Torquay Neighbourhood Plan

Sustainability Appraisal Report

August 2017

TORBAY COUNCIL

CONTENTS

Non-Technical Summary 5

Background 5

Consultation 5

Key Findings 6

The Next Steps 6

1 BACKGROUND 7

1.1 Introduction 7

1.2 Torquay Neighbourhood Plan 7

1.3 The Structure of this Document 8

2 METHODOLOGY 9

2.1 Sustainability Appraisal Key Stages 9

2.2 Consultation 9

2.3 Linkages to other Assessments 10

2.4 Habitats Regulations Assessment 10

2.5 Equality Impact Assessment 10

3 SUSTAINABILITY APPRAISAL OF THE TORQUAY NEIGHBOURHOOD PLAN AIMS AND OBJECTIVES 11

4 SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES FOR GROWTH 13

4.1 Growth in the context of the Torbay Local Plan 2012-2030 13

4.2 Developing options for growth 14

4.2.1 Option 1 – 'The Local Plan approach' 15

4.2.2 Option 2 – 'The modified Local Plan, community-led approach' 15

4.3 Testing preferred options for growth 16

5 SUSTAINABILITY APPRAISAL OF POLICIES AND PROPOSALS 18

5.1 Policy S1 18

5.2 Housing Policies (H1 – H20) 18

5.3 Economy and Jobs Policies (J1 – J9) 19

5.4 Tourism Policies (T1 – T7) 20

5.5 Environment Policies (E1 – E9) 20

5.6 Health and Wellbeing Policies (HW1 – HW6) 21
5.7 Sport and Leisure Policies (SL1 – SL6) 21
5.8 Transport Policy (TR1 – TR3) 21
6 SUSTAINABILITY APPRAISAL OF HOUSING SITES 22
6.1 Sustainability Appraisal Summary of Sites (NP1 – N6) 22
6.2 Sustainability Appraisal Summary of Sites TNPH1-TNPH50 23
7 SUSTAINABILITY APPRAISAL OF Employment SITES 24
7.1 Torbay Hospital and Woodlands Trading State 24
7.2 Land at Lower Union Lane 24
7.3 Edginswell, Kerswell Gardens and Moles Lane 25
7.4 Lummaton Quarry 25
7.5 Browns Bridge 25
7.6 Lymington Road, Broomhill Industrial State and Newton Road 26
8 MONITORING FRAMEWORK 27
9 Next Steps 28
10 LIST OF APPENDICES 29
10.1 Appendix A: The Strategic Environmental Assessment Directive Requirements Checklist 30
10.2 Appendix B: Consultation Statement 34
10.3 Appendix C – Sustainability Appraisal of Torquay Neighbourhood Plan Policies 39
10.3.1 Policy S1 the Presumption in favour of Sustainable Development 39
10.3.2 Housing policies (H1 – H20) 41
10.3.3 Economy and Jobs Policies (J1 – J9) 44
10.3.4 Tourism Policies (T1 – T7) 46
10.3.5 Environment Policies (E1 – E9) 49
10.3.6 Health and Wellbeing Policies (HW1 – HW6): 51
10.3.7 Sport and Leisure Policies (SL1 – SL6) 54
10.3.8 Transport Policies (TR1 –TR3) 57
10.4 Appendix D: Sustainability Appraisal of Housing Sites 59
10.4.1 Old Cockington School 59
10.4.2 Torre Station (additional) 62

10.4.3 Dairy Crest site (Parkfield Road) 65
10.4.4 Bancourt Hotel 68
10.4.5 Kwik Fit site 71
10.4.6 TNPH1, TNPH2, TNPH3 and TNPH5 74
10.4.7 Starpitten Lane (TNPH4) 76
10.4.8 Site1 Higher Cadewell Lane (TNPH7), Site2 Higher Cadewell Lane (TNPH8) and TGGS Shiphay Manor (TNPH10) 79
10.4.9 Foxlands, York Road (TNPH9) and Quintaville (TNPH11) 82
10.4.10 TNPH12, TNPH 15, TNPH 17- TNPH 20 and 22 85
10.4.11 TNPH16, TNPH 21 and TNPH 23 - TNPH 46 87
10.4.12 Ingoldsby (TNPH 47), La Rosaire (TNPH 49) and Lee Hotel (TNPH 50) 90
Appendix E: Sustainability Appraisal of Employment Sites 93
10.4.13 Torbay Hospital and Woodlands Trading State 93
10.4.14 Land at Lower Union Lane 95

NON-TECHNICAL SUMMARY

Background

The Sustainability Appraisal (SA) forms part of the evidence base and justification for the policies within the Torquay Neighbourhood Plan. It has been an ongoing process which has evaluated the identification of options and development of the policies within the Plan.

The SA Report provides information which will support evaluation of the Plan policies by consultees and assist in the provision of feedback on the Plan. The Form also welcomes any comments on the SA Report itself.

The aim of the SA is to ensure sustainable development is fully integrated within the Plan. The Non-Technical Summary provides a summary of the consultation carried out at the scoping stage, explains the key findings of the SA and provide an indication of the next steps of the process.

Consultation

Consultation forms an important part of the Sustainability Appraisal process. The views and comments of the various bodies who responded to the consultations have been taken into account in the development of the SA Report.

The consultation on the Scoping Report extended for a five weeks period from 23 December 2014 to 27 January 2015. The Scoping Report was made available to the three statutory consultees, namely Natural England, Historic England and the Environment Agency. Comments were received from Natural England and Historic England. No comments were received from the Environment Agency. The comments received have resulted in a number of amendments to the Scoping Reports.

The Torquay Neighbourhood Plan Sustainability Appraisal Report was made available for public consultation, alongside the Torquay Neighbourhood Plan Consultation Document, for six weeks period from 22 August 2016 to 3 October 2016. A response from Natural England was received, which has resulted in a number of changes to the SA Report.

Appendix B of this report considers these responses in further detail and outlines how they have been addressed.

Key Findings

The Sustainability Appraisal has found that the emerging Torquay Neighbourhood Plan will generally have a positive effect on sustainability in Torquay. Its holistic approach to the further development of Torquay will ensure wide-reaching benefits for society, economy and the environment.
Many of the policies make a positive contribution towards specific sustainable development objectives. The key identified positive effects include:

- an increase in the availability of housing, particularly affordable housing;
- enhanced employment opportunities, including an increase in non-seasonal employment;
- enhanced quality and diversity of the local tourism industry.

Alongside the many positive effects of the Plan, potential negative sustainability effects were also identified. These primarily relate to the small increase in growth proposed in the Plan. These are summarised below:

- a possible impact on habitats and species, particularly development on greenfield sites;
- increase in the use of water, energy and mineral resources and increased waste;
- cumulative effect on the existing resources and environmental assets from residential and employment development.

The SA process has identified opportunities to enhance the positive effects and mitigate the negative effects. This is in addition to the mitigation and enhancement measures already contained within the Plan.

The Next Steps

The next stage in the development of the SA is to take on board the feedback from this consultation and update the SA Report accordingly. Any significant changes made to the Torquay Neighbourhood Plan will be subject to further SA. Assuming there are no fundamental issues, the Torquay Neighbourhood Plan and accompanying SA Report will be submitted for independent examination later this year.

A statement will be published upon adoption of the Torquay Neighbourhood Plan to indicate how the sustainability appraisal process and consultation responses have influenced the development of the Plan.

1 BACKGROUND

1.1 Introduction

The principles of 'sustainable development' are central to the planning system. A common definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"1. A presumption in favour of sustainable development is at the heart of national planning policy.

Sustainability Appraisal (SA) is a systematic process undertaken during the preparation of a plan or strategy. Its role is to assess the extent to which the emerging policies and proposals will help to achieve sustainable development. The process is an opportunity to consider options in which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives.

1.2 Torquay Neighbourhood Plan

The Torquay Neighbourhood Plan (TNP) is being produced by a Neighbourhood Planning Forum that includes Council members, nine Community Partnerships, representatives from the local community and landowners, with support provided by Torbay Council Officers.

The Torquay Neighbourhood Plan has been developed in parallel with the Torbay Local Plan and will be a development plan document approved by Torbay Council subject to a successful referendum. The Plan covers a number of issues relating to the development of Torquay in the future. One of the key functions for the Plan will be to allocate land to support the delivery of around 3,979 homes between 2012 and 2030 and sufficient employment sites to meet the Local Plan's requirements for at least 37,200 square meters of employment space.

[1] Brundtland Report 1987

1.3 The Structure of this Document

This Report has been compiled to summarise the sustainability appraisal work that has been carried out so far, and to show how sustainability has been accounted for as the Torquay Neighbourhood Plan has evolved in the planning progress.

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

Section 2: outlines key stages of the sustainability appraisal process and who was consulted, when and how as well as the linkages to other assessments;

Section 3: testes the Torquay Neighbourhood Plan aims and objectives against the sustainability appraisal objectives;

Section 4: reviews the Reasonable Alternatives;

Section 5: sets out the sustainability appraisal of the policies and proposals;

Section 6: sets out the sustainability appraisal of the partnership area local policies and Projects;

Section 7: sets out the sustainability appraisal of the housing sites;

Section 8: sets out the monitoring framework.

2 METHODOLOGY

2.1 Sustainability Appraisal Key Stages

The Sustainability Appraisal process has five main stages (A-E). Stage A sets the context, establishes the baseline and decides on the scope. Stage B develops and refines options and assesses effects, Stage C relates to preparing the SA report. Stage D deals with consulting on the SA Report and finally Stage E monitors the significant effects of implementing the Plan policies. This SA Report represents Stage C and the consultation which follows represents Stage D.

The Strategic Environmental Assessment Directive (SEA) provides a means of ensuring that due consideration has been given to environmental issues during the preparation and adoption of strategic level plans. Appendix A comprises a list of the SEA Directive requirements and an indication of how the requirements have been met within the SA process.

The Torquay Neighbourhood Plan policies, proposals and projects were appraised against the Sustainability Appraisal framework that was developed in the scoping stage. Policies and proposals were appraised using the following symbols to indicate the levels of impacts.

Key to matrix scoring (in tables)

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

2.2 Consultation

The consultation on the Scoping Report extended for a five weeks period from 23 December 2014 to 27 January 2015. The Scoping Report was made available to the three statutory consultees, namely Natural England, Historic England and the Environment Agency.

Comments were received from Natural England and Historic England. No comments however received from the Environment Agency. The comments received have resulted in a number of amendments to the Scoping Report.

The Torquay Neighbourhood Plan Sustainability Appraisal Report was made available for public consultation, alongside the Torquay Neighbourhood Plan Consultation Document, for six weeks period from 22 August 2016 to 3 October 2016. A response from Natural England was received, which has resulted in a number of changes to the SA Report.

Appendix B considers these responses in further detail and outlines how they have been addressed.

2.3 Linkages to other Assessments

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

2.4 Habitats Regulations Assessment

Habitats Regulations Assessment is required by the Habitats Directive (92/43/EEC). Land use plans may require the undertaking of a HRA of their implications for European Sites. The purpose of HRA is to assess the impacts of a land use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site, whether alone or in combination with other plans and projects.

The assessment encompasses the two European sites present within Torbay boundaries (South Hams SAC and Lyme and Torbay Marine SAC) and four further European sites within the 20km buffer zone of Torbay's boundaries.

2.5 Equality Impact Assessment

The need for an Equality Impact Assessment arises from the Equality Act 2010, which states that the Council must have 'due regard' for equality to the way that it provides services and make decisions. The Council is required to undertake an Equality Analysis of the Torquay

Neighbourhood Plan policies, proposals and projects in order to ensure that different groups are not unfairly disadvantaged or discriminated against, and everyone has fair access to information and services.

3 SUSTAINABILITY APPRAISAL OF THE TORQUAY NEIGHBOURHOOD PLAN AIMS AND OBJECTIVES

The Torquay Neighbourhood Plan aims and objectives were broadly assessed against the 6 Sustainability Appraisal main objectives listed below:

1. Improve health
2. Support communities and meet people's needs
3. Develop the economy in ways that meet people's needs
4. Provide access to meet people's needs with least damage to communities the environment
5. Maintain and improve environmental quality and assets
6. Minimise consumption of natural resources

The TNP aims and objectives were found to be compatible with the sustainability appraisal objectives. Further growth in Torquay would inevitably put pressure on the existing resources and environmental assets. However, if development has been conducted in a sustainable development manner, as stated in the plan's aims and objectives, conflict between the environment and future development will be kept to the minimum.

TNP Aims and Objectives	**Sustainability Appraisal Objectives**					
	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6
Vision and Aspiration	✓	✓	✓	✓	✓	✓
Planning and Development	✓	✓	✓	~	✓	~
The Economy	~	~	✓	✓	~	~
Service and Facilities	✓	✓	~	~	✓	~

Traffic and Movement	✓	~	~	✓	~	~
Environment	✓	~	~	~	✓	~
The Town Centre	~	✓	✓	✓	~	~
The Gateway	~	~	✓	~	✓	~

Compatible	✓
Incompatible	×
No direct link	~

4 SUSTAINABILITY APPRAISAL OF REASONABLE ALTERNATIVES FOR GROWTH

4.1 Growth in the context of the Torbay Local Plan 2012-2030

The Torquay Neighbourhood Plan has been developed in parallel with the Torbay Local Plan 2012-2030, which was adopted in December 2015. The development of the Torbay Local Plan tested a range of growth scenarios and options in terms of the scale and spatial distribution of housing and employment growth over the plan period. These range of options have been scrutinised through the Sustainability Appraisal of the Torbay Local Plan, consultation and public engagement as well as the Examination process. The accepted strategy for growth across Torbay, in the adopted Local Plan, seeks to balance provision for much-needed growth with a need to safeguard the special environmental qualities which are present in Torbay.

This translates into the Local Plan allocating and identifying sites to deliver 8,900 homes and 5,000 jobs over the plan period across Torbay. For Torquay, this equates to a requirement to provide around 3,979 homes over the plan period, to be brought forward via a mixture of sites allocated in both the Local Plan (approx. 1,706 dwellings) the Torquay Neighbourhood Plan (approx. 1,111 dwellings) and a windfall allowance for smaller sites of less than 6 dwellings (approx.. 1,040 dwellings) as illustrated in the table below:

Housing sites allocated and identified in the Torbay Local Plan	Numbers of dwellings
Commitments and other deliverable sites	1156
TNP allocated sites drawn from the Local Plan pool of identified sites	1111
Additional TNP allocated sites	122

Future growth areas	550
Windfalls	1040
TOTAL	**3979**

4.2 Developing options for growth

The Local Plan process, including through sustainability appraisal, tested a range of approaches to providing growth in Torbay. This included five options for spatially distributing development across Torbay and a separate assessment of options for the scale of growth across the area. Spatial 'option 2' and a scale of 'medium growth' form the growth strategy for the adopted Torbay Local Plan supported by a wide evidence base, including detailed sustainability appraisal.

Spatial options for growth tested through the Local Plan process (sourced from Torbay Local Plan Sustainability Appraisal Final Report)	
Option 1	Constrained development approach
Option 2	Urban focus and limited greenfield development approach
Option 3A	Mixed greenfield approach
Option 3B	Single urban extension approach
Option 3C	Northern Torbay approach
Scale of growth options tested through the Local Plan process (sourced from Torbay Local Plan Sustainability Appraisal Final Report)	
High growth	15,000
Medium growth	10,000
Low growth	8,000

The Torbay Local Plan provides a strategic framework for the Torquay Neighbourhood Plan. The Local Plan empowers and expects the Torquay Neighbourhood Plan to deliver sufficient growth to meet housing demand over the plan period.

"The Local Plan enables and expects Neighbourhood Plans to come forward and allocate land to assist meeting housing needs after the first five years – i.e. expected requirements from April 2017. The Local Plan identifies a pool of sites, based on a Strategic Housing land Availability Assessment, which could provide a suitable selection of sites for development

subject to further scrutiny through the neighbourhood planning process" (para. 4.5.9, page 94, Torbay Local Plan)

The Torquay Neighbourhood Plan has been developed in the strategic context of the Local Plan and has therefore examined options in this context.

4.2.1 Option 1 – 'The Local Plan approach'

This option entails allocating all of the identified housing sites contained within the Local Plan. This would deliver sufficient allocations to deliver approximately 1,141 dwellings (3,954 in total when added to the Local Plan allocations).

4.2.2 Option 2 – 'The modified Local Plan, community-led approach'

This option would deliver housing site allocations on the vast majority of identified sites contained in the Local Plan. A small number of sites (two sites, delivering a total of 70 dwellings) would not be allocated and instead additional replacement sites (six sites delivering a total of 122 dwellings) would be allocated. This is illustrated below:

Site name	Dwellings	Is the site identified in the Local Plan?	Does this site form part of Option 2?	Total number of dwellings delivered
Broadley Drive	50	Yes	No	70
R/O Lichfield Avenue	20	Yes	No	
Old Cockington School	20	No	Yes	122
Torre Station (additional)	30	No	Yes	
'Dairy Crest' site (Parkfield Road	40	No	Yes	
Bancourt Hotel	12	No	Yes	
'Kwik Fit' site	10	No	Yes	
Chilcote Close Car Park	10	No	Yes	

4.3 Testing preferred options for growth

Option 1 and Option 2 have been tested against the SA framework objectives. Both options fall within the strategic growth context of the Local Plan and its evidence base and are therefore similar. Extensive SA work undertaken for the Torbay Local Plan has already been undertaken previously, including through the detailed assessments of Strategic Delivery policies and further site assessment contained in this SA report (see Section 7 and Appendix D). Therefore, the SA testing as set out below, focuses on assessing the relative differences between option 1 and option 2 (i.e. the overall impact of removing and adding a small number of housing sites as well as the difference in quantum of housing growth) in terms of how they perform against the SA framework.

High level objectives	Option 1	Option 2	Comments
1. Improve health	~	~	
2. Support communities that meet people's needs	~	+	Option 2 delivers housing numbers in excess of Option1.
3. Develop the economy in ways that meet people's needs	~	~	
4. Provide access to meet people's needs with least damage to communities and the environment	~	~	
5. Maintain and improve environmental quality and assets	~	~	The sites contained with Option 2 are considered to present greater opportunities to enhance the townscape than the sites contained within Option1.

High level objectives	Option 1	Option 2	Comments
6. Minimise consumption of natural resources	~	-	Additional housing growth will lead to a higher use of natural resources and increase in GHG emissions. This effect is limited in option 2 through the use of centrally located urban sites (e.g. lesser need to travel by car)

5 SUSTAINABILITY APPRAISAL OF POLICIES AND PROPOSALS

5.1 Policy S1

The National Planning Policy Framework (NPPF) and the TNP place strong emphasis on securing economic growth, supporting development of healthy communities and supporting provision of sustainable transport infrastructure. Implementation of these policies would have positive impacts on SA objectives relating to health, community and economic growth.

Delivery of different types of development is likely to increase transport movements through the operation of new premises and through additional transport movements generated by an increased population. The transport policies may assist to mitigate transport issues but is unlikely to reduce them entirely.

Should a proposal solely been assessed against the NPPF, then a number of policies in the NPPF (in particular Section 11 and 12 - Conserving and Enhancing the Natural Environment and Conserving and enhancing the historic environment, respectively) would positively address the Sustainability Objectives related to environmental quality and assets.

Paragraph 97 of the NPPF promotes the use and supply of renewable and low carbon energy. There is little reference to the need to conserve or reduce consumption of water within the NPPF, the impact on this objective is considered to be uncertain. Waste will be generated in the construction of all types of development, and will be produced at operational stage, but is unlikely to reduce waste entirely.

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

5.2 Housing Policies (H1 – H20)

Access to decent houses is one of the wider determinants of health and wellbeing. Policy H6 could provide reasonable opportunities for routine daily exercise through accessibility by sustainable means of transport.

Policies H4 & H5 would provide an opportunity to address local under provision of affordable housing. This would have clear benefits in terms of reducing housing inequality.

Concentration of development in brownfield sites will help to create more viable schools which are physically accessible and will provide good opportunities for sustainable transport such as walking, cycling and public transport, and consequently reduce the vulnerability of the economy to climate change.

The housing policies promote development of brownfield sites. This is likely to have significant positive impact to maintain and improve the environment. However, housing development on greenfield sites could harm biodiversity. It is recommended that all housing, whether on previously developed land or greenfield land should incorporate features to benefit biodiversity. Policies H14, H16 –H20 will have significant positive impact on landscape, townscape and historic assets in Torquay.

New development offers opportunity to incorporate energy efficiency and micro renewable measures, to offset the overall increase from new units. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale.

Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

5.3 Economy and Jobs Policies (J1 – J9)

Access to employment opportunities is one of the wider determinants of health; therefore the Policies are likely to have positive impacts on health and wellbeing of Torquay residents.

Policies J1 and J2 encourage development that allow people to meet more needs within local communities. They will also encourage reducing the need to travel and access to employment sites by sustainable transport and home working.

Policy J5 actively seek to reduce the need to travel, through encouraging home working and allocating employment sites in location that are accessible by sustainable means of transport. This is likely to have positive impact on reducing the cost of living and creating low carbon sustainable communities.

5.4 Tourism Policies (T1 – T7)

Policies T1, T4, T5 and T6 recognise the need to convert outdated and poorly located tourism accommodation as well as heritage assets into housing. This is likely to have a positive impact on meeting the housing needs in Torquay.

The retention, improvement and creation of new high quality tourism, leisure attractions and facilities will contribute to the quality and diversity of the tourism industry and are likely to support local businesses. However, they could result in an increase in people travelling to the area and therefore increase journeys made by car.

Policy T5 restricts tourism accommodation in Greenfield sites. This will support most of the environmental objectives. Policies T4 support change of use of tourism accommodation in conservation areas and listed buildings as long as the historic appeal of the buildings has been maintained.

5.5 Environment Policies (E1 – E9)

Protection and enhancement of green space and woodland would provide greater opportunities for activities and improved access to open space which is good for physical and mental health. This will have positive impact on health and wellbeing of Torquay residents.

A potential negative impact on affordable housing could arise from the implementation of Environment Policies due to the limited land availability in Torquay and conflicting needs over land use. On contrast, the Policies could have positive impacts on promoting vibrant communities and increased access to cultural activities through protection and enhancement of green space and woodland.

The new Policies E1, E8 and E9 along with policy E7 aim to protect habitats and species in response to the previous SA recommendations. This will have significant positive impact on protection and enhancement of habitats and species in Torquay.

Policy E5 is compatible with the green infrastructure objective and supports natural flood control. Implementation of polices E2, E3, E4, E5, E6 will also increase permeable surfaces and therefore reduces the risk of flooding.

Policy E7 could contribute to improved air quality in Torquay and Policy E4 could reduce water pollution.

5.6 Health and Wellbeing Policies (HW1 – HW6)

The Policies aim is to improve health of the wider community through supporting sustainable mode of transport. Policies HW2 support provision of sustainable local food production, which is one of the wider determinants of health and wellbeing. The Policies could reduce poverty and income inequality, through improving health and wellbeing for the local and the wider community and reducing health inequality.

Provision of sustainable local food production will help support the local economy and promote meeting resident's needs locally and reducing their need to travel. The Policies are likely to have positive impact on habitats and species and increase permeable surfaces and therefore reduces the risk of flooding as well as minimising pollution.

5.7 Sport and Leisure Policies (SL1 – SL6)

The sports and leisure policies focus on the retention of existing facilities (with some flexibility to take account of changing circumstances). These policies should lead to a maintenance or increase in sports facility provision in Torquay. The population benefits of sports participation (moreover physical activity) are well evidenced. Wider benefits from sports development on specific sites should be maximized through detailed development proposals, particularly in terms of green infrastructure, supporting health and wellbeing, the economy and environmental improvements.

5.8 Transport Policy (TR1 – TR3)

The transport policies will encourage walking and therefore promotes healthy lifestyles and reduce cost of living. Implementation of TR1 and TR2 will lead to avoidance of developments that generate further road traffic by ensuring people live closer to local services.

Appendix C provides detailed assessment of the above policies.

6 SUSTAINABILITY APPRAISAL OF HOUSING SITES

The Torquay Neighbourhood Plan allocates approximately 3,979 dwellings during the plan period. This housing figure has been made of the identified sites in the Torbay Local Plan and allocation made by the Forum. Table 7.1 shows a scoping exercise to determine which site do or do not need further assessment.

The sites that were identified in the Local Plan have been assessed under SA of policies SDT1, SDT2 and SDT3 of the Local Plan. Some of the sites have been assessed in SA of Future Growth Areas and proposed additional sites. Further assessment is considered to be unnecessary for these sites.

The Torquay Neighbourhood Plan has allocated six sites (NP1 – NP6). The Chilcote Close Car Park site (NP6) has been assessed in the SA of proposed additional sites. The rest of the sites (NP1 – NP5) has not been assessed in the Local plan SA and therefore have been assessed in this report in Appendix D and a summary provided below.

6.1 Sustainability Appraisal Summary of Sites (NP1 – N6)

Development of the five sites will involve redevelopment of brownfield land and therefore unlikely to affect biodiversity negatively. They are also well connected by public transport and within close proximity of other key services. This could encourage cycling and walking and reduce the need to travel by car.

NP2 and NP3 are located in a flood risk area. Flood risk assessment would be required to avoid the risk to humans and properties. Introduction of SUDS should help to minimise the risk of flooding.

Development of NP4 would result in loss of holiday accommodation and associated employment opportunities. Similarly redevelopment of NP5 would lead to loss of employment opportunities.

The overall energy use, water consumption and waste generation will increase through growth. However, there are opportunities to mitigate by designing in resource efficiency measures.

6.2 Sustainability Appraisal Summary of Sites TNPH1-TNPH50

Development of most of the sites will involve redevelopment of brownfield land and therefore unlikely to negatively affect biodiversity with exception of Torquay Holiday Park (TNPH1) and TGGS Shiphay Manor (TNPH10) that are located in Greenfield land. A number of sites are located within Urban Landscape Protection Area (ULPA). These include TNPH1, TNPH2, TNPH4, TNPH5 and TNPH10. Development of these sites should not undermine the value of the ULPA.

A number of sites are located in a flood risk area, mainly in the Torquay Town Centre. These include TNPH 1, TNPH 2, TNPH21, TNPH 27, TNPH 32, TNPH 41, TNPH 43, and TNPH 44. Flood risk assessment would be required to avoid the risk to humans and properties. Introduction of SUDS should help to minimise the risk of flooding.

Development of TNPH1 and TNPH2 would result in loss of holiday accommodation and associated employment opportunities and could impact negatively on the tourism industry.

The overall energy use, water consumption and waste generation will increase through growth. However, there are opportunities to mitigate by designing in resource efficiency measures.

7 SUSTAINABILITY APPRAISAL OF EMPLOYMENT SITES

7.1 Torbay Hospital and Woodlands Trading State

Development of the two sites would contribute to providing additional jobs in Torbay. It is likely to reduce poverty through reducing the need to travel. It could also support vibrancy of existing local centres and is likely to have positive impact on health and wellbeing in Torbay.

Although the two sites are well connected by public transport and close to other key services, employment-based developments have the potential to increase car usage. There are some concerns regarding conflict with ambulances and other hospital traffic.

Development of the two sites will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity.

The two sites are located between Aller Brook watercourse (classified as Main River) and River Fleet (Ordinary River). Development of the sites would increase the amount of hard surface and places additional pressure on surface water drainage system. SUDS should be incorporated into all new developments to mitigate effects.

The overall energy, water and waste will increase through growth. However, new development should provide opportunities to design in resource efficiency measures. Development of the two sites could have an impact on the existing AQMA in the Hele Road. There are small areas of contaminated land within the site. However, risk of contamination is likely to be low.

7.2 Land at Lower Union Lane

Access to employment opportunities is one of the wider determinants of health; therefore the development of the site is likely to have positive impact on health and wellbeing in Torbay.

Development of the sites would contribute to providing additional jobs in Torbay. It is likely to reduce poverty through reducing the need to travel. It would contribute to town centre regeneration and possibly enhancement of the tourism industry.

Development of the site will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity.

The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

7.3 Edginswell, Kerswell Gardens and Moles Lane

Although on the edge of an urban area, this area is accessible and within close proximity to key services, with positive scoring for reducing the need to travel. Affordable housing, employment and infrastructure objectives all receive significantly positive scores. There are negative impacts concerning biodiversity and agricultural land.

Most of the site is greenfield land. There is GHB flyway at the northern edge of the site. There are a number of LWS along the western edge of the area (Torbay Ring Road and Marldon Road) and at the north east edge of the area. The southern part is great crested newts (GCN) buffer zone. There is cirl bunting 250km buffer zone at the central part of the site. Three locations of other protected and rare species is also recorded within the site. Development of the area could result in loss of Grade 2 & 3a agricultural land (very good and good). A comprehensive ecological survey should be carried out and High quality agricultural land should be excluded from the area

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

7.4 Lummaton Quarry

Lummaton Quarry forms part of an existing and wider industrial estate part of an ‘open storage’ industrial site. Although the site is already is in employment use it is designated as a geological SSSI. There may be Environment Agency licensing issues relating to land stability and contamination. There are also accessibility restrictions associated with the site.

7.5 Browns Bridge

The site is allocated for employment use and would re-use previously developed land in the Torbay Local Plan. However, the employment site forms part of an important economic drive to deliver 375pa in

Torquay and is currently being promoted for employment/commercial use. The site has potential to provide opportunities for district heating and is well located to road network the potential rail network access.

7.6 Lymington Road, Broomhill Industrial State and Newton Road

These sites have been assessed as part of the wider strategic delivery areas SDT1.

8 MONITORING FRAMEWORK

The Strategic Environmental Assessment Directive requires the significant effects of plans to be monitored. This will be achieved through using some of the indicators set out in Table 6.1 of the Scoping Report to monitor the impacts of the Torquay Neighbourhood Plan on the environment, economy and social aspects of Torquay.

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?

9 NEXT STEPS

This Sustainability Appraisal Report is being published for formal consultation alongside the Torquay Neighbourhood Plan. The next stage in the development of the SA is to take on board the feedback from this consultation and update the SA Report accordingly. Any significant changes made to the Torquay Neighbourhood Plan will be subject to further SA. . Assuming there are no fundamental issues, the Torquay Neighbourhood Plan and accompanying SA Report will be submitted for independent examination later this year.

A statement will be published upon adoption of the Torquay Neighbourhood Plan to indicate how the sustainability appraisal process and consultation responses have influenced the development of the Plan.

10 LIST OF APPENDICES

Appendix A: The Strategic Environmental Assessment Directive Requirements Checklist

Appendix B: Consultation Statement

Appendix C: Sustainability Appraisal of Torquay Neighbourhood Plan Policies

Appendix D: Sustainability Appraisal of Housing Sites

Appendix E: Sustainability Appraisal of Employment Sites

10.1 Appendix A: The Strategic Environmental Assessment Directive Requirements Checklist

The SEA Directive provides a means of ensuring that due consideration has been given to environmental issues during the preparation and adoption of strategic level plans. Appendix A comprises a list of the SEA Directive requirements and an indication of how the requirements have been met within the SA process.

SEA Requirement	Where the requirement have been met
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Art. 5(1)). The information to be given (subject to Art. 5(2) and 5(3)) is in Annex 1 of the Strategic Environmental Assessment Directive	This Report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	The Scoping Report
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	The Scoping Report
c) The environment characteristics of areas likely to be significantly affected	The Scoping Report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The Scoping Report
e) The environmental protection objectives, established at	The Scoping Report

international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscapes and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	This Report
g)The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	This Report
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;	This Report
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	The Scoping Report
j) a non-technical summary of the information provided under the above headings.	This Report
The report shall 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 or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in the process to avoid duplication of the assessment (Art. 5(2)). Art. 5(3) of the Strategic Environmental Assessment Directive sets out	This Report

that relevant information available on environmental effects of the plans and programmes obtained at other levels of decision-making or through other Community legislation may be useful for providing the information referred to in Annex 1 of that Directive.	
Consultation: • authorities with environmental responsibility, when deciding on the scope and level of detail of information to be included in environmental report (Art. 5(4)).	The SA Report will be consulted on alongside the Torquay Neighbourhood Plan.
• authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and accompanying environmental report before the adoption of the plan or programme (Art. 6 (1), 6 (2)).	All iterations of the SA.
•other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. (7)).	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Art. (8)).	This Report
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: •the plan or programme adopted; •a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to 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 or programme as adopted, in the light of the other reasonable alternatives dealt with; and •the measures decided concerning monitoring (Art. 9 and	A sustainability statement will be published containing this information when the Neighbourhood Plan is adopted.

10).	
Monitoring of significant environmental effects of the plan's or programme's implementation (Art. 10).	Subsequent stages of the SA
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the Strategic Environmental Assessment Directive (Art. 12).	Completion of this self-assessment.

10.2 Appendix B: Consultation Statement

Responses to the Sustainability Appraisal Scoping Report

Consultee	Section / page	Comment	Nature of response	Actions and additional notes
Natural England	Section 1	We support the integration of the requirements of the Environmental Assessment of Plan and Programmes Regulations 2004 into the SA process. The text on page 1 discusses Strategic Environmental Assessment (SEA) but it does not state that this SA includes SEA. This should be clarified in the text.	Clarification	Amend as stated
	Section 2	The general SA process is comprehensively set out in chapter 2. It would however more clearly explain the SA process if it also stated that each part of the vision and every policy will be appraised separately, and that all these will also be assessed in combination.	Clarification	Amend as stated
	Section 4	We welcome the recognition in the Sustainability Context of the area's biodiversity, green infrastructure and landscape assets. A few minor amendments are required to update the text: Page 19 makes reference to the marine cSAC. This is now a SAC.	Factual correction	Amend as stated
		The Biodiversity section should include reference to the South Hams SAC, and that parts of the periphery of Torquay coincide with greater horseshoe bat 'strategic flyways' associated with this SAC	Addition	Include a reference to South Hams SAC in the biodiversity section.

		The Torbay Marine Conservation Zone (MCZ) should be referenced in the Sustainability Context. The Torbay MCZ was designated in 2013 and new features were added to this designation as part of the most recent round of MCZ allocations earlier this month. The recent updates can be found via this link: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/492784/mcz-update-jan-2016.pdf	Addition	Include a reference to the MCZ
		The geological interest associated with a number of the SSSIs should be emphasised, and a link should be made with the English Riviera Geopark, as mentioned on page 23.	Addition	Include a reference to geological SSSI in relation to the Geopark.
	Section 4	The Sustainability Context only obliquely refers to climate change and sea level rise and the impacts they have on the sustainability of the plan. We would like to see greater consideration of these issues included in the sustainability context.	Clarification	expand on climate change and sea level rise.
	Section 5	We welcome the clear thread from sustainability context to issues and problems, and the input from Community Partnerships in identifying these issues. There are however a number of implications arising from the Review of Relevant Plans and Programmes which should additionally be reflected in the sustainability issues and problems. For instance implications arising from the Shoreline Management Plan and the Climate Change Strategy.	Addition	Include a reference to the implications of the Shoreline Management Plan and the Climate Change Strategy.
Historic		We note from the (SWOT?) reports on		Include historic

England		the neighbourhood forum website on each of the community partnership areas and district wards which make up the plan area that there is an extensive list of environmental issues which has been identified, many of which relate to the historic environment and its protection and enhancement. Concern over traffic, insensitive development and preserving the character of these individually distinct parts of Torquay feature for example as recurring themes which are set out in some detail. However, these issues are only lightly touched upon in the SA Scoping Report (p24) and not at all in the schedule of key environmental issues (p27). Neither is there reference to the existence of heritage assets such as St Mary Magdalene Church and Princess Gardens on the national Register of Heritage Assets At Risk although this is an (the only!) indicator against the objectives for the historic environment in the Sustainability Appraisal Framework (table 6.1, p29).		environmental issues identified in the SWOT. St Mary Magdalene Church and Princess Gardens have been listed in Table 4.7 (page 25).
		We are pleased to see reference to the importance of the 16 conservation areas which make up the plan area (p24) but would recommend that their Appraisals and Management Plans are also cited in Section 3 and the issues which they might identify then included in Sections 4 & 5.	Addition	It is not practical to include all 16 Conservation Area Appraisals and Management Plans in the PPP list. However, any identified issues will be included in section 4&5.

		Guidance on SEAs and SAs can be found on our website https://historicengland.org.uk/imagesbooks/publications/strategic-environ-assessment-sustainability-appraisal-historic environment/	General observation	Noted

Responses to the Sustainability Appraisal Report

Consultee	Section / Page	Comment	Nature of response	Actions and additional notes
Natural England	Page 23 and Appendix D	It is important that the SEA/SA for this Plan assesses each site allocation against the sustainability appraisal objectives selected. In particular the assessment should address any likely impacts on European Sites (e.g. South Hams SAC and Lyme & Marine Bay SAC) and explain how any adverse impact on integrity are to be addressed. If no adverse impacts are considered likely the SEA should say this.	Objection	Amend as stated
	Page 7	Para 1.2 states that one of the key functions of the Plan will be to allocate land to support the delivery of around 3960 homes and 37,200 square meters of employment space. This does not seem to equate with Plan proposals which appear to allocate land to accommodate 1233 homes. The Plan makes no specific reference to the area allocated for employment. Clarification on this matter is sought as referred to above.	Clarification	Noted
	Page 19	Policies E1 – E7: We concur with the observation that the policies make no reference to designated habitats, however the SEA/SA should also consider and	Addition	Amend as stated

		describe ways of mitigating any adverse impacts.		
	Appendix C	Policies E1 – E7: It would be more transparent if each policy was assessed individually as well as in combination with other policies. The danger of assessing policies together it that that negative impacts of one may be cancelled out by positive effects of another. This however could be avoided if sufficient explanation is given in the comments section.	Addition	Amend as stated
	Appendix C	We concur with conclusion drawn in assessing these policies against objective 5. (i.e. that policies make no reference to protection of designated habitats and species). However the appraisal needs to set out measures for mitigation (e.g. that reference to protection of designated habitats and species is made in the Plan).	Addition	Amend as stated

10.3 Appendix C – Sustainability Appraisal of Torquay Neighbourhood Plan Policies

10.3.1 Policy S1 the Presumption in favour of Sustainable Development

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	The Policy should ensure that local social conditions are improved, which would include improving health and reducing inequalities
	1.2 Reduce health inequality	++	
	1.3 Promote healthy lifestyles	++	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	++	The NPPF and the TNP place strong emphasis on securing economic growth, supporting development of healthy communities and supporting provision of sustainable transport infrastructure. Implementation of these policy would have a positive impact on these SA objectives.
	2.2 Provide everyone with opportunities for education and training	++	
	2.3 Reduce crime and fear of crime	++	
	2.4 Promote stronger and more vibrant communities	++	
	2.5 Increase access to and participation in cultural activities	++	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torquay access to work opportunities	++	See the above comment
	3.2 Reduce poverty and income inequality	++	
	3.3 Meet local needs locally	++	

High level objectives	Sub-objective	Score	Comments
	3.4 Reduce the vulnerability of the economy to climate change	++	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	++	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	-	Delivery of different types of development is likely to increase transport movements through the operation of new premises and through additional transport movements generated by an increased population. The transport policies may assist to mitigate transport issues but are unlikely to reduce them entirely.
	4.2 Help everyone access basic services easily, safely and affordably	++	
	4.3 Make public transport, cycling and walking easier and more attractive	+	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Should a proposal solely been assessed against the NPPF, then a number of policies in the NPPF (in particular Section 11 and 12 - Conserving and Enhancing the Natural Environment and Conserving and enhancing the historic environment, respectively) would positively address these Sustainability Objectives.
	5.2 Promote conservation and wise use of land	++	
	5.3 Protect and enhance landscape and townscape	++	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	
	5.5 Promote the essential need for green infrastructure	++	
	5.6 Maintain and enhance the historic environment	++	

High level objectives	Sub-objective	Score	Comments
	5.7 Reduce vulnerability to flooding and sea level rise	++	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	Paragraph 97 of the NPPF promotes the use and supply of renewable and low carbon energy. There is little reference to the need to conserve or reduce consumption of water within the NPPF, the impact on this objective is considered to be uncertain. Waste will be generated in the construction of all types of development, and will be produced at operational stage, but is unlikely to reduce waste entirely.
	6.2 Keep water consumption within local carrying capacity limits	?	
	6.3 Reduce waste generation and increase materials efficiency	-	
	6.4 Minimise land, water, air, light and noise pollution	++	

10.3.2 Housing policies (H1 – H20)

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	Access to decent houses is one of the wider determinant of health. Policy H6 could provide reasonable opportunities for routine daily exercise through accessibility by sustainable means of transport.
	1.2 Reduce health inequality	~	
	1.3 Promote healthy lifestyles	+	
2. Support communities that	2.1 Help make suitable and affordable housing available to everyone	++	Policies H 4 & H5 would provide an opportunity to address local under provision of affordable housing.

High level objectives	Sub-objective	Score	Comments
meet people's needs	2.2 Provide everyone with opportunities for education and training	~	Concentration of development in brownfield sites will help to create more viable schools which are physically accessible. Policy H2 supports SA objective 2.3.
	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 Give everyone in Torquay access to work opportunities	+	Affordable housing, promoted by this Policy, would have clear benefits in terms of reducing housing inequality. Meeting housing needs locally is likely to reduce commuting and consequently reduce the vulnerability of the economy to climate change.
	3.2 Reduce poverty and income inequality	++	
	3.3 Meet local needs locally	++	
	3.4 Reduce the vulnerability of the economy to climate change	++	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	+	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Concentration of development in brownfield land will provide good opportunities for sustainable transport such as walking, cycling and public transport.
	4.2 Help everyone access basic services easily, safely and affordably	++	
	4.3 Make public transport, cycling and walking easier and more attractive	+	

High level objectives	Sub-objective	Score	Comments
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++ / --	The housing Policies promote development of brownfield sites. This is likely to have significant positive impact to maintain and improve the environment. However, housing development on greenfield sites could harm biodiversity. Policies H14, H16 –H20 have significant positive impact on landscape, townscape and historic assets in Torquay. All housing, whether on previously developed land or greenfield land should incorporate features to benefit biodiversity. Non-designated assets such as locally valued features and landmarks should also be protected (H16).
	5.2 Promote conservation and wise use of land	++	
	5.3 Protect and enhance landscape and townscape	++	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++	
	5.5 Promote the essential need for green infrastructure	~	
	5.6 Maintain and enhance the historic environment	++	
	5.7 Reduce vulnerability to flooding and sea level rise	~	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	+ / -	New development offers opportunity to incorporate energy efficiency and micro renewable measures, to offset the overall increase from new units. To be effective in the longer term micro renewable measures will need to be designed in at neighbourhood scale. Some potential substantial pressures on water resources, although potential to mitigate by designing in water efficiency measures.
	6.2 Keep water consumption within local carrying capacity limits	-	
	6.3 Reduce waste generation and increase materials efficiency	-	

High level objectives	Sub-objective	Score	Comments
	6.4 Minimise land, water, air, light and noise pollution	+	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.

10.3.3 Economy and Jobs Policies (J1 – J9)

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	Access to employment opportunities is one of the wider determinants of health; therefore the Policies are likely to have positive impacts on this aspect of objective 1.1.
	1.2 Reduce health inequality	~	
	1.3 Promote healthy lifestyles	~	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	~	J1 and J2 encourage development that allow people to meet more needs within local communities. Policy J9 supports objective 2.3.
	2.2 Provide everyone with opportunities for education and training	+	
	2.3 Reduce crime and fear of crime	++	
	2.4 Promote stronger and more vibrant communities	++	
	2.5 Increase access to and participation in cultural activities	~	
3. Develop the	3.1 Give everyone in Torquay access to	++	Policy J5 actively seeks to reduce the need to travel, through

High level objectives	Sub-objective	Score	Comments
economy in ways that meet people's needs	work opportunities		encouraging home working. The policies promote allocating employment sites in location that are accessible by sustainable means of transport. This is likely to have positive impact on reducing the cost of living.
	3.2 Reduce poverty and income inequality	++	
	3.3 Meet local needs locally	++	
	3.4 Reduce the vulnerability of the economy to climate change	++	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	++	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	Policies J1,J2 and J5 encourages reducing the need to travel, access to employment sites by sustainable transport and home working.
	4.2 Help everyone access basic services easily, safely and affordably	++	
	4.3 Make public transport, cycling and walking easier and more attractive	+	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect
	5.2 Promote conservation and wise use of land	~	
	5.3 Protect and enhance landscape and townscape	~	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	

High level objectives	Sub-objective	Score	Comments
	5.5 Promote the essential need for green infrastructure	~	
	5.6 Maintain and enhance the historic environment	~	
	5.7 Reduce vulnerability to flooding and sea level rise	~	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	++	T5 supports the development of low carbon sustainable communities and home-based enterprises.
	6.2 Keep water consumption within local carrying capacity limits	~	
	6.3 Reduce waste generation and increase materials efficiency	~	
	6.4 Minimise land, water, air, light and noise pollution	?	

10.3.4 Tourism Policies (T1 – T7)

High level objectives	Sub-objective	Score	Comments

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	~	No significant effect.
	1.2 Reduce health inequality	~	
	1.3 Promote healthy lifestyles	~	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	Policies T1, T4, T5, and T6 recognise the need to convert outdated and poorly located tourism accommodation as well as heritage assets into housing. This is likely to have a positive impact on meeting the housing needs in Torquay.
	2.2 Provide everyone with opportunities for education and training	~	
	2.3 Reduce crime and fear of crime	~	
	2.4 Promote stronger and more vibrant communities	+	
	2.5 Increase access to and participation in cultural activities	~	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torquay access to work opportunities	++	The retention, improvement and creation of new high quality tourism, leisure attractions and facilities will contribute to the quality and diversity of the tourism industry and are likely to support local businesses.
	3.2 Reduce poverty and income inequality	+	
	3.3 Meet local needs locally	++	
	3.4 Reduce the vulnerability of the economy to climate change	~	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	++	
4. Provide	4.1 Reduce the need /desire to travel by car	--	An improved high quality tourism and leisure attractions could

High level objectives	Sub-objective	Score	Comments
access to meet people's needs with least damage to communities and the environment	4.2 Help everyone access basic services easily, safely and affordably	~	result in an increase in people travelling to the area and therefore increase journeys made by car.
	4.3 Make public transport, cycling and walking easier and more attractive	~	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Policy T5 restricts tourism accommodation in greenfield sites. This will support most of the environmental objectives. Policies T4 support change of use of tourism accommodation in conservation areas and listed buildings as long as the historic appeal of the buildings has been maintained.
	5.2 Promote conservation and wise use of land	~	
	5.3 Protect and enhance landscape and townscape	+	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	+	
	5.5 Promote the essential need for green infrastructure	~	
	5.6 Maintain and enhance the historic environment	+	
	5.7 Reduce vulnerability to flooding and sea level rise	~	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect.

High level objectives	Sub-objective	Score	Comments
	6.2 Keep water consumption within local carrying capacity limits	~	
	6.3 Reduce waste generation and increase materials efficiency	~	
	6.4 Minimise land, water, air, light and noise pollution	~	

10.3.5 Environment Policies (E1 – E9)

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	The policies are likely to have positive impact on health and wellbeing. Protection and enhancement of green space and woodland would provide greater opportunities for activities and improved access to open space which is good for physical and mental health.
	1.2 Reduce health inequality	++	
	1.3 Promote healthy lifestyles	++	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	-	A potential negative impact on affordable housing could arise from the implementation of the Policies due to the limited land availability in Torquay and conflicting needs over land use. On contrast, the Policies could have positive impacts on promoting vibrant communities and increased access to cultural activities through protection and enhancement of green space and woodland.
	2.2 Provide everyone with opportunities for education and training	~	
	2.3 Reduce crime and fear of crime	~	

High level objectives	Sub-objective	Score	Comments
	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 Give everyone in Torquay access to work opportunities	~	No significant effect
	3.2 Reduce poverty and income inequality	~	
	3.3 Meet local needs locally	~	
	3.4 Reduce the vulnerability of the economy to climate change	~	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	~	No significant effect
	4.2 Help everyone access basic services easily, safely and affordably	~	
	4.3 Make public transport, cycling and walking easier and more attractive	~	
5. Maintain and improve environmental	5.1 Protect and enhance habitats and species	++	The new policies E1, E8 and E9 along with policy E7 aim to protect habitats and species in response to the previous SA recommendations. This will have significant positive impact on
	5.2 Promote conservation and wise use of	+	

High level objectives	Sub-objective	Score	Comments
quality and assets	land		protection and enhancement of habitats and species in Torquay. Policy E5 is compatible with the green infrastructure objective and supports natural flood control. Implementation of polices E2, E3, E4, E5, E6 will increase permeable surfaces and therefore reduces the risk of flooding.
	5.3 Protect and enhance landscape and townscape	-	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	+	
	5.5 Promote the essential need for green infrastructure	++	
	5.6 Maintain and enhance the historic environment	--	
	5.7 Reduce vulnerability to flooding and sea level rise	++	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	The policies could contribute to improved air quality and reduce water pollution in Torquay.
	6.2 Keep water consumption within local carrying capacity limits	~	
	6.3 Reduce waste generation and increase materials efficiency	~	
	6.4 Minimise land, water, air, light and noise pollution	+	

10.3.6 Health and Wellbeing Policies (HW1 – HW6):

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	The policies aim to improve health of the wider community through supporting sustainable mode of transport. Policies HW2 supports provision of sustainable local food production, which is one of the wider determinants of health and wellbeing.
	1.2 Reduce health inequality	++	
	1.3 Promote healthy lifestyles	++	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	~	No significant effect
	2.2 Provide everyone with opportunities for education and training	~	
	2.3 Reduce crime and fear of crime	~	
	2.4 Promote stronger and more vibrant communities	~	
	2.5 Increase access to and participation in cultural activities	~	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torquay access to work opportunities	~	The Policies could have a positive impact on objective 3.2, through improving health and wellbeing for the local and the wider community and reducing health inequality. Improved access to community hub facilities would indirectly encourage meeting local needs locally. Provision of sustainable local food production will help support the
	3.2 Reduce poverty and income inequality	+	
	3.3 Meet local needs locally	+	
	3.4 Reduce the vulnerability of the economy to climate change	+	
	3.5 Contribute to the regeneration and	~	

High level objectives	Sub-objective	Score	Comments
	quality and diversity of the tourism industry		local economy and promote meeting resident's needs locally and reducing their need to travel.
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The policies aim to improve access to community hub facilities and therefore would have significant positive impact on these objectives.
	4.2 Help everyone access basic services easily, safely and affordably	+	
	4.3 Make public transport, cycling and walking easier and more attractive	++	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The Policies encourage sustainable local food production. This is likely to have positive impact on habitats and species. Protection of allotments and orchards would increase permeable surfaces and therefore reduces the risk of flooding.
	5.2 Promote conservation and wise use of land	~	
	5.3 Protect and enhance landscape and townscape	~	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	
	5.5 Promote the essential need for green infrastructure	~	
	5.6 Maintain and enhance the historic environment	~	
	5.7 Reduce vulnerability to flooding and sea level rise	+	

High level objectives	Sub-objective	Score	Comments
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	The policies will have a significant positive impact on minimising pollution through supporting sustainable mode of transport.
	6.2 Keep water consumption within local carrying capacity limits	~	
	6.3 Reduce waste generation and increase materials efficiency	~	
	6.4 Minimise land, water, air, light and noise pollution	+	

10.3.7 Sport and Leisure Policies (SL1 – SL6)

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	++	Significant opportunities to promote improved health and wellbeing through sport (inc. physical activity and mental health). Includes specific mention of provision across multiple sites in the area, many of which are in the more deprived communities of Torquay who tend to experience relatively worse health and therefore stand to benefit from improved access to sports and recreation opportunities.
	1.2 Reduce health inequality	++	
	1.3 Promote healthy lifestyles	++	
2. Support	2.1 Help make suitable and affordable	~	Opportunities to strengthen community cohesion, cultural activities

High level objectives	Sub-objective	Score	Comments
communities that meet people's needs	housing available to everyone		and education/training can be a part of sports facility provision.
	2.2 Provide everyone with opportunities for education and training	+	
	2.3 Reduce crime and fear of crime	~	
	2.4 Promote stronger and more vibrant communities	++	
	2.5 Increase access to and participation in cultural activities	+	
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torquay access to work opportunities	+	Sports and leisure recreation uses can play a significant part in developing and supporting the local economy both directly and indirectly.
	3.2 Reduce poverty and income inequality	~	
	3.3 Meet local needs locally	++	
	3.4 Reduce the vulnerability of the economy to climate change	++	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	++	
4. Provide access to meet people's needs with least damage to communities and	4.1 Reduce the need /desire to travel by car	++	These policies seek to safeguard facilities and increase provision relating to sport and leisure. This may help to create an increase in sports participation. People who take part in sports activity are more likely to undertake active travel.
	4.2 Help everyone access basic services easily, safely and affordably	++	
	4.3 Make public transport, cycling and walking easier and more attractive	++	

High level objectives	Sub-objective	Score	Comments
the environment			
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	Sports and leisure uses tend (particularly playing pitches) can form important green infrastructure with multi-functional benefits for the environment.
	5.2 Promote conservation and wise use of land	+	
	5.3 Protect and enhance landscape and townscape	++	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	
	5.5 Promote the essential need for green infrastructure	++	
	5.6 Maintain and enhance the historic environment	~	
	5.7 Reduce vulnerability to flooding and sea level rise	~	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use, water consumption and waste generation will increase through growth.
	6.2 Keep water consumption within local carrying capacity limits	-	
	6.3 Reduce waste generation and increase materials efficiency	-	

High level objectives	Sub-objective	Score	Comments
	6.4 Minimise land, water, air, light and noise pollution	-	

10.3.8 Transport Policies (TR1 –TR3)

High level objectives	Sub-objective	Score	Comments
1. Improve health	1.1 Improve health of all communities in Torquay	~	The transport policies will encourage walking and therefore promotes healthy lifestyles
	1.2 Reduce health inequality	~	
	1.3 Promote healthy lifestyles	++	
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	~	TR1 would contribute to education and skills.
	2.2 Provide everyone with opportunities for education and training	++	
	2.3 Reduce crime and fear of crime	~	
	2.4 Promote stronger and more vibrant communities	~	
	2.5 Increase access to and participation in cultural activities	~	
3. Develop the economy in ways	3.1 Give everyone in Torquay access to work opportunities	~	The transport policies will lead to avoiding unnecessary dependence on long distance travel. And consequently reduce the

High level objectives	Sub-objective	Score	Comments
that meet people's needs	3.2 Reduce poverty and income inequality	+	cost of living.
	3.3 Meet local needs locally	~	
	3.4 Reduce the vulnerability of the economy to climate change	++	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~	
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The transport policies will have significant positive impact on this SA objective. Implementation of TR1 and TR2 would avoid developments that generate further road traffic by ensuring people live closer to local services.
	4.2 Help everyone access basic services easily, safely and affordably	++	
	4.3 Make public transport, cycling and walking easier and more attractive	++	
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	~	No significant effect
	5.2 Promote conservation and wise use of land	~	
	5.3 Protect and enhance landscape and townscape	~	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~	
	5.5 Promote the essential need for green	~	

High level objectives	Sub-objective	Score	Comments
	infrastructure		
	5.6 Maintain and enhance the historic environment	~	
	5.7 Reduce vulnerability to flooding and sea level rise	~	
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	~	No significant effect
	6.2 Keep water consumption within local carrying capacity limits	~	
	6.3 Reduce waste generation and increase materials efficiency	~	
	6.4 Minimise land, water, air, light and noise pollution	+	

10.4 Appendix D: Sustainability Appraisal of Housing Sites

10.4.1 Old Cockington School

High level objectives	Sub-objective	Score	Comments	Mitigations

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	?	The site could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	?		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	The site could provide approximately 20 new homes. It should meet the requirement for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Development of the site will create job opportunities and is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		

High level objectives	Sub-objective	Score	Comments	Mitigations
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The site is within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land. Therefore unlikely to affect biodiversity negatively.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	++		
6. Minimise	6.1 Reduce non renewable energy	-	The overall energy use, water	

High level objectives	Sub-objective	Score	Comments	Mitigations
consumption of natural resources	consumption and greenhouse gas emissions		consumption and waste generation will increase through growth.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	?		

10.4.2 Torre Station (additional)

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the site could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking. However the proximity of the site to Torre Station could have negative impact on human health due to exposure to high levels of noise.	Health Impact Assessment is required to assess the impact of the development on human health
	1.2 Reduce health inequality	-		
	1.3 Promote healthy lifestyles	+		
2. Support communities	2.1 Help make suitable and affordable housing available to everyone	+	The site could achieve up to 30 dwellings. It should be capable of	

High level objectives	Sub-objective	Score	Comments	Mitigations
that meet people's needs	2.2 Provide everyone with opportunities for education and training	+	meeting requirements for affordable housing provision.	
	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 Give everyone in Torbay access to work opportunities	+	Development of the site could provide short-term construction jobs.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least	4.1 Reduce the need /desire to travel by car	++	The site is well connected by public transport and other key services , and therefore could reduce the need to travel by car	
	4.2 Help everyone access basic services easily, safely and affordably	++		

High level objectives	Sub-objective	Score	Comments	Mitigations
damage to communities and the environment	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land. Therefore unlikely to affect biodiversity negatively. The site is located in a flood risk area.	Introduction of SUDS in new development should help to minimise the risk of flooding.
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	--		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water	
	6.2 Keep water consumption within local carrying capacity limits	-		

High level objectives	Sub-objective	Score	Comments	Mitigations
	6.3 Reduce waste generation and increase materials efficiency	-	efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.4 Minimise land, water, air, light and noise	-		

10.4.3 Dairy Crest site (Parkfield Road)

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the site could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	The site could achieve up to 40 dwellings. It should be capable of meeting requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	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 Give everyone in Torbay access to work opportunities	--	Development of the site could lead to loss of employment sit.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the	4.1 Reduce the need /desire to travel by car	++	The site is within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
environment				
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity. Most of the site lies within a flood risk area.	Introduction of SUDS in new development should help to minimise the risk of flooding.
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	--		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		

High level objectives	Sub-objective	Score	Comments	Mitigations
	6.5 Minimise land, water, air, light and noise	?	Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	

10.4.4 Bancourt Hotel

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the site could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	The site could achieve up to 12 dwellings. It should be capable of meeting requirements for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	communities			
	2.5 Increase access to and participation in cultural activities	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Development of the site would result in a small loss of holiday accommodation and associated employment opportunities. This could help contribute to the regeneration and quality of the tourism industry by reducing the oversupply of lower quality accommodation outside the CTIA which is limiting profitability and investment.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	- ?		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The site is within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	+		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and	?		

High level objectives	Sub-objective	Score	Comments	Mitigations
	noise		should provide the opportunity to design in resource efficiency measures.	

10.4.5 Kwik Fit site

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	New development could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	The site will provide approximately 10 new homes. It would meet the requirement for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	~		

High level objectives	Sub-objective	Score	Comments	Mitigations
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	--	Development of the site would result in loss of employment opportunities.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The site is within close proximity to key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land within the urban area and therefore would not	
	5.2 Promote conservation and wise use of land	++		

High level objectives	Sub-objective	Score	Comments	Mitigations
assets	5.3 Protect and enhance landscape and townscape	++	negatively affect biodiversity.	
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	++		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	?		

10.4.6 TNPH1, TNPH2, TNPH3 and TNPH5

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	++	With exception of site TNPH5, each of the three remaining sites would achieve more than 15 dwelling and consequently secure afford affordable homes. Development of the sites could provide a range of local facilities.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Development of the sites could provide short-term construction jobs. However development of sites TNPH1 and TNPH2 would result in loss of holiday	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-	accommodation and associated employment opportunities.	
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	--		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The four sites are well connected by public transport and other key services, and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	Site TNPH1 and parts of TNPH2 and TNPH5 are located within Scott Bridge/Barton ULPA. Development of these sites should not undermine the value of the ULPA. The sites are located close to Aller Brook watercourse	Development and associated infrastructure should not increase runoff to the watercourse. Introduction of SUDS in new development should help to minimise the risk of flooding.
	5.2 Promote conservation and wise use of land	+		
	5.3 Protect and enhance landscape and townscape	-		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	+		
	5.5 Promote the essential need for green	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	infrastructure		(classified as main river). Development of 300 dwellings will increase the hard surface and risk of flooding.	
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	--		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	-		

10.4.7 Starpitten Lane (TNPH4)

High level objectives	Sub-objective	Score	Comments	Mitigations

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	The site would achieve up to 15 dwellings and consequently secure afford affordable homes.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Development of the sites could provide short-term construction jobs.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and	~		

High level objectives	Sub-objective	Score	Comments	Mitigations
	quality and diversity of the tourism industry			
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The site is well connected by public transport and other key services, and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	+	The site is located within Mincent Hill ULPA. Development of site should not undermine the value of the ULPA. The site is located close River Fleet (ordinary watercourse) Development of the site, cumulatively, will increase the hard surface and risk of flooding.	Development and associated infrastructure should not increase runoff to the watercourse. Introduction of SUDS in new development should help to minimise the risk of flooding.
	5.2 Promote conservation and wise use of land	+		
	5.3 Protect and enhance landscape and townscape	-		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	+		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and	-		

High level objectives	Sub-objective	Score	Comments	Mitigations
	sea level rise			
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	-		

10.4.8 Site1 Higher Cadewell Lane (TNPH7), Site2 Higher Cadewell Lane (TNPH8) and TGGS Shiphay Manor (TNPH10)

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	++	With exception to site TNPH7, each of the tow site would achieve more than 15 dwellings and consequently secure afford affordable homes. Development of the sites could help support existing community facilities.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Development of the sites could provide short-term construction jobs.	
	3.2 Reduce poverty and income inequality	++		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide	4.1 Reduce the need /desire to travel by	++	The three sites are well connected by	

High level objectives	Sub-objective	Score	Comments	Mitigations
access to meet people's needs with least damage to communities and the environment	car		public transport and other key services, and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	++		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of sites TNPH7 and TNPH8 will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity. The two sites are located within 1km from Aller Brook watercourse (classified as main river) Site TNPH10 is located within Shiphay Manor ULPA. Development of site should be in accordance with the Local Plan Policy C5.	SUDS should be incorporated into all new developments
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	-		
6. Minimise consumption of	6.1 Reduce non renewable energy consumption and greenhouse gas	-	The overall energy, water and waste will increase through growth. However, new	

High level objectives	Sub-objective	Score	Comments	Mitigations
natural resources	emissions		development should provide opportunities to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	?		

10.4.9 Foxlands, York Road (TNPH9) and Quintaville (TNPH11)

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	-	The two sites are located in brownfield land provide less than 15 dwellings. They are unlikely to provide affordable housing in accordance with Local Plan Policy H2.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	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 Give everyone in Torbay access to work opportunities	++	Development of the sites could provide short-term construction jobs.	
	3.2 Reduce poverty and income inequality	++		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The two sites are well connected by public transport and other key services, and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	++		

High level objectives	Sub-objective	Score	Comments	Mitigations
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of sites TNPH9 and TNPH11 will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	-		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy, water and waste will increase through growth. However, new development should provide opportunities to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and	?		

High level objectives	Sub-objective	Score	Comments	Mitigations
	noise			

10.4.10 TNPH12, TNPH 15, TNPH 17- TNPH 20 and 22

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	+	Development of sites TNPH18 and TNPH19 should meet the requirement for affordable housing provision. The rest of the site would provide housing number below the affordable housing threshold.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet	3.1 Give everyone in Torbay access to work opportunities	+	Development of the sites will create job opportunities and is likely to reduce poverty through provision of affordable	
	3.2 Reduce poverty and income inequality	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
people's needs	3.3 Meet local needs locally	+	housing and reducing the need to travel.	
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The sites are within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the sites will involve redevelopment of brownfield land. Therefore unlikely to affect biodiversity negatively.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	infrastructure			
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	++		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use, water consumption and waste generation will increase through growth.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	?		

10.4.11 TNPH16, TNPH 21 and TNPH 23 - TNPH 46

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support	2.1 Help make suitable and affordable	+	Development of large sites should meet	

High level objectives	Sub-objective	Score	Comments	Mitigations
communities that meet people's needs	housing available to everyone		the requirement for affordable housing provision.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	+	Development of the sites will create job opportunities and is likely to reduce poverty through provision of affordable housing and reducing the need to travel.	
	3.2 Reduce poverty and income inequality	+		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to	4.1 Reduce the need /desire to travel by car	++	The sites are within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
communities and the environment				
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the sites will involve redevelopment of brownfield land. Therefore unlikely to affect biodiversity negatively. Six sites are located with flood risk area.	SUDS should be incorporated into all new developments
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	--		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use, water consumption and waste generation will increase through growth.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		

High level objectives	Sub-objective	Score	Comments	Mitigations
	6.4 Minimise land, water, air, light and noise	?		

10.4.12 Ingoldsby (TNPH 47), La Rosaire (TNPH 49) and Lee Hotel (TNPH 50)

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Development of the sites could encourage healthier lifestyles through well designed urban environments that encourage cycling and walking.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	-	The three sites are located in brownfield land provide less than 15 dwellings. They are unlikely to provide affordable housing in accordance with Local Plan Policy H2.	
	2.2 Provide everyone with opportunities for education and training	+		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	+		
3. Develop the economy in ways that meet	3.1 Give everyone in Torbay access to work opportunities	+	Development of the sites will create job opportunities and is likely to reduce poverty through provision of affordable	
	3.2 Reduce poverty and income inequality	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
people's needs	3.3 Meet local needs locally	+	housing and reducing the need to travel.	
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	++	The sites are within close proximity of key services and therefore could reduce the need to travel by car.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the sites will involve redevelopment of brownfield land. Therefore unlikely to negatively affect biodiversity.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	infrastructure			
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	++		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use, water consumption and waste generation will increase through growth.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	?		

Appendix E: Sustainability Appraisal of Employment Sites

10.4.13 Torbay Hospital and Woodlands Trading State

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Access to employment opportunities is one of the wider determinants of health; therefore the development of the sites is likely to have positive impact on health and wellbeing in Torbay.	
	1.2 Reduce health inequality	+		
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	~	New development offers opportunity to design out crime within employment layouts. Development of the sites could help support existing community facilities.	
	2.2 Provide everyone with opportunities for education and training	~		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Development of the sites would contribute to providing additional jobs in Torbay. It is likely to reduce poverty through reducing the need to travel. It could also support vibrancy of existing local centres.	
	3.2 Reduce poverty and income inequality	++		
	3.3 Meet local needs locally	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and quality and diversity of the tourism industry	~		
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+ -	Although the two sites are well connected by public transport and close to other key services, employment-based developments have the potential to increase car usage. There are some concerns regarding conflict with ambulances and other hospital traffic.	
	4.2 Help everyone access basic services easily, safely and affordably	+		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the two sites will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity. The two sites are located between Aller Brook watercourse (classified as main river) and River Fleet (ordinary river). Development of the sites would increase	SUDS should be incorporated into all new developments
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	infrastructure		the amount of hard surface and places additional pressure on surface water drainage system.	
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and sea level rise	--		
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy, water and waste will increase through growth. However, new development should provide opportunities to design in resource efficiency measures. There are small areas of contaminated land within the site. However, risk of contamination is likely to be low. Development of the two sites could have an impact on the existing AQMA in the Hele Road.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	-		

10.4.14 Land at Lower Union Lane

High level objectives	Sub-objective	Score	Comments	Mitigations
1. Improve health	1.1 Improve health of all communities in Torbay	+	Access to employment opportunities is one of the wider	

High level objectives	Sub-objective	Score	Comments	Mitigations
	1.2 Reduce health inequality	+	determinants of health; therefore the development of the site is likely to have positive impact on health and wellbeing in Torbay.	
	1.3 Promote healthy lifestyles	+		
2. Support communities that meet people's needs	2.1 Help make suitable and affordable housing available to everyone	~	New development offers opportunity to design out crime within employment layouts. Development of the sites could help support existing community facilities.	
	2.2 Provide everyone with opportunities for education and training	~		
	2.3 Reduce crime and fear of crime	+		
	2.4 Promote stronger and more vibrant communities	+		
	2.5 Increase access to and participation in cultural activities	~		
3. Develop the economy in ways that meet people's needs	3.1 Give everyone in Torbay access to work opportunities	++	Development of the sites would contribute to providing additional jobs in Torbay. It is likely to reduce poverty through reducing the need to travel. Development of the site could contribute to town centre regeneration and possibly enhancement of the tourism industry	
	3.2 Reduce poverty and income inequality	++		
	3.3 Meet local needs locally	+		
	3.4 Reduce the vulnerability of the economy to climate change and harness opportunities arising	-		
	3.5 Contribute to the regeneration and	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	quality and diversity of the tourism industry			
4. Provide access to meet people's needs with least damage to communities and the environment	4.1 Reduce the need /desire to travel by car	+ -	Although the site is well connected by public transport and close to other key services, employment-based developments have the potential to increase car usage.	
	4.2 Help everyone access basic services easily, safely and affordably	++		
	4.3 Make public transport, cycling and walking easier and more attractive	+		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species	++	Development of the site will involve redevelopment of brownfield land within the urban area and therefore would not negatively affect biodiversity.	
	5.2 Promote conservation and wise use of land	++		
	5.3 Protect and enhance landscape and townscape	++		
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	++		
	5.5 Promote the essential need for green infrastructure	+		
	5.6 Maintain and enhance the historic environment	+		
	5.7 Reduce vulnerability to flooding and	+		

High level objectives	Sub-objective	Score	Comments	Mitigations
	sea level rise			
6. Minimise consumption of natural resources	6.1 Reduce non renewable energy consumption and greenhouse gas emissions	-	The overall energy use will increase through growth. Some potential pressure on water resources, although potential to mitigate by designing in water efficiency measures. Waste creation will increase overall with an increase in households but new development should provide the opportunity to design in resource efficiency measures.	
	6.2 Keep water consumption within local carrying capacity limits	-		
	6.3 Reduce waste generation and increase materials efficiency	-		
	6.4 Minimise land, water, air, light and noise	~		