 2 and 3 in relation to the need to meet infrastructure requirements for housing, employment and other local service provision.

1. Improve Health					✓	Compatible
2. Support Communities that meet people's needs	✓				✗	Incompatible
3. Develop the economy in ways that meet peoples needs	✓	✓			-	No Links
4. Provide access to meet people needs with least damage to communities and the environment	✓	✓	✓			
5. Maintain and improve environmental quality and assets	✓	✓/✗	✓/✗	✓		
6. Minimise consumption of natural resources	-	✓/✗	?/✗	✓	✓	
	1. Improve Health	2. Support Communities that meet people's needs	3. Develop the economy in ways that meet peoples needs	4. Provide access to meet peoples needs with least damage to communities and the environment	5. Maintain and improve environmental quality and assets	6. Minimise consumption of natural resources

Coverage of SEA topics within the SA Framework:

When undertaking a Strategic Environmental Assessment the Directive requires that a certain number of environmental issues are covered. A compliance check of the Strategic Sustainability Assessment from which the sustainability appraisal objectives have been derived, indicates that all the SEA topics have been covered within these objectives. Coverage of all the SEA topics within the SA Framework is indicated below.

SEA Topic	Addressed in the following SA Framework objectives
Biodiversity	5.1
Population	2.1, 2.4, 3.1 – 3.3, 5.4
Human Health	1.1 – 1.3, 2.1, 2.3
Fauna	5.1
Flora	5.1
Soil	5.2, 6.5
Water	6.5
Air	4.1 – 4.5, 6.5
Climate	3.6, 4.1 - 4.5, 5.6, 6.1
Cultural heritage	2.5, 5.4, 5.5
Landscape	5.3, 5.4
Material Assets	3.2, 3.4, 5.6, 6.1 – 6.4

SA Indicators:

The following table outlines the Key Sustainability Appraisal indicators which provide overarching indicators for all of the documents in the Local Development Framework. It should be noted that this is not an exhaustive list as the indicators proposed in this report are continually evolving to take on board new guidance (including additional indicators) as and when it becomes available. The indicators for the LDF will need to be aligned with the production of the Annual Monitoring Report to cut down any duplication of data collection. This may mean that the overall number of indicators is reduced to assist in managing data collection.

For each DPD and SPD a number of additional indicators may be developed to help track trends which specifically relate to that particular DPD or SPD. These will be detailed in the full SA document. Those indicators below which are shaded represent those of greatest relevance to the Torbay Planning Contributions and Affordable Housing Guide. They are grouped by High Level objective.

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
1. Improve Health	1.1 Improve Health and Wellbeing	High proportion of elderly residents in Torbay compared to national averages	Percent of population over 65 years of age	23% (Census 2001)	National average is 16% (Census 2001)	No	Quarterly	Consultation and Research Team, Torbay Council	
		Life expectancy in Torbay is above the national average	Life expectancy a) Male b) Female	2001-2003: a) 76 b) 81	National: a) 76 b) 80	No	Rolling average published annually	Consultation and Research Team, Torbay Council	
		Torbay has the highest level of mental illness in Devon	A) Rate of suicide and undetermined injury B) Number of patients being treated for depression	A) 2001-2002: 16.21 per 100,000 (an average 20 deaths a year) B)	Target for 2001/2002 was 10.74 per 100,000 for Torbay Target for 2001/2003 is 10.57 per 100,000 for Torbay compared to 8.37 for England	PCT target exists to reduce by 20% the mortality rate from suicide and undetermined by 2010	Rolling average published annually	Primary Care Trust (PCT)/ ONS	Data to be confirmed
		A high proportion of Torbay's population live in areas which are classified within the top 10% most living environment deprived	Number of SOAs in the top 10% for Living Environment Deprivation	In 2004 19 SOAs in top 10% for Living Environment Deprivation	No – The ranked nature of this data provides a form of comparator against other SOAs in England	No	Approximately every 4 years	Consultation and Research Team, Torbay Council (ODPM)	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		Torbay is characterised by high density development (considered due to links to living environment)	Population density (Number of residents per hectare)	Mid year estimate for 2004 indicated a density of 21.1 persons per hectare	England and Wales – 3.5 Exeter 24.5	No	Mid year estimates available annually	Consultation and Research Team, Torbay Council	
	1.2 Reduce Health inequalities	There is a significant variation in life expectancy between Torbay's wards	The difference in life expectancy between the ward with the highest and lowest life expectancy (in years)	1998-2002 difference = 6.87 years	No	No	Rolling average provided annually	Consultation and Research Team, Torbay Council	
	1.3 Promote healthy lifestyles, especially routine daily exercise	Obesity is an increasing problem in Torbay	Number of patients classified as clinically obese (i.e. with a BMI of 30 or greater)	2004-2005 – 27% had a BMI of 30 or greater based on those 15-75 year olds visiting the GP over a 15 month period	No direct comparison. A health survey for England sampled 14,000 adults nationally finding a prevalence of obesity for men of 22% and women 23%*	No	Infrequent	Primary Care Trust	*this data is not directly comparable as the national survey is all adults and the local information is only adults up to 75 New requirements for national school survey on obesity to start from summer 2005 (to be included in the framework when available)

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
	1.4: Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)		Proportion of patients offered an appointment to see a Primary Care Professional within 1 working day	2004/2005 – Fully achieved – 100%	?	Same target for 2005/2006- clarify target?	?	Primary Care Trust	Definition to be confirmed
2. Support Communities that meet people's needs	2.1: Help make suitable housing available and affordable for everyone	Due to a combination of high house prices and low income levels Torbay has a significant problem with housing affordability	A) Torbay has an extremely high affordability ratio of house price to average earnings	A) 11 (3 rd quarter 2005)	A) England and Wales – 7.9 (3 rd quarter 2005)	A) No	A & B) Annually	Strategic Planning Group, Torbay Council	In future years it is likely that this data will be collected in the second quarter for inclusion in the Torbay Housing Land Monitor.
			B) Ratio of lower quartile house prices to average earnings	B) 8 (3 rd quarter 2005)	B) England and Wales – 4.7 (3 rd quarter 2005)	B) No			
		Torbay has a limited supply of social housing	Registered Social Landlord and Local Authority dwelling stock as a percentage of total dwelling stock	Torbay figure for 2004 is 8.3%	England 18.8% South West 13.6%	None identified	Annually	Consultation and Research Team, Torbay Council	
		There is an increasing number of people on the Local Authority register for social housing in Torbay	Number of households awaiting a housing association property	2003/04 – 2,555 households	2000/01 – 981 households	None identified	Annually	Consultation and Research Team, Torbay Council	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		Under the new Choice Based Letting Scheme there is concern that many affordable units provided will meet need from outside of Torbay rather than concentrating on local need.	Proportion of new social rented housing tenancy agreements which are for those outside of the Torbay area.	2005/2006 a)3.7 % general needs b)26.47% Sheltered accommodation	No	None identified	Annually	Riviera Housing Trust	Baseline data provided relates to the last data collection within the financial year (22 nd March 2006)
	2.2 Give everyone access to learning, training, skills and knowledge	Torbay has a good level of GCSE/ GNVQ Achievements	Average GCSE/ GNVQ point score for all pupils	Torbay figures = 41.4% (2002/ 03)	Exeter = 37% (2002/2003) (lowest in Devon) Mid Devon = 44.5% (highest in Devon)	None identified	Annually	Consultation and Research Team, Torbay Council	
		The qualification level of Torbay's workforce is low	Percentage of population with NVQ level 4+	2001 census- Torbay 14%	England and Wales = 20% South West = 19%	None identified	Annually	Consultation and Research Team, Torbay Council	
	2.3 Reduce Crime and Fear of Crime	Fear of crime is high in Torbay	Percentage of respondents considering crime to be a very or fairly big problem in Torbay	Viewpoint survey in 2004 indicated 75% of respondents considered crime to be a very or fairly big problem in Torbay.	None identified	No	It is anticipated that this data will be collected annually	Consultation and Research Team, Torbay Council	
		Crime rates are slightly above the England and Wales average in Torbay	Recorded offences per '000 residential population	Torbay 2004/2005 =108.4 recorded offences per '000 residential population	Torbay 2003/2004 =102.1 England & Wales 2004/2005 106.1	None identified	Annually	Consultation and Research Team, Torbay Council	
	2.4 Promote stronger and more vibrant communities	No indicator available at present							
	2.5 Increase access to and participation in cultural	Torbay has a lack of facilities for young people and children	Number of new young people's facilities provided	?	?	?	?	Cultural services	Data to be confirmed

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		Some of Torbay's sporting infrastructure is in poor condition	Percentage of sporting infrastructure in poor/very poor condition	30%					Data to be confirmed
		Amount of external funding secured for cultural activities?							Data to be confirmed
		Level of usage of Torbay's cultural activities: A) Libraries B) Museums	A) Number of physical visits per 1,000 population to public library premises (BV117) B) Number of visits/ usages of museums per 1,000 population	A) Torbay figure 2004/2005 is 4,628 B) Torbay figure for 2004/2005 is 501	A) Torbay figure 2003/2004 is 4,778 B) Torbay figure for 2003/2004 was 331	A) Target for 2004/5 was 5,000 B) Target for 2004/2005 was 400	A) Annually B) Annually	Both figures derived from BVPI	
		Access to green spaces	1. That no person should live more than 300m from their nearest area of natural green space of at least 2 ha in size 2. Provision of least 1 ha of Local Nature Reserve per 1,000 population by 2010	Data not currently collected	No.	As prescribed in the indicator	Every 3 years	Greenspace Strategy and LBAP	It is anticipated that this data will be collected as part of the Local Biodiversity Action Plan and the Greenspace Strategy
	2.6 Provide the required infrastructure and services in line with the rate of population increase	Torbay is experiencing a growth in population	Population of Torbay	2004 Mid Year Estimate- 132, 500	Torbay 2003 population = 131,300 (Mid year estimates)	No	Annually	Consultation and Research Team, Torbay Council	
3. Develop the economy in ways that meet	3.1 Promote diversification of the economy to	Torbay suffers very low income levels	Mean annual gross pay for all employees in Torbay	2005 – Torbay figure was £17,110	England and Wales figure for 2005 = £23,916	No	Annually	Consultation and Research Team, Torbay Council	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		The proportion of employees working in the manufacturing sector is low compared to England and Wales averages	Proportion of employees in manufacturing	Torbay figure for 2003 is 8%	England and Wales comparator for 2003 is 12.8%	No	Annually	Consultation and Research Team, Torbay Council (Annual Business Inquiry)	
		Torbay requires diversification of it's economy to reduce reliance on tourism	Proportion of people in: A) Banking, finance and insurance B) Manufacturing C) Construction D) Other services E) Transport and Communications F) Energy and Water G) Agriculture and fishing	Data for Torbay 2003 outlines the following: A) 11.1% B) 8.0% C) 5.0% D) 4.7% E) 2.4% F) 0.4% G) 0.3%	England and Wales figures indicate: A) 20.0% B) 12.8% C) 4.4% D) 5.1% E) 6.1% F) 0.6% G) 0.8%	No	Annually	Consultation and Research Team (Annual Business Inquiry)	
	3.2 Help everyone afford a comfortable standard of living	No indicators identified							
	3.3 Reduce poverty and income inequality	A large proportion of Torbay's population live in areas which are employment deprived	Number of SOA in the top 10% for employment deprivation in England ¹	2004 figures indicate 7 SOA in the top 10% for employment deprivation	No – The ranked nature of this data provides a form of comparator against other SOAs in England	No	Approximately every 4 years	Consultation and Research Team, Torbay Council (ODPM)	
		A number of areas in Torbay suffer from education deprivation	Number of SOAs in the top 10% for education deprivation in England ²	2004 figures indicate 3 SOAs in the top 10% for education deprivation	No – The ranked nature of this data provides a form of comparator against other SOAs in England	No	Approximately every 4 years	Consultation and research Team, Torbay Council	

¹ Covers unemployment claimant count, incapacity benefit, severe disablement allowance, New deal for 18-24, New Deal for 25+, New Deal for Lone parents over 18

² Considers point score for key stage 2, 3, 4, proportion of young people not staying at school, secondary school absence rate, proportion of those under 21 not entering High Education

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		Recognised need to increase the number of people benefiting from life long learning.	Number of people enrolled in adult education classes in Torbay. Degrees / diplomas awarded by SDC / University of Exeter / University of Plymouth / Open University to mature students.	Number of people on adult learning courses – check data availability					Data to be confirmed
	3.4 Meet local needs locally	No indicators identified							
	3.5 Increase the circulation of wealth within the region	Torbay has a good rate of business start ups	Net change in number of VAT registrations	Torbay figure for 2003 found a net gain of 75 units (400 registration and 325 de-registrations)	Figure for 2002 indicates a net loss of 40 units	No	Annually	Consultation and Research Team, Torbay Council (Small Business Service)	
	3.6 Harness the economic potential of the coast in a sustainable way	Coastal erosion is evident along Torbay's coastline	Rate of coastal erosion	0.2m a year on undefended coastlines	None identified	None identified	To be confirmed	DEFRA	South West Regional Coastal Monitor will start on April 2006. Data on erosion rates likely to be available from 2007
	3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising	Increased temperatures associated with climate change could extend the tourist season and increase the number of domestic holidays	Number of visitors received in Torbay each year	2003 figures indicate the number of visitors in Torbay at peak of season is 55, 400	Number of visitors in peak of 2003 season is 56,050	No	Annual	Consultation and Research Team, Torbay Council (Devon County Council)	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	A high proportion of Torbay's population are employed in the tourism industry	Proportion of employees in distribution, hotels and restaurants	Torbay figure for 2003 was 35.8%	England and Wales comparator for 2003 was 24.8%	No	Annually	Consultation and Research Team (Annual Business Inquiry)	
	3.9 Reduce reliance on seasonal and part time work within Torbay	Torbay has a high number of people in part time work	Percentage of workers/ employees aged 16+ in part time employment	Torbay figure for June 2004 to May 2005 is 28.8%	England and Wales figure for June 2004 to May 2005 is 25.9% Torbay figure for 2003/2004 was 34.8%	No	Annually	Consultation and Research Team (Nomis Labour Force Survey)	
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	Car use is high in Torbay	A) Trips to work by car B) Trips to school by car	A) Torbay figure for 2004/2005 is 63% B) 43% of school children being driven to school	A) Torbay figure for 1999 was 63% B) In 2000 46% of children being driven to school	A) Target for 2010 is 60% B) No target identified	Annually	Strategic Transportation Team (Torbay Council) Local Transport Plan (2)	
		The proportion of residents in Torbay who do not have access to a car is in line with the national average	Proportion of residents who do not own a vehicle	Torbay figure for 2001 (census) is 26.79%	National percentage is 26.79 %	No	To be determined		Data entered is from the 2001 census. It is anticipated that data will be collected annually in future through a Viewpoint survey although this is yet to be confirmed

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
	4.2 Reduce the need/desire to travel by air	No data/ trends identified at a local level	Number of passengers travelling by air in the South West	2004 data indicated that 6.4 million passengers	1994 data indicated 1.9 million passengers	No	Annually	Regional Transport Statistics.	
	4.3 Help everyone access basic services easily, safely and affordably	Torbay is experiencing a falling number of people killed or seriously injured in road accidents	Number of road accident casualties – All Killed/ seriously injured	2004/2005 figure is 26	No	Target for 2010 is 27	Annually	Strategic Transportation Team, Torbay council (BVPI/ LTP2)	
	4.4 Make Public transport, cycling and walking easier and more attractive	Torbay is experiencing increase level of bus patronage	Public transport patronage (BVPI104)	Data for Torbay 2004/2005 indicates 6,498,046 journeys	Data for Torbay 2003/2004 indicates 6,430,466 journeys	Target for 2010/11 is 8,035,000	Annually	Strategic Transportation Team, Torbay council (BVPI/ LTP2)	
		Torbay has a small but increasing number of people cycling as a mode of transport	Cycle count at strategic locations across Torbay ³	2005/2006 total count is 746	2004/2005 data count is 679	(available in an indexed form not comparable to these figures)	Annually	Strategic Transportation Team, Torbay council (BVPI/ LTP2)	

³ Cycle counts are carried out at 5 locations across Torbay – Scotts Bridge, Yalberton Road, Windy Corner, Torquay Seafront, Hyde Road junction. Monitoring is carried out three times a day, in the morning and evening rush hours (to identify commuter traffic) and at lunchtime for recreational cyclists. Monitoring is carried out three times year in January, May and September

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
	4.5 Encourage a switch from transporting freight by road to rail or water	The majority of freight is transported in/ out of Torbay by road	Number of freight vehicles coming in/ out of Torbay per day	2005 figures outbound 855, inbound 853.	No	No	Annually	Strategic Transportation Team, Torbay council	Figures are based on the first week of May which is considered a neutral month (i.e. not heavily influenced by tourism). Includes Kerswell Gardens and Totnes Road which are the main transport links in and out of Torbay
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	Torbay's SSSIs are in good condition	A)% area of SSSIs in favourable condition B) % area unfavourable recovering	Torbay figures (2004): A)92.66 B)6.83	South West Figures 2004: A) 73.42% B) 20.28	The Government's Public Service Agreement target is for 95% of SSSI land to be in 'favourable' or 'recovering' condition by 2010.	Unknown	English Nature Website (http://www.english-nature.org.uk/special/sssi/report.cfm?category=R,RF)	
	5.2 Promote conservation and wise use of land	Housing development patterns in Torbay are characterised by high densities	Average density of new developments (dwelling per hectare) in Torbay on A)Large sites B)Small sites C)Redevelopment sites	Baseline data for 2004/2005 in Torbay: A) 34 B) 97 C)118	Data for 2003/2004 in Torbay: A) 22 B)74 C)113	PPG3 considers housing developments of less than 30 dwellings per hectare inefficient	Annually	Strategic Planning Group, Torbay Council (Housing Land Monitor)	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
		Torbay has a high level of development on Brownfield sites	Proportion of new dwellings built on Brownfield land	Torbay figures for 2004/2005: 82% net gain	Torbay figures for 2003/2004: 78% net gain	PPG3 target of 60% new houses on Brownfield land	Annually	Strategic Planning Group (Housing Land Monitor) (BVPI 106)	
	5.3 Protect and enhance landscape and townscape	No indicators identified							
	5.4 Value and Protect diversity and local distinctiveness	Consideration of urban design in new development	Number of planning applications with an Urban Design Statement?	2005- 0 Urban Design Statements received with a planning application	No	No	Annually	Conservation and Design Team, Torbay Council	Although this doesn't necessarily indicate the quality of design it does indicate level of awareness of urban design issues.
	5.5 Maintain and enhance cultural and historical assets	Number of listed buildings in Torbay considered to be 'At risk'	Check availability						Data to be confirmed
	5.6 Reduce vulnerability to flooding, sea level rise	Torbay has a history of flash flooding	Number of properties flooded in a given year	2005 – 76 properties	2004- 44 properties	No	Annual	Highways and Drainage, Torbay Council	

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
			Number of planning applications approved contrary to Environment Agency advice	No data available at present	No	None identified	Annually	Planning and Development Services, Torbay Council	Data is likely to be available from 2006 due to requirements within the Annual Monitoring Report
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration	No data available at present. Development of BAP will address this. This could provide indicators on farmland bird species, status of BAP priority species and habitats and populations of coastal and sea birds.							

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
6. Minimise and improve environmental quality and assets	6.1 Reduce non-renewable energy consumption and 'greenhouse' emission	There are a limited number of renewable energy schemes operating in Torbay	Number of medium/large renewable energy schemes operating in Torbay	2005- 0 schemes	No	No	Annually	Regen South West	Based on an annually survey carried out by Regen SW to identify new medium/large scale schemes. The survey went out to developers/installers/Councils/County Champions of renewable energy. Small schemes e.g. solar panels are not included as this data is difficult to obtain.
		The need to reduce energy consumption will become increasingly important in light of climate change	Reduction in Gjga joules of Energy	1999- 5,106,278 (kWh/m ² /annum)	Financial 2005/6 – 4,653,816 (kWh/m ² /annum)	Reduce home energy consumption by 30% by 2007 (from a baseline of 1999)	Annually	Key Performance Indicator (SSH7 - SPAR)	
	6.2 Keep water consumption within local carrying capacity limits	Data available for water availability at Roadford							Data to be confirmed

APPENDICES – Planning Contributions and Affordable Housing SPD (Torbay LDF) Sustainability Appraisal of Preferred Options (Reg. 17) Torbay Council (2007)

High Level Objective	Sub objective	Issue	Indicators	Baseline level (date specified)	Comparator available?	Target available?	Frequency of data collection	Data source	Comments
	6.3 Minimise consumption and extraction of minerals	No quantified data available							
	6.4 Reduce waste not put to any use	Torbay has a good history of recycling although increases in population and amount of waste produced per person is likely to make it difficult to meet recycling targets in the future	Torbay's household recycling/ composting rate	2004/2005 Torbay figure = 21.95%	2003/2004 Torbay recycling figure = 20.7%	National target for 2003/2004 = 20% 2005/2006 target = 30%	Annually	Strategic Environmental Policy, Torbay Council	Data relates to BVPI 82a and b and includes recycled and composted materials.
	6.5 Minimise land, water, air, light, noise and genetic pollution	Air quality in Torbay is good with only one Air Quality Management Area designated	Number of Air Quality Management Areas Designated	2005 – 1 Air Quality Management Area Designated	No	Yes – 0 AQMAs	Annually	Environmental Health, Torbay Council	
	6.6 Maintain and enhance the quality of Torbay's beaches and coastal waters	Marine bathing water quality is high in Torbay	Number of samples tested for the Bathing Water Directive within the following quality categories: A)Excellent B)Good C)Poor	2005: A) 11 B) 4 C) 0	2004: A) 8 B) 7 C) 0	None identified	Annually	Environment Agency website	

APPENDIX E: SA of Options (Comparison of ‘Status Quo’, ‘Tariff Approach’ and ‘Mixed Approach’ Options)

The following provides the detail behind the comparison of sustainability of the three options presented in the Pre-Regulation 17 (Issues and Options stage) consultation. The findings are summarised in Section 5 of the main report.

Each option outlined in Section 5.1 is tested against the sustainability appraisal framework outlined in the SA Scoping Report. These are ordered under 6 High Level Objectives. Each option is appraised against the framework by using the following symbols to indicate levels of impact. Where an option poses both positive and negative impacts a combination of these symbols is used. This table was originally compiled at the Pre-Regulation 17 stage (Issues and Options).

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

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for	Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
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.	+/- Contributions at present make no direct allowance for healthcare provision. However pleasant environments (important for wellbeing) are assisted through site by site assessment of need for public open space and landscaping works which helps to create pleasant living environments and low noise and pollution.	+/- At present this option makes no direct reference to healthcare provision. Whilst this option provides opportunities to generate contributions for open space, (living environment) care is needed to ensure sufficient proportion of the 'roof tax' is used for open space and not distributed to other areas. This is of particular concern where open spaces are not a Corporate priority. Where this is the case this could have long term negative impacts on the local living environment.	+ Assessment of development site environmental matters, on a site by site basis, will assist in ensuring sufficient finance for landscaping and open space provision to assist in pleasant environmental well being, local to the site. This will be of long term benefit to the site.

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for	Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
	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.	+	-	+
	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	-	-	-
	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.	-	-	-
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.	++/-	--	++

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/proposal...</i>	What appraisal will look for	Option 1	Option 2	Option 3
			Status Quo	Tariff Approach	Mixed Approach
	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.	+/- Education contributions are specifically sought under this option. At the moment this is largely for schools with no reference made to lifelong learning (for which there is a great local need to address low skill levels). Inclusion of contributions for life long learning could have long term benefits for local residents raising local income levels.	- This option, which combines all different contributions, raises uncertainties over the proportion of the overall sum which will go to education (as this is dependent on Corporate priorities). Charged at a standard rate there would be no clear link between the requirements generated by the site and the use of funding generated for relevant projects. No specific reference made to lifelong learning (for which there is a great local need to address low skill levels).	+/- Under this option education is treated as 'social infrastructure' and charged on a tariff basis ensuring the extra cost to authorities for education provision is met however as a tariff it loses the link to local need generated by the site. The option makes no specific reference to lifelong learning (for which there is a great local need to address low skill levels).
	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 specific reference made to funds for crime prevention which is significant given the high fear of crime in Torbay	- No specific reference made to funds for crime prevention which is significant given the high fear of crime in Torbay	- No specific reference made to funds for crime prevention which is significant given the high fear of crime in Torbay
	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.	+ It is the purpose of planning contributions to assist in creating sustainable communities (strong and vibrant). It is the combination of different planning contributions which will determine if this can be achieved. Under Options 1 and 3 there are clear links between the contributions required and the needs of that particular site. This site-specific approach will help create long term strong and vibrant communities.	- This broad brush approach, whilst easy to calculate, is not calculated on a site specific basis and is less likely to address the specific needs generated from that development and its associated community. There is also greater chance under this option that funds generated will go to meet the needs of that specific site.	+ It is the purpose of planning contributions to assist in creating sustainable communities (strong and vibrant). It is the combination of different planning contributions which will determine if this can be achieved. Under Options 1 and 3 there are clear links between the contributions required and the needs of that particular site. This site-specific approach will help create long term strong and vibrant communities.

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for	Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
	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.	+/- Under this option library services are covered under education contributions and recreation under open space provision. No provision is currently made for other cultural activities e.g. sport, art or theatre. Of particular relevance is the lack of contributions assigned for sport which has recognised deficiency in both quality and quantity of infrastructure locally.	+/- Recreational and education contributions are met under the broad tariff. No reference is made to other cultural activities e.g. sport, art or theatre although there is potential under this option to consider them. Of particular relevance is the lack of contributions assigned for sport which has recognised deficiency in both quality and quantity of infrastructure locally. Care is required to ensure that the broad tariff is correctly divided up to provide sufficiently for culture.	+/- Makes no reference to education and open space contributions but no specific reference to other cultural activities e.g. sport, art or theatre although there is potential under this option to consider them. Of particular relevance is the lack of contributions assigned for sport which has recognised deficiency in both quality and quantity of infrastructure locally.
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.	- No contributions are sought for the promotion of economic diversity.	+/- A proportion of the tariff could be used to promote economic regeneration. There is a danger that if set too high the tariff would stifle economic activity.	+/- A proportion of the tariff element of contributions could be used to promote economic regeneration. There is a danger that if too much is sought through planning contributions that economic activity will be stifled.
	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.	+ This option provides for affordable housing on larger sites.	-- Problems with achieving on-site delivery of affordable housing is likely to impact most heavily upon poorer groups. There is a danger that planning contributions will force up housing costs, especially if set too high.	++/- This option will do the most to maximise the provision of affordable housing, which is a significant benefit to people on lower incomes. There is a danger that planning contributions will force up housing costs, especially if set too high.

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
			Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for			
	3.3 Reduce poverty and income inequality		~	~	~
	3.5 Meet local needs locally	Contributes to resilience and community strength as well as reducing the transport and energy intensity of the economy.	+	-	+
	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.	-/?	-/?	-/?
	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'.	-	-	+

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
			Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
High Level objectives	Sub-objectives <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.	- Does not specify sustainable drainage as a specific target for contributions.	- Could be difficult to provide sustainable drainage as a specific site environment contribution.	+ Sustainable drainage could be required as a standard development site environment obligation.
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	~	~	~
	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.	~	~	~
4. Provide access to meet peoples needs with least damage to communities and the environment	4.2 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.).	++ This option requests public transport contributions which could assist in ensuring new development has a good public transport provision. This is a long term benefit.	- This option is not calculated on a site by site basis and so may result in under-estimation of planning contributions required for public transport. There will be no clear link between the needs of a specific development and the sustainable transport infrastructure necessary.	+/- Under this option, sustainable transport infrastructure required as a direct result of a development (i.e. within the site itself) could be provided on a site-specific level meeting the exact needs of the development. This is likely to provide long term benefits of encouraging people onto public transport. It is not clear whether, given the wider range of contributions covered in this option, the current level of public transport contributions can be maintained.

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for	Option 1	Option 2	Option 3
			Status Quo	Tariff Approach	Mixed Approach
	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).	~	~	~
	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.	+/- This option makes a specific reference to the need for certain services to be provided (e.g. education, public transport contributions and open space). This is calculated on a site by site basis so has the potential to closely match the needs of the site.	- This approach, whilst it requests contributions for services (education, recreation etc) is broad brush and pays little regard to the specific local needs of any given site.	+ A number of access issues are considered on a site specific level. Through 'development site environment matters' (e.g. access roads, mix of use, street lighting and environment improvements).
	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.	+/- Makes reference to public transport contributions on site specific level. This is especially important to continue the upward trend in the number of bus passengers locally. However this option makes no specific reference for requirements for other sustainable transport infrastructure (cycle /walking).	-/? Public transport contributions are made on a tariff basis. Makes no specific reference for requirements for other sustainable transport infrastructure (cycle /walking).	? Consideration for provision of cycle paths / walkways could be considered under 'on site roads and traffic calming' although this is not made explicit.
	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.	~	~	~

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for	Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
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	- No specific reference made to the need for nature conservation contributions. This is of particular relevance given the loss of County and Local Wildlife Sites in recent years.	- Contributions for nature conservation are not clearly specific under this option.	+ Planning contributions for wildlife are specified under development site environment matters based on site-specific assessment.
	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.	- No reference to made to contribution for flood alleviation works or compensation / mitigation required for loss of bio-productive soil.	- No reference to made to contribution for flood alleviation works or compensation / mitigation required for loss of bio-productive soil.	+/- This option considers flood defence as a development site environment matter. No reference is made to the loss of bio-productive soil or ground water.
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+ Contributions requested on a site specific basis likely to address specific issues. This is especially important in regard to the declining stock of trees as few new saplings are planted.	- This option offers potential for landscape work but will not be at a site specific level and thus may provide limited funding to meet landscaping needs, thus potentially threatening local distinctiveness. The extent to which this occurs will depend largely on where landscape/ local distinctiveness lies in Corporate priorities. This is especially important in regard to the declining stock of trees as few new saplings are planted.	+ Landscaping considered on a site specific level in development site environmental matters – likely to address key issues on site. This is especially important in regard to the declining stock of trees as few new saplings are planted.
	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 contributions specified to address diversity and local distinctiveness.	- No contributions specified to address diversity and local distinctiveness. Money raised is more likely to be spent on more high profile urban issues.	+ Contributions requested on a site specific basis likely to address specific issues. Possible inclusion of contributions for distinctiveness through design coding and environment as part of development site environment matters.

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
			Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for			
	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	+/- Possible improvements to cultural assets such as libraries (education contributions) and open space provision. No consideration of heritage.	? Provides opportunities for contributions for cultural and heritage assets but these are not currently specified.	- No specific reference to contributions for cultural and historic assets but contributions made through tariffs on education and open space.
	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.	- Contributions for coastal management and flooding are not currently specified. This is of particular concern as flooding is becoming an increasing risk in Torbay and climate change is likely to increase storminess and chances of overtopping.	- Contributions for coastal management are not currently specified. This is of particular concern as flooding is becoming an increased risk in Torbay and climate change is likely to increase storminess and chances of overtopping.	- Contributions for coastal management are not currently specified. This is of particular concern as flooding is becoming an increased risk in Torbay and climate change is likely to increase storminess and chances of overtopping.
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		- No specific reference made to the need for nature conservation contributions.	- No specific reference made to the need for nature conservation contributions.	+ Planning contributions wildlife are specified under development site environment matters based on site-specific assessment.
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.	- No planning contributions specified for renewable energy	- No planning contributions specified for renewable energy	- No planning contributions specified for renewable energy
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	Minimise water consumption, maximise use of rainwater / grey water.	- No planning contributions specified for water consumption. This is of particular relevance given the predicted reduction in mean summer precipitation.	- No planning contributions specified for water consumption. This is of particular relevance given the predicted reduction in mean summer precipitation.	- No planning contributions specified for water consumption. This is of particular relevance given the predicted reduction in mean summer precipitation.
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	- No planning contributions specified for consumption and extraction of minerals	- No planning contributions specified for consumption and extraction of minerals	- No planning contributions specified for consumption and extraction of minerals

Appendix E: Detailed appraisal matrix

SA Framework			Planning Contributions and Affordable Housing SPD Options:		
			Option 1 Status Quo	Option 2 Tariff Approach	Option 3 Mixed Approach
High Level objectives	Sub-objectives <i>Does the policy/ proposal...</i>	What appraisal will look for			
	6.4 Reduce waste not put to any use	Provision for composting, digestion, recycling in new development.	- No planning contributions specified for waste generation. This is of concern in regard to the increased pressure to deal with increasing waste from an increasing local population.	- No planning contributions specified for waste generation. This is of concern in regard to the increased pressure to deal with increasing waste from an increasing local population.	- No planning contributions specified for waste generation. This is of concern in regard to the increased pressure to deal with increasing waste from an increasing local population.
	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.	+/- Contributions for landscaping works assist in addressing noise pollution. There are no contributions specified at present for land, water, air and light pollution.	- It would be difficult to prioritise pollution minimisation under the tariff approach.	+ This option offers contributions for wildlife and environment improvements under 'development sites environment matters. However, no specific reference is made specifically to land, water, air and light 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.	~	~	~

APPENDIX F: Detailed SA of Saved Policies

The saved policies to which this SPD is related have not been subject to full SA/SEA therefore to ensure that a thorough approach has been taken to the assessment of the SPD; it has been deemed prudent to undertake a basic appraisal of the relevant local plan policies to ensure their compatibility with the SA Framework objectives. The most significant policies are those relating to transport and community facilities and particularly affordable housing, (for which the full transcript of the policies is given).

Other policies such as landscape, archaeological protection and biodiversity which are mentioned in the SPD are very standard, conforming to national and regional policy and guidance, and it is not considered necessary to carry out an appraisal of those policies.

The following system has been used for assessment.

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

Policy H5 Affordable Housing on Identified Sites adopted Torbay Local Plan 2004

The provision of around 1350 new units of affordable housing – equal to 135 units per annum of affordable housing over the remainder of the Plan period (2001 – 2011) are proposed to meet the identified need.

These units are to be delivered through a subsidy at below the open market rate. Where appropriate they will be secured by a Section 106 Agreement and involve a Registered Social Landlord. An element of supported housing will be sought. The following locations (set out in table 2, page 46 of the Adopted Torbay Local Plan Written Statement) have been identified as sites to meet part of this need. Negotiations about the amount of affordable housing will be governed by the indicative targets set out in table 2 (in the Written Statement).

Policy H6 Affordable Housing on Unidentified Sites adopted Torbay Local Plan 2004

The Council will seek to secure an element of affordable housing on all sites for residential development that meet the minimum threshold requirements permitted by Government.

The appropriate level and type of provision will be for negotiation between the Council and the developer. In the assessment of proposals,

<p>consideration will be given to:-</p> <ul style="list-style-type: none"> a) the accessibility of the site to local services and facilities and public transport; b) the particular costs associated with development of the site; c) whether the provision of affordable housing would prejudice the realisation of other planning objectives; and d) the need to create a successful housing development. <p>The current minimum site size threshold permitted under Circular 6/98 is developments of 15 units or more, or 0.5 hectares or more in area. These thresholds may change during the Plan period. (Note PPS3 has now replaced Circular 6/98 – see above).</p>	
	Assessment of Effects
High Level Objectives	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1. Improve Health	<p style="text-align: center;">++</p> <p>The provision of good quality affordable housing is an important factor in maintaining and supporting the health of the district. Increasing benefits to health should be seen over time as more good quality affordable homes are provided. Therefore this section positively progresses this objective.</p> <p>Affordable housing should have good access to all community facilities, including doctor’s surgeries and sporting facilities. Indirect positive impact.</p>
2. Support communities that meet people’s needs	<p style="text-align: center;">++</p> <p>The policies ensure that 30% affordable housing will be sought on all identified sites. This will directly and positively address the significant lack of affordable housing in the area, allowing people to remain in their chosen communities or workplace. Clarity of expectations and procedure for developers should expedite provision the short and long term. There will be direct positive cumulative benefits.</p> <p>Note: The policy on identified sites seeks contributions on developments of 15 units or more, which has been reduced to 10 in the SPD due to a change in national policy. The supporting text to the policies clearly states that the threshold would be changed if Circular 6/98 was revised. The policies also include provision of local market housing under the definition of affordable housing, which has again been changed due to the national policy.</p>

3. Develop the economy in ways that meet people's needs	++	Affordable housing will enable younger people to live in the district thereby maintaining a more varied workforce.
4. Provide access to meet peoples needs with least damage to communities and the environment	++	The policies require that affordable housing should have good access to all community facilities so cycling and walking should be a more attractive option rather than use of the private car.
5. Maintain and improve environmental quality and assets	?	The environmental impacts of affordable housing development will be site specific and therefore cannot be assessed.
6. Minimise consumption of natural resources	~	Under these policies there will be no difference in resource consumption through providing affordable or market housing.
Summary:		
The policies closely reflect planning policy guidance at the time of adoption of the plan and achieve the fundamental aim of providing a clear policy basis for the requirement for affordable housing. Therefore fundamental SA objectives are progressed. It is assumed that updating of the policy will take place to reflect the requirements for sustainable construction, energy efficiency and revised thresholds as expressed in the SPD.		

Transport Policies	
Policy TS of the Adopted Torbay Local Plan sets out a land use transportation strategy which seeks to reduce the environmental impact of transport systems, to reduce the need to travel by car and to encourage sustainable transport measures. Policy T1 'Development Accessibility' requires all development to be accessibly located and Policy T2 'Transport Hierarchy' promotes walking, cycling and public transport. Various policies in the transport and accessibility chapter of the Local Plan deal with sustainable means of transport. Policy T24 requires new development to contribute to traffic reduction and safety measures in traffic management zones. (A full transcript of these policies is appended to this document)	
Assessment of Effects	
High Level Objectives	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1. Improve Health	++

	<p>These policies aim to improve accessibility to all leisure and community facilities with emphasis on encouraging walking and cycling particularly through the provision of a new network of cycle routes throughout Torbay. These policies seek patterns of development that will make walking and cycling more attractive thereby having a direct benefit for health.</p>
2. Support communities that meet people’s needs	<p style="text-align: center;">++</p> <p>In combination with other planning obligations these policies will assist in creating strong and vibrant communities through improved road safety, access to local services and goods particularly in town centres. The introduction of traffic management zones will provide safer residential and town centre environments. Promoting stronger communities is progressed through ensuring that those who do not have access to a private car will have easy and efficient access to facilities through provision of a choice of means of transport e.g. walking, cycling, public transport.</p>
3. Develop the economy in ways that meet people’s needs	<p style="text-align: center;">+</p> <p>Ensuring that commercial development is located where there is adequate access by public transport is beneficial to the local economy by helping provide a more flexible and mobile work force.</p>
4. Provide access to meet peoples needs with least damage to communities and the environment	<p style="text-align: center;">++</p> <p>These policies directly address the aims of this high level objective, clearly meeting the requirements of the sub-objectives. Policy T2 clearly states that the most sustainable means of transport should be prioritised in all new development and note that walking is the most important mode of transport and recognises the need for improvement to pedestrian routes around Torbay.</p>
5. Maintain and improve environmental quality and assets	<p style="text-align: center;">++</p> <p>The need to clearly recognise the environmental implications of the continuing use of the private vehicle is fundamental to these policies, which together seek to minimise immediate impact on environmental quality.</p>
6. Minimise consumption of natural resources	<p style="text-align: center;">+</p> <p>The policies seek to redirect movement from use of the private vehicle to walking, cycling and the use of public transport. Maximising the use public transport and therefore of existing road infrastructure can in turn minimise the requirement for road building, in addition to having a positive impact on climate change.</p>
<p>Summary:</p> <p>These polices directly address the need to reduce travel and provide access to facilities by other means such as walking and cycling. There will be direct positive impacts for climate change, pollution, community inclusion and health. No negative impacts have been identified.</p>	

Policy CF6 is the policy which states that appropriate contributions to social, physical or environmental infrastructure will be sought when they are required for the development to proceed. Policies CFS and CF1 seek to ensure the provision of community infrastructure. Policy CF2 requires new development to be designed to minimise crime. The minimisation of crime through good design is an important 'site environment' matter that will be sought through the normal development management parcels. Policy CF7 specifically seeks education contributions.	
Assessment of Effects	
High Level Objectives	Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)
1. Improve Health	++ These policies ensure that adequate health facilities are available to meet the needs of new of development and also resist the loss of existing community facilities. The policies also generally support the provision and multi use of new facilities to meet a wide variety of social needs from pre-school groups to recreation and leisure uses.
2. Support communities that meet people's needs	++ Policy CF2 directly addresses one of the sub-objectives by ensuring that designs address issues of crime and community safety. The polices also encourage and facilitate the incorporation of community facilities in new development. Policy CF7 specifically addresses contributions towards education which also has direct positive impact on this objective.
3. Develop the economy in ways that meet people's needs	+ Issues of public safety are also relevant to commercial development and can assist in creating safe and attractive work environments which are beneficial to the local economy.
4. Provide access to meet peoples needs with least damage to communities and the environment	+ These issues are covered by the transport policies in the local plan but the provision of adequate local education, health and community facilities plays a significant part in reducing the need to travel.
5. Maintain and improve environmental quality and assets	~ No direct impact
6. Minimise consumption of natural resources	~ No direct impact

Summary:

The policies clearly reflect government guidance and the need to develop sustainable communities. They provide a solid base from which to seek appropriate contributions to education, health and community facilities which in turn will reduce the need to travel. No negative impacts have been identified.

CONCLUSION

The matrices above illustrate that there are no conflicts of aims or purpose of the saved policies with the SA Framework objectives. The most significant policies i.e. affordable housing which must be dealt with through planning obligation and a subsequent s106 have been dealt with in detail whilst a combined assessment using professional judgment has been taken of the other significant policies with reference to community facilities and transport infrastructure/improvements. The policies strongly reflect, reinforce and enable both national guidance and policy and the aims of the local community strategy and local plan.

APPENDIX G: Detailed SA of Preferred Options

Each requirement for contributions was tested against the sustainability appraisal framework outlined in the SA Scoping Report. These are ordered under 6 High Level Objectives. Each option is appraised against the framework by using the following symbols to indicate levels of impact. Where an option poses both positive and negative impacts a combination of these symbols is used.

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

The SPD requirements for contributions/obligations are set out under three themes:

1. **Development Site Acceptability**
2. **Affordable Housing**
3. **Sustainable Development Contributions.**

Each section addresses very specific areas of obligation, for example, landscaping, archaeology, design, affordable housing, and as such have specific areas of impact. The SA concentrates on the high level objectives which are directly relevant to the topic under assessment and where indirect impacts are identified these are also included. This approach produces a manageable and readable assessment which concentrates on key issues. The SPD has been subject to assessment at the Issues and Options stage and this SA builds on that work already carried out.

1. Development Site Acceptability Obligations

Development Site Acceptability Obligations

Direct site access/safety measures

There is an expectation that developers will pay for direct access to a development site and/or additional works necessary for safety or operational purposes (e.g. traffic lights, pedestrian crossings, footpaths etc). Highway works are currently provided for through S278 of the 1980 Highways Act. The Council will require site access and associated works to be carried out by the developer under Section 278 in most instances.

High Level Objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 to 1.4		~ No obvious impact.		
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.	~ No obvious impact.		
	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.	~ No obvious impact		
	2.3 to 2.5		~ No obvious impact.		
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.	++ This requirement ensures that all new development will have safe and satisfactory highway infrastructure / access.		
	3.2 to 3.7		~		

High Level Objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			No obvious impact.		
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	+	Ensuring that all new development, including tourism development, has safe and satisfactory access will contribute to the success of the tourism industry.	
	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.	~	No obvious impact.	
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 & 4.2		~	No obvious impact.	
	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.	++	This requirement ensures that all new development will have safe and satisfactory highway infrastructure / access thereby progressing this objective.	
	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.	~	Physical access by walking, cycling and public transport is dealt with under sustainable development contributions.	
	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	~	The SPD does not really deal with the issue of freight. It is assured this is covered in the LTP.	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		more.			
5. Maintain and improve environmental quality and assets	5.1 to 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 to 6.6		~ No obvious impact.		
Summary:					
Safe access to development is a prerequisite for the relevant Highway Authority and it is appropriate that the Council seeks these necessary works. There is no significant impact on sustainability although the provision of adequate infrastructure is a requirement. It is noted that physical access by walking, cycling and public transport is dealt with under section 3. The SPD could be strengthened by those issues being incorporated in this section. This is an important aspect of reducing travel by car and the implications for climate change, air quality and congestion levels.					

Development Site Acceptability Obligations

Direct replacement / substitution contributions

Circular 5/2005 indicates that S106 Agreements can be used to provide compensation or replacement of features, resources or habitats that are lost or affected by development. Usually replacement will be in-kind and can be secured through a planning condition (for example providing replacement public open space or tree planting). However there may be instances where a financial contribution is an appropriate way to bring forward benefits on adjoining land. This could include matters such as a contribution or donation of land to Torbay Coast and Countryside Trust for countryside management.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	+ This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment, which will contribute to maintaining pleasantness of surroundings and sense of well being.		
	1.2 to 1.4	Development that avoids exposing poorer people to (e.g.) more pollution or noise, and that give all access to leisure and recreation.	~ No obvious impact.		
2. Support communities that meet people's needs	2.1 to 2.5		~ No obvious impact.		
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.	+ This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment, on which the tourism industry is based.		
	3.2 to 3.7		~ No obvious impact.		
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry.		+ This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment, on which the tourism industry is based.		
	3.9 Reduce reliance		~		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	on seasonal and part time work within Torbay.		No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
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	? This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment. However many habitats cannot be replaced or recreated. Concern is expressed that implementation of this policy could lead to an overall negative cumulative impact.	Loss of county and local wildlife sites (SA of Issues & Options) June 2006	Paragraph 2.5 should make it clear that loss of habitat should be avoided and replacement not always possible. Habitats Regulation Assessment should be carried out on any development proposals likely to have a significant impact on cSAC or cSPA. Particular reference to designated sites, priority species and habitats identified in the LBAP must be considered.
	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,	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		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.	? This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment. However many landscape and town features cannot be replaced or recreated. Concern is expressed that implementation of this policy could lead to an overall negative cumulative impact.		Paragraph 2.5 should make it clear that the loss of landscape and town features should be avoided and replacement not always possible.
	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 obvious impact.		
	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	? This obligation requiring replacement or substitution of features, resources or habitats ensures the maintenance of the quality of the built and natural environment. However many archaeological sites and listed buildings cannot be replaced or recreated. Concern is expressed that implementation of this policy could lead to an overall negative cumulative impact.		Paragraph 2.5 should make it clear that the loss of archaeological sites and listed buildings should be avoided and replacement not always possible.
	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.	~ No obvious impact.		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		? There is a danger that replacement of habitat can lead to habitat fragmentation. This would have a negative long term and cumulative impact.		As this issue will mostly be covered by planning condition the relevant DCP should make it clear that habitat fragmentation

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
					is unacceptable.
6. Minimise consumption of natural resources	6.1 to 6.6		~ No obvious impact.		
Summary:					
Although the principle of compensating for or replacing features, resources or habitats that are lost or adversely affected by development appears to be positive for environmental and social SA objectives there is an underlying concern that paragraph 2.5 could be interpreted as meaning that such losses are generally acceptable. It should be made clear that there are some features, resources or habitats which are irreplaceable and replacement or mitigation neither possible nor acceptable.					

Development Site Acceptability Obligations

Environmental Quality

This includes measures such as noise dampening measures, measures to minimise light pollution etc. These matters are addressed in the Environmental Policy chapter of the Adopted Torbay Local Plan. They will usually be achieved through planning condition.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ This requirement directly addresses the issues of noise and pollution. Therefore this policy is very positive in progressing this SA objective.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	++ As above.		
	1.3 & 1.4		~ No obvious impact.		
2. Support communities that meet people's needs	2.1 to 2.5		~ No obvious impact.		
3. Develop the economy in ways that meet people's needs	3.1 to 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
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	++ Noise and light pollution can have an adverse effect on wildlife therefore controlling measures are important in meeting this objective.		
	5.2 & 5.3		~ No obvious impact.		
	5.4 Value and protect	Policies should avoid	++		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	diversity and local distinctiveness including rural ways of life	'suburbanising' the countryside. Farmers and other land workers should be enabled to live in the countryside.	Noise and light have a suburbanising impact on the countryside. These requirements are positive in progressing this objective.		
	5.5 to 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 to 6.4		~ No obvious impact.		
	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.	++ This policy directly addresses this objective.		
	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.	~ No obvious impact.		
Summary:					
Noise and light pollution can have a significant cumulative impact on the quality of the countryside both in terms of landscape and biodiversity. Although usually controlled by condition, this section of the SPD is welcome in recognising the potential for adverse impact.					

Development Site Acceptability Obligations

Flooding

Developments within high probability flood risk areas (especially '3a' or '3b' areas) will need to avoid basement or ground floor residential developments unless of a raised level and flood proofed. More major developments within '3a' high flood risk areas will be required to contribute to wider defence works, if these are necessary to the safe functioning of the development. Further information on Torquay Harbour is set out in the Torquay Harbour Area Action Plan.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects			
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures	
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.	+	The events of the summer of 2007 have underlined the need to ensure adequate flood defense measures are in place and that development is appropriately designed in relation to flood risk.	This section could usefully make reference to the statutory requirements for flood risk assessments to accompany planning applications.	
	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.	+	Flooding brings health risks and this section seeks to reduce the potential of this through appropriate design.		
	1.3 & 1.4		~	No obvious impact.		
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.	--	Development within floodplains will bring about higher development costs where contributions to flood risk defenses are required. There is potential for an increase in the cost of developing both market and affordable housing, which will have a negative impact on a achieving this objective.	There are some flood risk issues in the Torbay area. Torbay has a very distinct flood risk 'signature' that is characterised by steep very flashy catchments that have been extensively urbanised and culverted through developed areas. Flood plains are limited in extent but risks are high from surface water and can be acute with high velocities of water causing particular hazards. This is of particular concern in Paignton Town Centre. Sewer flooding affects Torquay	A sequential approach to development could be a useful tool for development control to manage the potential adverse impacts.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	2.2 to 2.5		~ No obvious impact.	Town Centre and tidal flooding affects areas of the Torbay coast. Large areas of Newton Abbot are at risk from a 1 in 100 year's event (flood zone 3). South West Regional Flood Risk Appraisal 2007	
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.	? It is not only housing which is affected by flooding but also commercial development. It is equally important that commercial premises are appropriately designed in relation to flood risk and the possibility of sea level rise. This policy indirectly supports the maintenance of the local economy and is therefore positive for this objective. However this benefit could be outweighed by the increased cost of development within flood plains as noted under the housing objectives.		
	3.2 to 3.5		~ No obvious impact.		
	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'.	? This objective requires that coastal management should provide for climate change to take its natural course. Flood plain development would not meet this objective through the requirement for flood defence measures, which could have an adverse impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	- Increase in flooding and sea level rise can be attributed to climate change and therefore this policy attempts to address the vulnerability of the economy and will have a positive impact. However this is outweighed by the potential adverse impact inherent in allowing development in floodplains.	It is estimated that climate change and sea level rise will mean that severe tidal flooding events will be six times more likely to occur by 2060 (i.e. a 1 in 200 year event now (0.5%) will become a 1 in 33 year event (3%)). South West Regional Flood Risk Appraisal 2007	
	3.8 & 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
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	? Flood plains can provide important wetland habitats so development could have an adverse impact on wildlife depending on location.		
	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	~ Allowing development within floodplains means that the capacity of the floodplains for flood storage may be compromised, however the policy in itself aims to mitigate against this.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		strengthens links between urban and rural lives, and supports farmers' sustainable stewardship of rural land.			
	5.3 to 5.5		~ No obvious impact.		
	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.	+ There is a growing opinion that development in flood plains will be required in order to meet the country's housing demand. This section of this SPD seeks to reduce vulnerability to flooding.	The effect of climate change and sea level rise is of particular concern in Torbay, particularly in coastal areas such as Paignton Town Centre, much of which is a zone 3a high probability flood zone. In addition run-off and river flooding are significant issues. It is estimated that climate change and sea level rise will mean that severe tidal flooding events will be six times more likely to occur by 2060 (i.e. a 1 in 200 year event now (0.5%) will become a 1 in 33 year event (3%)). South West Regional Flood Risk Appraisal 2007	Mitigation must be secured in the form of adequately resourced and researched fluvial and coastal flood defences.
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		~ No obvious impact.		
6. Minimise consumption	6.1 to 6.6		~		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
of natural resources			No obvious impact.		
<p>Summary:</p> <p>This is an important section of the SPD for an area which suffers from flash flooding and potential sea level rise and coastal erosion. Whilst the policy seeks to avoid the negative social and economic impacts of flooding through requiring appropriately designed buildings it leaves the fundamental question of the sustainability of developing in flood plains. However it is acknowledged that there is a climate of opinion that states that the country will need to build in these areas to meet the housing requirement, so there has to be a balance between all the objectives. Whilst it is recognised that the SDP is not a site allocation document, reference to the sequential approach to development outlined in PPS25 could be made within the SPD to strengthen and clarify the policy stance on flood risk.</p>					

Development Site Acceptability Obligations

Energy Efficiency

Policy EP1 'energy efficiency design' and Policy EP2 'renewable energy' of the Adopted Torbay Local Plan supports the use of renewable energy so long as amenity, health etc are not adversely affected. Policy CO11 'Conserving Energy Resources' of the Adopted Devon Structure Plan 2001-2016 requires that direct and indirect energy consumption in new development should be minimised. Structure Plan Policy CO12 promotes renewable energy development.

Development Policy G of the emerging RSS will require that all new and refurbished buildings achieve at least Code for Sustainable Homes Level 3 (25% energy efficiency improvement on 2006 Building Regulations Standards (Part 6)). Larger scale developments, particularly in urban extensions should meet Code for Sustainable Homes Level 5 (zero emissions from heating, hot water, ventilation or lighting).

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 Improve health and wellbeing	Development that contributes to positive wellbeing, through (e.g.) pleasant surroundings and living	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		conditions, freedom from noise and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.			
	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.	++ Low running costs achieved through sustainable construction will have significant health implications for those on lower incomes eg, pensioners who cannot afford adequate winter heating.	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	
	1.3 & 1.4		~ No obvious impact.		
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.	? Will assist in providing good quality housing but initial studies indicate that building costs will be higher which will be reflected in house prices. This could have an adverse impact in an area which already experiences high property values. However homes built to high sustainability standards will reduce running costs for those on low incomes so there is a positive long term and cumulative impact.		
	2.2 to 2.5		~ No obvious impact.		
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.	-- Commercial premises can also be built to environmental standards and this section misses the opportunity to incorporate such requirements.		This section could usefully incorporate reference to the BREEAM ratings for new build commercial buildings and refurbished commercial buildings.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	3.2 & 3.3		~ No obvious impact.		
	3.4 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	+	The provision of sustainably constructed developments can have an indirect positive impact through local sourcing and materials.	
	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.	+	The provision of sustainably constructed developments can have an indirect positive impact through local sourcing and materials.	
	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'.	?	The requirement for energy from renewable sources may lead to pressure for offshore renewables development, which could be considered to have a negative impact on the quality of the coastal region.	
	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.	++	This section encourages reduced energy demand and includes energy sourced from renewables. There are positive long term and cumulative impacts.	
	3.8 & 3.9		~ No obvious impact.		
4. Provide access to meet peoples	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	++	The specified standards incorporate location of development	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
needs with least damage to communities and the environment		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.).	as a significant factor in achieving these levels. Therefore there should be positive impacts over time and cumulatively.		
	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).	~ No obvious impact.		
	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.	++ The specified standards incorporate location of development as a significant factor in achieving these levels. Therefore there should be positive impacts over time and cumulatively.		
	4.4 & 4.5		~ No obvious impact.		
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	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	+		
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	?		The Council could consider the production of SPD to guide design of development incorporating the required sustainability measures.
	5.4 to 5.7		~ No obvious impact.		
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.	++		
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	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.	++		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			site.		
	6.4 Reduce waste not put to any use	Provision for composting, digestion, recycling in new development.	++ The specified standards incorporate waste management and minimization as a significant factor in achieving these levels. Therefore there should be positive impacts over time and cumulatively.		
	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.	+ No direct impact, but may have an indirect positive impact through the use of materials which have not been chemically treated.		
	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.	~ No obvious impact.		
Summary:					
This section performs well against the SA environmental objectives with positive long term and cumulative impacts identified. Concern is expressed over the potential increase costs in achieving level 3 Code for Sustainable Homes but this must be balanced against the positive environmental outcomes. This section could usefully incorporate reference to BREEAM standards for commercial development which would increase the positive impacts.					

Development Site Acceptability Obligations

Municipal Waste and Recycling

Torbay's population is growing and Torbay's projected municipal waste will be over 90,000 tonnes by 2025. Local authorities will be heavily penalised for exceeding their allocated landfill allowance under the Landfill Allowance Trading Scheme which came into force in 2005/2006. The cost to Torbay is likely to be at least £27,000,000 by 2020 if we continue as we are.

All development should make provision for adequate storage of waste and recycling materials. Larger developments will need to incorporate facilities for the

recycling of glass, paper, clothes etc. This can often be achieved through conditions or the usual development management process.

It is recognised that planning cannot require current Building Regulations to be exceeded in all instances. However energy efficiency measures should be incorporated into development, particularly on greenfield land.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 to 1.4		+		
			Adequate storage is beneficial to health and amenity, especially in higher density areas.		
2. Support communities that meet people's needs	2.1 to 2.5		+		
			Helps people to recycle.		
3. Develop the economy in ways that meet people's needs	3.1 to 3.9		~		
			No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~		
			No obvious impact.		
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	~		
			No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	++ Reduction of waste to landfill sites will have a positive impact on the soils through reducing the introduction of inorganic and non biodegradable materials into landfill sites.		
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	+ Reduction of waste to landfill sites will have a positive impact on the landscape.		
	5.4 to 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions		+ Enabling recycling will help reduce green house gas emissions and reduce the carbon footprint of development.		
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)		~ No obvious impact.		
	6.3 Minimise consumption and extraction of minerals		+ Supporting recycling will have secondary effect of reducing consumption of virgin materials.		
	6.4 Reduce waste not put to any use	Provision for composting, digestion, recycling in new development.	++ The section under energy efficiency requires new housing development to meet at least level 3 of the Code for Sustainable Homes. (Category 5 requires the provision of internal and external storage for household and recycling	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			waste) It also recognises the importance that a Site Waste Management Plan has on the efficient use of resources during construction and demolition, and to promote the reduction and effective management of site waste. The requirement for large developments to provide recycling facilities is welcomed.	Torbay has an acknowledged problem with the projected levels of municipal waste.	
	6.5 & 6.6		~ No obvious impact.		
Summary:					
As noted above Torbay has an acknowledged problem with levels of municipal waste. This is clearly recognised in this section and the issue is dealt with to a large extent through the requirement for new development to meet level 3 of the Code for Sustainable Homes.					

Development Site Acceptability Obligations

Biodiversity

Development should avoid harming habitats such as hedge rows and trees. Measures such as wildlife habitats, bird or insect boxes etc may be necessary in order to mitigate the impact of development (see policy NCS of the Adopted Torbay Local Plan). Much of this can be achieved through careful design and the use of conditions. However, in some instances a commuted sum to Torbay Coast and Countryside Trust may be the most appropriate way of securing biodiversity/ green infrastructure objectives.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 to 1.4		+ Positive secondary effect. Maintaining biodiversity and wildlife habitats can make a positive contribution to health and well being.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
2. Support communities that meet people's needs	2.1 to 2.5		~ No obvious impact.		
3. Develop the economy in ways that meet people's needs	3.1 to 3.5		~ No obvious impact.		
	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'.	++ The coastal environment is an important part of the tourist economy and protection of its special habitat / biodiversity is an important factor in achieving this objective.	All of Torbay is designated as a Sensitive Marine Area (SMA) and the area includes SSSIs, National and Local Nature Reserves and Areas of Special Protection.	
	3.7 to 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
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	++ Torbay has populations of rare species of both birds and bats which are statutorily protected so this is an important policy in terms of maintaining and protecting biodiversity.	The Environmental Guide (SPG) Torbay Council.	
	5.2 Promote the conservation and wise	Avoiding development that leads to the permanent loss of bio-	++	The Environmental Guide (SPG) Torbay	Appropriate Assessment should be

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	use of land	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.	This policy directly addresses the reference to biodiversity in this objective. Torbay has populations of rare species of both birds and bats which are statutorily protected so this is an important policy in terms of maintaining and protecting biodiversity.	Council. All of Torbay is designated as a Sensitive Marine Area (SMA) and the area includes SSSIs, National and Local Nature Reserves and Areas of Special Protection.	carried out on any development proposals likely to have a significant impact on cSAC or cSPA.
	5.3 to 5.6		~ No obvious impact.		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		++ The policy allows for commuted sums to Torbay Coast and Countryside Trust therefore providing funding for the creation or restoration of habitat in mitigation of development. Therefore this policy positively progresses this objective.		
6. Minimise consumption of natural resources	6.1 to 6.6		~ No obvious impact.		
<p>Summary:</p> <p>Torbay has significant populations of both protected bats and birds and is generally rich in biodiversity. This policy is welcome and progresses biodiversity objectives.</p>					

Development Site Acceptability Obligations

Landscape

Landscape measures such as on-site planting or off-site strategic landscaping (see Policy L9 of the Adopted Torbay Local Plan). Note that these would

usually be achieved through condition. However, a S106 Agreement may be required for off-site planting or for management.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ This policy assists in maintaining the quality of the environment and is therefore positive for this objective. Tree planting can act as 'lungs' for urban areas thereby reducing pollution.		
	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.	~ No obvious impact.		
	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	++ Landscaped areas can also provide open space for walking and leisure activities. This policy has some potential in progressing this objective.		
	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.	~ No obvious impact.		
2. Support communities that meet people's needs	2.1 to 2.5		~ No obvious impact.		
3. Develop the economy	3.1 to 3.5		~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
in ways that meet people's needs	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'.	++ The coastal environment is an important part of the tourist economy and protection of its special landscape is an important factor in achieving this objective.	Part of Torbay falls within the South Devon AONB boundary. Coastal Preservation Areas have been designated to safeguard unspoiled stretches of coastline. Adopted Torbay Local Plan 2004.	
	3.7 to 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
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	++ Suitably designed landscaped areas of indigenous species can provide valuable new habitat and wildlife corridors. There is potential for positive long term and cumulative impact.		
	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	++ Suitably designed landscaped areas of indigenous species can provide valuable new habitat and wildlife corridors. Landscaping can provide a soft interface between rural and urban lifestyles. There is potential for positive long term and cumulative impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		of rural land.			
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++ Although a s106 is unusual, contributions to the Torbay Coast and Countryside Service will facilitate enhancing the existing landscape and landscape character. Therefore there is potential for a long term positive impact.	Part of Torbay falls within the South Devon AONB boundary. Coastal Preservation Areas have been designated to safeguard unspoiled stretches of coastline. Adopted Torbay Local Plan 2004.	
	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.	++ Good quality landscaping can help integrate new development with the countryside. Therefore there is potential for a long term positive impact.		
	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	~ No obvious impact.		
	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.	++ New planting can act as a carbon sink thereby reducing the impact of climate change. There is potential for indirect positive impact.		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		++ Suitably designed landscaped areas of indigenous species can provide valuable new habitat and wildlife corridors. Landscaping can provide a soft interface between rural and urban lifestyles. There is potential for positive long term and cumulative impact.		
6. Minimise consumption of natural resources	6.1 to 6.4		~ No obvious impact.		
	6.5 Minimise land, water, air, light, noise and genetic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport	++ This policy assists in maintaining the quality of the		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		that will reduce traffic emissions.	environment and is therefore positive for this objective. Tree planting can act as 'lungs' for urban areas thereby reducing 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.	~ No obvious impact.		
<p>Summary:</p> <p>Provision of landscape planting of appropriate indigenous species brings both environmental and social benefits. Such areas can provide valuable areas for recreation, biodiversity and act as pollution 'sinks' and 'green lungs'. It is important that new landscaping is integrated into the special landscape qualities of the area which are part of the focus of the tourist industry. Therefore this section performs well against relevant SA objectives.</p>					

Development Site Acceptability Obligations

Conservation / design

Policies in the Built Environment chapter of the Adopted Torbay Local Plan seek a high quality of design both within and outside of conservation areas. Layout and design matters will usually be dealt with through the development control process, but there may be instances where a contribution towards replacement architectural or townscape features is sought. In the case of major commercial developments it will often enhance the development setting for there to be public art or similar feature. These could be either provided directly by the developer or through pooled contributions.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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	+ This policy assists in maintaining the quality of the environment and is therefore positive for this objective.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		and pollution, and enabling lifestyles free from stress, anxiety and exhaustion.			
	1.2 to 1.4		~ No obvious impact.		
2. Support communities that meet people's needs	2.1 to 2.5		~ No obvious impact.		
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.	+	This policy seeks to ensure that a high quality built environment is maintained which will have positive implications for the economy, particularly the tourism sector.	
	3.2 to 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
5. Maintain	5.1 & 5.2		~		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
and improve environmental quality and assets			No obvious impact.		
	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 obvious impact.		
	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	++ This section refers to a high quality of design being required both within and outside of conservation areas. Therefore it is positive for this objective.		
	5.6 & 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 to 6.6		~ No obvious impact.		
Summary:					
As noted in the SPD design issues are usually covered during the development control process and the Council has also produced an Urban Design Guide (adopted February 2007). Therefore such obligations as envisaged in this section will be rare but could be used when implementing regeneration and townscape improvement plans.					

Development Site Acceptability Obligations

Archaeological Protection

Archaeological Assessment may be required as part of the planning application process (see Policy BE9 of the Adopted Torbay Local Plan). Protection retention or recording of features will usually be an on-site development control matter. However, there will be instances where an S106 contribution is sought for the preservation or curation of archaeological artifacts (see Policy BE10 of the Adopted Torbay Local Plan).

High Level Objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 to 1.4		~ No obvious impact.		
2. Support communities that meet people's needs	2.1 to 2.4		~ No obvious impact.		
	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 seeks to ensure that archaeological artifacts will not be lost and that they remain, or become, accessible to the community and visitors. There is potential for a positive impact.		
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.	+ The preservation and interpretation of archeology is of interest to many tourists and therefore this policy indirectly supports the tourist economy.		
	3.2 to 3.9		~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
5. Maintain and improve environmental quality and assets	5.1 to 5.4		~ No obvious impact.		
	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	+ The policy seeks to ensure that archaeological artifacts/sites will not be lost and that they remain, or become, accessible to the community and visitors. There is potential for a positive impact.		
	5.6 & 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 & 6.6		~ No obvious impact.		
<p>Summary:</p> <p>Again archaeological issues are customarily dealt with through planning conditions. However this section does cover occasions when archaeological sites/finds may be significant enough to warrant interpretation and access so there are direct positive impacts for cultural/heritage objectives and the potential indirect positive impact for the tourism economy.</p>					

The following two sections are so specific that they have been considered together in the interest of producing a concise and readable document.

Development Site Acceptability Obligations

Physical Safety

This will often be dealt with through conditions for example requiring railings, safe play equipment, security lighting of paths etc. Developers will need to liaise with the Council to ensure that play equipment, paths etc are of an adoptable standard.

Maintenance of Public Open Space

The Council will require a contribution towards maintenance of public open space, play parks etc provided as part of developments.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ Both these sections ensure that adequate provision of open space, play equipment etc is provided for new development and ensures that they are of an acceptable standard to ensure public safety. Therefore this section directly and positively progresses this objective.		
	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.	++ Both these sections ensure that adequate provision of open space, play equipment etc is provided for new development and ensures that they are of an acceptable standard to ensure public safety. Therefore this section directly and positively progresses this objective.		
	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	++ Requiring safety lighting of paths will encourage walking and cycling and therefore positively progresses this objective.		
	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.	~ No obvious impact.		
2. Support	2.1 & 2.2		~		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
communities that meet people's needs			No obvious impact.		
	2.3 Reduce crime and fear of crime	Development that designs crime out, e.g. by providing passive surveillance, avoiding 'dead' spaces and times.	++ Requiring safety lighting of paths will encourage perceptions of safety and therefore positively progresses 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.	++ Requiring safety lighting of paths will encourage walking and cycling which tends to increase community cohesion and therefore positively progresses 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.	~ No obvious impact.		
3. Develop the economy in ways that meet people's needs	3.1 to 3.9		~ No obvious impact.		
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.).	++ Requiring safety lighting of paths will encourage walking and cycling and therefore positively progresses this objective.		
	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.	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		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).			
	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.	++ The provision of safely lit paths can increase access to facilities for those without a private vehicle and therefore positively progresses this objective.		
	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.	++ Requiring safety lighting of paths will encourage walking and cycling and therefore positively progresses this objective		
	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.	~ No obvious impact.		
5. Maintain and improve environmental quality and assets	5.1 to 5.7		~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions		- +		Low energy lighting should be a requirement for landscaping works.
	6.2 to 6.4		~ No obvious impact.		
	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.	++ Requiring safety lighting of paths will encourage walking and cycling and therefore positively progresses this objective		
	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.	~ No obvious impact.		
Summary:					
This section requires the provision of adequate open space and play areas to serve new development and also that all such infrastructure is of a suitable and safe standard. This has very positive social impacts and the provision of safely lit paths will assist meeting environmental objectives through encouraging people to walk and cycle thereby reducing pollution and contributions to climate change.					

2. Affordable Housing

Provision of Affordable Housing

Requirement of Affordable Housing

On the basis of Torbay's high level of housing need, 30% affordable housing will be sought on all developments of 10 or more dwellings. This includes:

- new build, conversions and mixed use schemes,
- sheltered housing developments,
- schemes designed for student accommodation where there is no legal restriction on future occupation solely to students,
- phased developments where the threshold will be exceeded by cumulative totals,
- developments by registered social landlords (formerly known as housing associations),
- schemes for very small units that may be at the bottom 'low cost' end of the market such as self contained studio and micro apartments.

Figure 6 – Affordable Housing Site Size Thresholds

Site Size	Affordable Housing %	Tenure Mix	Provision
15+ dwellings	30%	75% for social rent 25% intermediate	On site
10-14 dwellings: houses or greenfield site*	30%	50% for social rent 50% intermediate	On site
10-14 dwellings: flats or brownfield* (excluding back gardens)	30%	Intermediate housing	Usually on site

Note: The differentiation between brownfield and greenfield is an approximation of the likely development costs. Therefore greenfield of dwellings and similar technically brownfield but actually greenfield in terms of cost profile sites, space will be considered as greenfield sites.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	+		
	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.	+		
	1.3 & 1.4		~ No obvious impact.		
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.	++	Torbay has a very high level of affordable housing need. Torbay Housing Market Assessment (ORS 2007)	
	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	+		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		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.	+	Level 4 and Housing Corporation Design Standards require negotiation with police architectural liaison officers and achieving Secure by Design Standards, which will have a direct and positive impact on this SA 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.	++	By ensuring that 5% of affordable homes are designed to be accessible by disabled persons, the Council is ensuring that housing is both affordable and available to all areas of the population, therefore reducing social exclusion and creating a more balanced community. The section takes account of the need for 'tenure blind' affordable housing, which will therefore positively progress 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.	~	No obvious impact.	
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.	+	The provision of affordable housing will enable younger people to remain in the district thereby retaining a more flexible workforce. Flexible homes will include home working and more affordable housing will have positive impacts in respect of reducing benefit dependency, avoiding benefit trap, and promoting economic activity. Level 4 requires a home office space to be provided in all residential development. This will have indirect positive impacts.	
	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	++	The provision of affordable housing will allow the sections of the population on a lower income to have a higher standard of living especially if designed to high environmental	

High Level Objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for	Assessment of Effects			
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures	
		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.	standards. The section will have direct positive impacts on this objective.			
	3.3 Reduce poverty and income inequality		+	The provision of energy efficient homes results in lower running costs and should therefore assist those on lower incomes, which positively progresses this objective.	The mean gross pay for people working in Torbay is 71% of the England and Wales figure (ASHE 2006). There is a higher proportion of benefit claimants in Torbay than the regional or National average.	
	3.4 to 3.8		~	No obvious impact.		
	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.	+	The provision of affordable housing will enable younger people to remain in the district thereby retaining a more flexible workforce. The retention of a more flexible workforce will assist in reducing reliance on seasonal and part time work. This section will have an indirect positive and cumulative impact.		
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	+	As affordable housing should have good access to all community facilities, cycling and walking should be a more attractive option rather than use of the private car. Level 3 Code for Sustainable Homes also encourages the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys. Therefore this section positively progresses this objective.	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	Level 3 of the Code for Sustainable Homes should be considered as desirable if extra funding to achieve level 4 is not available.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		(e.g. car sharing, fuel efficient cars, etc.).			
	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).	~ No obvious impact.		
	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.	+ Affordable housing should have good access to all community facilities, including doctor's surgeries and sporting facilities. Therefore this section positively progresses this objective.		
	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.	+ As affordable housing should have good access to all community facilities, cycling and walking should be a more attractive option rather than use of the private car. Level 3 Code for Sustainable Homes encourages the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys. This section has an indirect positive impact.	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	Level 3 of the Code for Sustainable Homes should be considered as desirable if extra funding to achieve level 4 is not available
	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.	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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	+ The section requires that affordable housing should achieve Code for Sustainable Homes Level 4, when extra funding is available . Level 3 seeks to encourage development on land that already has limited value to wildlife, and discourages the development of ecologically valuable sites. Therefore it positively progresses this objective.	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	Level 3 of the Code for Sustainable Homes could be considered as desirable if extra funding to achieve level 4 is not available
	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.	+ The section recognises that there can be increased development costs when using PDL. By adjusting the affordable housing requirements appropriately this ensures that use of PDL is not deterred by the requirement for high levels of planning obligation.		
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	? Affordable housing can be designed as well as any other form of housing. Energy efficient housing may incorporate new design and use of materials and this should be carefully integrated with the exiting built environment. Through careful control of design there should be no adverse 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.	? Impact will be site specific.		
	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	? Impact will be site specific.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	?		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		?		
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.	+	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	Minimise water consumption, maximise use of rainwater / grey water.	+	Code for Sustainable Homes, Technical Guide. Department for Communities and Local Government, 2007.	Level 3 of the Code for Sustainable Homes could be considered as desirable if extra funding to achieve level 4 is not available
	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 not put to any use	Provision for composting, digestion, recycling in new development.	+		
	6.5 Minimise land, water, air, light, noise and genetic pollution	Development that minimises diffuse as well as point source pollution. Approaches to transport	+	Requirement for some level 4 housing means that both the	Code for Sustainable Homes, Technical Guide. Department for

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		that will reduce traffic emissions.	global and local aspects of pollution are addressed. Aims of the guidance are to ensure the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours, and to reduce global warming from blowing agent emissions arising from the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials. Indirect positive impact.	Communities and Local Government, 2007.	considered as desirable if extra funding to achieve level 4 is not available
	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.	Impact will be site specific.		
<p>Summary:</p> <p>The section positively and directly addresses the social SA objectives and the shortage of affordable housing in the area. Environmental impact of affordable housing will be partially locational and site specific and controlled by development control policies, and partially dependant on the levels of energy efficiency and sustainable construction techniques required. The requirement to meet Level 4 of the Code for Sustainable Homes when extra funding is available is welcomed but more widespread environmental and social benefit could be achieved through making it explicit that Level 3 of the Code as the base standard for affordable housing as well as open market housing. Although the document should be read as a whole and energy efficiency is covered under development site acceptability (Development Policy G of the emerging RSS which will require that all new and refurbished buildings achieve at least Code for Sustainable Homes Level 3 (25% energy efficiency improvement on 2006 Building Regulations Standards Part 6)).</p>					

3. Sustainable Development Contributions

Sustainable Communities Infrastructure

Sustainable Transport

All developments or re-developments should be assessed to identify if they should contribute towards public transport.

a. Revenue support over a given period towards subsidised bus services and to support additional weekend/evening/early morning journeys, the latter types may be either on subsidised or commercial routes.

b. Capital funding for:

- Buses for the network or specified local/social services
- Real Time Information (RTI) infrastructure including Smart Card projects and smart ticketing options
- Support for concessionary fares schemes under the Transport Act 2000
- Bus service monitoring and reporting including travel planning

In calculating obligations, regard will be had to the accessibility of development including availability and capacity of public transport within walking distance (about 400 metres) of the proposed development. In addition, local air quality (particularly the proximity of Air Quality Action Zones) and the effect of traffic generation by development will be taken into account.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ The impact of new development on air quality is given specific consideration thereby positively progressing this objective.		
	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.	++ The impact of new development on air quality is given specific consideration thereby positively progressing this objective.		
	1.3 & 1.4		~ No obvious impact.		
2. Support communities that meet people's	2.1 Help make suitable housing available and affordable for everyone (to address	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	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
needs	a significant shortfall of affordable housing and projected increase in population)	away from their chosen communities or workplaces to afford housing.			
	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.	++ This section will help ensure accessibility for those without private transport to schools, colleges and libraries. Good public transport links allows for choice of employment through available access. A cumulative positive impact over time.		
	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 obvious impact.		
	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.	+ Accessibility to available social facilities enabling people to play an active part in their community will positively support 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.	++ This section will help ensure accessibility for those without private transport to partake in cultural activities. This section is likely to increase participation in these events by the improvement of accessibility to them. A cumulative positive impact over time.		
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	++ Paragraph 4.23 sets out the conditions under which such contributions will be sought from employment developments. Developments within use class B1/B2 will be required to contribute when there is a particular need arising from the development in order to support the Community Plan's guiding principle of achieving economic prosperity. This section takes a realistic approach to the amount of	Community Plan	As noted the Council could insist on the production of Green Travel Plans which can incorporate mechanisms such as car sharing which do not place a financial burden on the

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		economy can do so. Promotion of more sustainable year-round tourism, particularly in coastal and market towns.	planning obligation which can be sought without deterring economic development / investment, which is vital for the local economy. However the Council could insist on the production of Green Travel Plans which can incorporate mechanisms such as car sharing which do not place a financial burden on the economy.		economy.
	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.	+	Support for concessionary fares will contribute positively to this objective.	
	3.3 Reduce poverty and income inequality		+	Support for concessionary fares will contribute positively to this objective.	
	3.4 to 3.6		~	No obvious impact.	
	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.	+	Provision of high quality public transport can mitigate against the need for road building thereby having a positive impact on this objective.	
	3.8 & 3.9		~	No obvious impact.	
4. Provide access to meet peoples needs with least damage	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	++	This section positively progresses this objective, by having regard for the availability and capacity of public transport in a walking distance of 400 metres from proposed	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
to communities and the environment		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.).	developments.		
	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).	~ No obvious impact.		
	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.	++ This section will help ensure accessibility for those without private transport to schools and other community facilities. A cumulative positive impact over time.		
	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.	++ This section positively progresses this objective, by having regard for the availability and capacity of public transport in a walking distance of 400 metres from proposed developments. Through requiring contributions for additional bus services at the times noted above and the provision of RTI public transport will become more attractive to users.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	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.	~ No obvious impact.		
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	~ No obvious impact.		
	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.	+	Provision of high quality public transport can mitigate against the need for road building thereby having a 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.	+	Provision of high quality public transport can mitigate against the need for road building thereby having a positive impact on this objective.	
	5.4 to 5.7	.	~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions		++	Increased use and quality of public transport will reduce carbon emissions, congestion and pollution.	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)		~ No obvious impact.		
	6.3 Minimise consumption and extraction of minerals	Greatest possible reuse of old material in new construction; provision for reuse and recycling.	+ Provision of high quality public transport can mitigate against the need for road building thereby having a positive impact on this objective.		
	6.4 Reduce waste not put to any use	Provision for composting, digestion, recycling in new development.	~ No obvious impact.		
	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.	++ The impact of new development on air quality is given specific consideration thereby positively progressing this objective.		
	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.	~ No obvious impact.		
<p>Summary:</p> <p>This section performs well against the majority of the SA objectives particularly through increasing access to facilities and the potential to reduce use of the private car which has positive implications for climate change. It is appreciated that the sustainable transport contributions take account of the fragility of the local economy but it is suggested that Green Travel Plans can incorporate measures which do not represent unacceptable financial restraints. This could be mentioned within the text although these are matters more likely to be dealt with through condition or section 278 agreements. As noted under direct site access/safety measures, it is worth considering whether part (a) at least could be incorporated in that section.</p>					

Sustainable Communities Infrastructure

Compensation for loss of employment: Community Plan Theme – The New Economy

Where a development proposal results in the loss of jobs (for example change of use away from offices or workshops), a commuted sum will be required to help create similar employment elsewhere in Torbay.

Such contributions will be ring-fenced for investment in regeneration projects and unlocking employment development. They will be used to help provide enabling infrastructure such as site servicing or decontamination costs for regeneration and employment generating schemes. Priority will be given to Brixham Harbourside and Waterfront regeneration and to improving the accessibility of the road network serving employment proposals, particularly to encourage alternatives to the private car.

High Level Objectives	Sub-objective <i>Does the policy/ proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 & 1.2		~ No obvious impact.		
	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	++ This section intends to use contributions particularly to encourage alternatives to the private car, which will include walking and cycling thereby positively progressing this objective.		
	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.	~ No obvious impact.		
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.	- Whilst seeking to protect Torbay's economy some land / premises will inevitably become unsuitable for modern employment purposes through location etc, and these tend to become part of the PDL used to accommodate housing development. This section will increase the development costs of such land and could have an adverse effect on the take up of PDL in employment use and on the prices of homes built in such developments.		
	2.2 Give everyone access to learning,	Quality and accessibility of schools, colleges, libraries.	++		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	training skills and knowledge	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.	This section intends to use contributions particularly to encourage alternatives to the private car, which will include walking and cycling thereby increasing access so positively progressing this objective.		
	2.3 to 2.5		~ No obvious impact.		
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.	+ Paragraph 4.27 notes that this section does not imply that a change of use from employment use class B1/B2 is always acceptable and makes reference to the adopted local plan policy on the retention of employment land. This is an important point to make when a guiding principle of the Community Plan is to achieve economic prosperity. Otherwise there is a danger that employment land will be lost to higher value residential development.		
	3.2 & 3.3		~ No obvious impact.		
	3.4 Meet local needs locally	Maintenance and enhancement of businesses meeting local needs. Encouragement of farmers' markets and farm shops.	+ Indirectly this section supports this objective.		
	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	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		practices.			
	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'.	++ The pooled commuted sums will be focused on Brixham Harbourside and Waterfront regeneration thereby directly progressing this objective.		
	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.	~ No obvious impact.		
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++ The pooled commuted sums will be focused on Brixham Harbourside and Waterfront regeneration thereby directly progressing this objective.		
	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.	~ No obvious impact.		
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	++ This section intends to use contributions particularly to encourage alternatives to the private car, thereby positively progressing this objective.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		efficient cars, etc.).			
	4.2 to 4.5		~ No obvious impact.		
5. Maintain and improve environmental quality and assets	5.1 & 5.2		~ No obvious impact.		
	5.3 Protect and enhance landscape and townscape	Location and design of development to respect and improve character and settlement setting.	++ The pooled commuted sums will be focused on Brixham Harbourside and Waterfront regeneration thereby directly progressing 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 obvious impact.		
	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	++ The pooled commuted sums will be focused on Brixham Harbourside and Waterfront regeneration thereby directly progressing this objective.		
	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.	+ The pooled commuted sums will be focused on Brixham Harbourside and Waterfront regeneration which include improved sea defences, thereby directly progressing this objective.		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		~ No obvious impact.		
	6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions		+ If used to promote sustainable alternatives to the car will help reduce congestion and carbon footprint.	

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	6.2 to 6.4		~ No obvious impact.		
	6.5 Minimise land, water, air, light, noise and genetic pollution		+ If used to promote sustainable alternatives to the car will help reduce air pollution from vehicle emissions.		
	6.6 Maintain and enhance the quality of Torbay's beaches and coastal waters		~ No obvious impact.		
<p>Summary:</p> <p>As noted in the SPD Torbay has a very poor economic profile and improving Torbay's prosperity is a key issue for the District. This section seeks to ensure that when land is lost for employment use, often to higher value uses such as housing, that the local economy is not undermined and further disadvantaged. Only one possible minor adverse impact has been identified; land / premises which are no longer suitable for modern employment use has been a source of PDL redeveloped to meet the housing requirement. Increased costs may reduce such redevelopment.</p>					

Sustainable Communities Infrastructure

Stronger Communities: Community Plan Theme – Stronger Communities, Pride in the Bay

Safer Communities Torbay

When determining proposals for residential developments, the Planning Authority will consider the need for additional street wardens or Police Community Support Officers to support the development where residential developments do result in the need for additional resources, contributions will be sought towards a street warden (or part of a post) who will be dedicated to dealing with the development area and its immediate surrounding.

Commercial Developments

Non Residential development may generate a need for additional policing, particularly in alcohol and leisure developments. As well as Police Officers, this includes Taxi and Street Marshals, "Know the Code" safe and sensible drinking campaign promotion, alcohol education and town centre management.

Schemes will need to be assessed on their merits in terms of their impact (see paragraph 4 above). However developments that are likely to generate a particular need for a safer communities contribution include:

- Class A4 drinking establishments (community policing, taxi marshals, CCTV, drug and alcohol awareness)
- Class A5 takeaways (street cleansing, town centre management)
- Nightclubs (community policing, taxi marshals, CCTV, drug and alcohol and health awareness, street cleansing)
- Casinos – will need to be addressed on the merits of the proposal but likely need for gambling awareness contributions.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ Crime and the fear or perception of crime can have a very negative impact on health and well being. This section addresses many issues involved in community safety and as such positively progresses this objective.		
	1.2 & 1.4		~ No obvious impact.		
2. Support communities that meet people's needs	2.1 & 2.2		~ No obvious impact.		
	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 section addresses community safety issues in both residential and economic developments and therefore will be instrumental in achieving 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 obvious impact.		
	2.5 Increase access	Cultural facilities integral with	+		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	to and participation in cultural activities	development. Development of 'environment-based' visitor attractions that do not damage the resource they are based upon.	Feelings of safety and security enables and encourages residents to take part in cultural activities in town centres. Therefore there will be an indirect positive impact for this objective.		
3. Develop the economy in ways that meet people's needs	3.1 to 3.7		~ No obvious impact.		
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	Development which assists in regenerating and diversifying the tourism industry.	++ The local economy is dependant on a successful tourist industry. This section seeks to ensure that many of the aspects of the tourism industry such as nightclubs, pubs and restaurants are not undermined by public disorder or disturbance and the equally they do not cause such problems. Therefore this section positively progresses this objective.		
	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.	~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.5		~ No obvious impact.		
5. Maintain and improve environmental quality and assets	5.1 to 5.7		~ No obvious impact.		
6. Minimise consumption	6.1 to 6.6		~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
of natural resources					
Summary:					
This is a very specific issue and this section performs well against the relevant objectives.					

Sustainable Communities Infrastructure

Learning and Skills for the Future Community Plan Theme – Learning and Skills for the Future

Education

It is recognised that school numbers have been falling in recent years and that education is funded principally through central Government (DfES). On this basis, education contributions will only be sought from developments where there is a significant shortfall in school places in the locality or where the need generated by development would exacerbate a qualitative deficiency.

In addition the Council, as a unitary authority, has a responsibility to provide a range of lifelong learning services to adults, including adult community learning centres, museums and libraries.

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 to 1.4		~ No obvious impact.		
2. Support communities that meet	2.1 Help make suitable housing available and affordable for	Match of housing to households; cost of appropriate housing relative to disposable incomes especially for less well off people;	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
people's needs	everyone (to address a significant shortfall of affordable housing and projected increase in population)	whether people are forced to move away from their chosen communities or workplaces to afford housing.			
	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.	++ This is a key section to achieve this objective. This section ensures adequate educational places for all and through library funding ensures access to lifelong learning facilities.		
	2.3 & 2.4		~ No obvious impact.		
	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.	+ Access to lifelong learning facilities can encourage participation in cultural activities.		
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.	+ Access to adequate education and lifelong learning facilities can have an indirect positive impact on this objective, through the increase of the population's skill base, which will therefore open up a new diverse range of job opportunities that were previously out of reach. A wider skills base will also encourage inward investment.		
	3.2 Help everyone afford a comfortable standard of living	Whether lower incomes are enough to buy a reasonable standard of living – taking account	~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		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.			
	3.3 Reduce poverty and income inequality		+	Access to adequate education and lifelong learning facilities can have an indirect positive impact on this objective, through the increase of the population's skill base, which will therefore open up a new diverse range of job opportunities that were previously out of reach.	
	3.4 to 3.6		~ No obvious impact.		
	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.	?	By ensuring a wide skills base the need for incommuting could be reduced, conversely it may lead to outcommuting for employment. Therefore there is an unknown impact.	
	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 obvious impact.		
	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.	?	Increased skills levels through opportunities for lifelong learning may attract inward investment and reduce reliance on seasonal and part-time work. This would inevitably be a long term impact.	
4. Provide access to meet peoples needs with	4.1 & 4.2		~ No obvious impact.		
	4.3 Help everyone	Distance to, and ease of	++		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
least damage to communities and the environment	access basic services easily, safely and affordably (in line with projected population increase)	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.	This section seeks to ensure that there are adequate school places in accessible locations thereby helping meet this objective.		
	4.4 & 4.5		~ No obvious impact.		
5. Maintain and improve environmental quality and assets	5.1 to 5.7		~ No obvious impact.		
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions		+ Local facilities could help reduce the need to travel and thereby reduce emissions.		
	6.2 to 6.6		~ No obvious impact.		
Summary:					
This is again a very specific section and will have both short and long term positive impacts for the relevant social and economic objectives.					

Sustainable Communities Infrastructure

Greenspace And Recreation Contributions. Community Plan Theme: Pride in the Bay.

The provision of open space will be assessed on its merits having regard to the Local Plan and Greenspace Strategy Policy Framework. Regard will be had to the location, capacity and condition of existing open space, as well as the likely demand on it that development creates.

Table 15 above gives a hypothetical cost per person of providing Greenspace. However it is recognised that provision will often be in kind through the provision of play parks etc on site.

Where public open space is provided through a S106 (or other means) by a developer, it should in all cases make financial provision for 10 years maintenance. It is considered by the council that maintenance is essential and therefore these payments should be prioritised (ie treated as site environment matters).

Where no new open space is provided to serve new dwellings, the council may seek contributions to ensure that proper provision is maintained within the vicinity of the development (for example by improving management and facilities of existing properties).

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
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.	++ The provision and maintenance of adequate open space is an important factor in providing good quality living environments. Therefore this section will have a positive impact on this objective.		
	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.	++ This section ensures that sufficient playing pitches and equipped play areas are provided to ensure that all have access to these facilities. Therefore this section will have a positive impact on this objective.		
	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	++ Green space often incorporates walking and cycling routes so there will be a positive impact for this objective.		
	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.	~ No obvious impact.		
2. Support communities that meet	2.1 to 2.5		~ No obvious impact.		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
people's needs					
3. Develop the economy in ways that meet people's needs	3.1 to 3.9		~ No obvious impact.		
4. Provide access to meet peoples needs with least damage to communities and the environment	4.1 to 4.3		~ No obvious impact.		
	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.	+		
	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.	~ No obvious impact.		
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	+		
	5.2 Promote the conservation and wise use of land	Avoiding development that leads to the permanent loss of bio-productive soils, taking into	+		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
		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.	provide habitats and be part of wildlife corridors thereby enhancing biodiversity. It can also create a soft interface between urban and rural areas. Therefore there should be a 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.	++ Incorporation of open space and green space within new development can have a positive impact on design and assist in the integration of such development in terms of the built and natural 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.	+ Green space / open space in and around developments can provide habitats and be part of wildlife corridors thereby enhancing biodiversity. It can also create a soft interface between urban and rural areas. Therefore there should be a positive impact on this objective.		
	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	~ No obvious impact.		
	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.	+ Open and green space can counteract the impact of impermeable surfaces related with development. Beneficial indirect impact.		
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration		+ Green space / open space in and around developments can provide habitats and be part of wildlife corridors thereby enhancing biodiversity. It can also create a soft interface between urban and rural areas. Therefore there should be a		

High Level Objectives	Sub-objective <i>Does the policy/proposal...</i>	What appraisal will look for	Assessment of Effects		
			Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			positive impact on this objective.		
6. Minimise consumption of natural resources	6.1 to 6.4		~ No obvious impact.		
	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.	++ Green spaces act as 'lungs' for urban areas reducing air pollution and acting as a carbon sink. Very beneficial impact.		
	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.	~ No obvious impact.		
Summary:					
This section performs extremely well in terms of social objectives related to health and well being, which is its primary focus. However there are indirect beneficial impacts for landscape, biodiversity, pollution and climate change.					

The structure of the Local Development Framework

