

# STRETE NEIGHBOURHOOD PLAN



## Sustainability Appraisal

January 2019

Submitted by the qualifying body:

Strete Parish Council

<http://www.strete.org.uk>

for:

Strete Neighbourhood Plan

<https://strete.org.uk/neighbourhood/>

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## 1. INTRODUCTION

1. Strete Parish Council is the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan, and has been assisted in the process by a steering group and local consultants.
2. The objectives and policies of the Strete Neighbourhood Plan are consistent with national guidance and the strategic content of the local development plan, as is set out in the Statement of Basic Conditions which accompanies the plan. This document aims to demonstrate that the plan's policies will also suitably address appropriate sustainability objectives and the local objectives for the plan identified by the local community.
3. A simple methodology has been used, geared to enabling local people as well as professionals to understand and engage with the document. It addresses the fundamental aspects of sustainable development, considering current and long-term social, economic and environmental issues and impacts in an integrated and balanced way.
4. The land use planning process is a key part of the means by which development in England is kept within sustainable limits. The Strete Neighbourhood Plan is a land use plan and will be a major part of the policy framework guiding future development in the parish. The appraisal process aims to help ensure that its policies will positively help to meet local needs and wider concerns with minimal adverse effects, both now and in the future.
5. This document will be consulted upon and revised as necessary alongside the plan as it progresses to completion.

## 2. POLICY CONTEXT

6. A commitment to sustainable development is enshrined in national and European legislation, and the latter has also introduced a requirement to consider Strategic Environmental Assessment (SEA). An opinion has duly been sought from South Hams District Council as to whether the Strete Neighbourhood Plan should be subject to SEA and on their advice SEA has been carried out. The scoping report and the full SEA document, which is a thorough and testing report, are amongst the evidence listed and available on the neighbourhood plan website at <https://strete.org.uk/neighbourhood/the-plan/>.
7. The plan must be consistent with the National Planning Policy Framework (NPPF) and the strategic policies of the local development plan.
8. The NPPF includes a presumption in favour of sustainable development. **Appendix 1** sets out a key extract from the NPPF, and the whole document can be found at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.
9. The relevant adopted plans of the local planning authority (South Hams District Council) include in particular the emerging Plymouth and South West Devon Joint Local Plan (the JLP) and the LDF Core Strategy (2006). These can be found on the district council's website at <https://www.southhams.gov.uk/article/3473/Strategic-Planning>.
10. It is considered that the plan is consistent with all of these and the sustainability appraisal will help to demonstrate that by testing the sustainability of the plan's policies against the sustainability objectives of the JLP, which are set out at **Appendix 2** and can also be found among the evidence listed at <https://www.plymouth.gov.uk/plymouthandsouthwestdevonjlpconsultation>.

### 3. LOCAL CONTEXT

11. The Strete Neighbourhood Plan area is shown on the map below.



12. The plan states that “the local community expects the plan to:

- a) respect and protect the precious natural and historic environment,
- b) maintain and improve community facilities, services and infrastructure, and
- c) support existing and new business opportunities and tourism,

in order to:

- maintain and enhance the character and vitality of the village and parish, and
- allow sustainable development for natural growth to meet future local needs.”

13. The vision for Strete is thus:

**to grow slowly and sustainably so that its high coastal character, sea views and natural beauty are preserved while meeting local needs and improving local services”**

14. The objectives set for the plan by the local community are shown at **Appendix 3**. This document tests the plan's policies against those objectives.

## 4. METHODOLOGY AND RESULTS

15. The sustainability of the plan's policies has been assessed against a framework designed to be sufficiently robust but easily understood.
16. The appraisal tests each of the policies of the plan against the sustainability objectives of the JLP and against the objectives for the plan set by the community. In simple tabulations each of the plan's policies is rated against each objective by showing:
  - two ticks for significant positive effect
  - one tick for some positive effect
  - a gap to indicate no significant effect
  - one cross to indicate some negative effect
  - two crosses to indicate significant negative effect
17. The tabulation at **Appendix 4** shows an assessment of the performance of each of the plan's policies against the sustainability objectives set for the JLP. That at **Appendix 5** shows an assessment against the neighbourhood plan's own objectives.

### **Sustainability assessed against the JLP sustainability objectives**

18. **Appendix 4** shows that the plan's policies generally perform well against the sustainability objectives of the JLP. There are no significant negative effects, which is as it should be, and several policies show strong positive effects.
19. The most strongly performing policies are SNP6: Development and the Settlement Boundary, and SNP7: Design and Construction. These are headline policies for the plan and their good performance supports that role.
20. Also performing well are policies SNP8: Housing Development at Cox's Farm Field, SNP10: Community Facilities and Infrastructure, SNP11: Local Green Spaces, and SNP12: Local Footpaths.
21. All of the remaining policies also have some positive effects, although these are less significant.

### **Sustainability assessed against neighbourhood plan objectives**

22. **Appendix 5** shows a very similar pattern of performance when the plan's policies are set against its own objectives. Policies SNP6 and SNP7 again perform most strongly. Policies SNP8, SNP10, SNP11 and SNP12 are joined by SNP1: Protecting the Landscape, as performing well. The remaining policies have more minor but positive effects.
23. This shows a good degree of congruity between the objectives and policies of the JLP and the neighbourhood plan.

### **Overall Results**

24. The overall results indicate that the plan's policies are likely to have balanced and positive effects. Their good performance across economic, social and environmental objectives is shown by the strong results in relation to policies SNP6 and SNP7, both of which address all three aspects of sustainability.

## 5. CONCLUSION

25. The results of the process indicate that the plan generally succeeds in addressing the needs of the local community satisfactorily with minimum adverse effects on and potentially significant gains for sustainability considerations.

## APPENDIX 1 – NPPF EXTRACT REGARDING SUSTAINABLE DEVELOPMENT

### Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

### The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>5</sup>, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of

<sup>4</sup> Resolution 42/187 of the United Nations General Assembly.

<sup>5</sup> As established through statements of common ground (see paragraph 27).

development in the plan area<sup>6</sup>; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>8</sup>:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

d) the local planning authority's housing delivery was at least 45% of that required<sup>9</sup> over the previous three years.

<sup>6</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

<sup>7</sup> This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

<sup>8</sup> Transitional arrangements are set out in Annex 1.

<sup>9</sup> Assessed against the Housing Delivery Test, from November 2018 onwards.

## APPENDIX 2 - SUSTAINABILITY OBJECTIVES OF THE JLP

<b>The JLP Sustainability Appraisal Framework - Sustainability Objectives</b>		
<b>Our Communities</b>		
Population	<b>SA1</b>	<p>To promote community vitality, resilience and balance</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> <li><i>promote a sustainable mix of uses which are compatible to their surroundings?</i></li> <li><i>promote the retention and development of community services and facilities?</i></li> <li><i>facilitate flexible working practices and enable people to live near to where they work?</i></li> <li><i>provide opportunities for communities to respond to unforeseen events and circumstances?</i></li> <li><i>promote social inclusion?</i></li> </ul>
Population and Human Health	<b>SA2</b>	<p>To respect, maintain and strengthen local distinctiveness and sense of place</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> <li><i>enhance the quality and character of places?</i></li> <li><i>promote good design including density and site layout appropriate to the character of the location?</i></li> <li><i>encourage the use of local materials?</i></li> </ul>
<b>Our Homes</b>		
Population and Human Health	<b>SA3</b>	<p>To provide access to all types of housing that will help meet needs</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> <li><i>improve the mix and quality of housing stock, including open market and affordable to meet a range of needs?</i></li> <li><i>increase needed provision for specific sectors of the community e.g. the elderly, disadvantaged, gypsies and travellers?</i></li> </ul>
<b>Our Economy</b>		
Population and Material Assets	<b>SA4</b>	<p>To encourage economic growth and prosperity</p> <p><i>Does it:</i></p> <ul style="list-style-type: none"> <li><i>provide for the needs of the economy, particularly local businesses (such as choice of premises, services, infrastructure, skilled workforce)?</i></li> <li><i>support the growth of existing businesses and business sectors and encourage diversification into key growth sectors?</i></li> <li><i>encourage provision of jobs accessible to all?</i></li> </ul>

		<p><i>sustain an active and working countryside, including rural diversification?</i></p> <p><i>promote competitive town centres which enhance customer choice,</i></p> <p><i>retail offer and the individuality and vitality of the centre?</i></p> <p><i>improve access to high quality communications infrastructure?</i></p> <p><i>facilitate the creation of, or sustain local supply chains and retention of</i></p> <p><i>spending in the local economy?</i></p>
<b>Our Wellbeing</b>		
Population and Human Health	<b>SA5</b>	<p>To improve health and wellbeing</p> <p><i>Does it:</i></p> <p><i>improve the health of the community and encourage healthy lifestyles?</i></p> <p><i>encourage social interaction in public places?</i></p> <p><i>improve access to open space and sports, leisure and recreation facilities?</i></p> <p><i>improve walking and cycling provision?</i></p> <p><i>help people remain independent?</i></p> <p><i>promote a safe environment, through designing out crime and the fear of crime?</i></p>
Population and Human Health	<b>SA6</b>	<p>To ensure adequate and accessible provision of services and facilities</p> <p><i>Does it:</i></p> <p><i>improve access to key services (education, shops, employment, recreation, health, community services, and cultural assets)?</i></p> <p><i>enhance access to natural green spaces or the countryside?</i></p> <p><i>provide safe pedestrian and cycle routes?</i></p> <p><i>improve and/or sustain public transport or other sustainable transport modes?</i></p>
Population and Human Health	<b>SA7</b>	<p>To encourage sustainable transport options and make the best use of existing transport infrastructure</p> <p><i>Does it:</i></p> <p><i>reduce the need to travel, especially by car?</i></p> <p><i>help provide walking/cycling/public transport infrastructure?</i></p> <p><i>integrate well or improve the existing public transport infrastructure?</i></p>
<b>Our Nature</b>		
Landscape	<b>SA8</b>	<p>To conserve and enhance the quality of landscape character</p> <p><i>Does it:</i></p> <p><i>conserve and where possible enhance landscape character?</i></p> <p><i>conserve and enhance the natural beauty and special qualities of</i></p> <p><i>protected landscapes and their settings?</i></p> <p><i>maintain a high quality of undeveloped coastal landscapes and estuaries?</i></p>

Biodiversity, Fauna and Flora	<b>SA9</b>	To conserve and enhance biodiversity <i>Does it:</i> <i>conserve and where possible, enhance biodiversity, including protected species and habitats?</i> <i>maintain and enhance green infrastructure?</i>
Water and Climatic Factors	<b>SA10</b>	To protect and enhance water quality <i>Does it:</i> <i>protect and improve freshwater, estuarine and coastal water quality?</i> <i>provide adequate utilities infrastructure that does not adversely impact on the environment?</i>
<b>Our Resources</b>		
Material Assets and Climatic Factors	<b>SA11</b>	To mitigate and adapt to the effects of climate change <i>Does it:</i> <i>help to protect the community from changing weather patterns and environmental conditions and adapt to climate change?</i> <i>increase the ability of the community to be more self sufficient?</i> <i>reduce the need for energy use and/or reduce fuel poverty?</i> <i>support decentralised low carbon and renewable energy generation?</i> <i>facilitate the generation and use of renewable energy?</i> <i>support reductions in greenhouse gas emissions?</i>
Water and Climatic Factors	<b>SA12</b>	To minimise the risk from flooding <i>Does it:</i> <i>reduce the risk of flooding to the development and surrounding areas?</i> <i>help to reduce the rate of run-off?</i> <i>promote sustainable coastal and flood risk management?</i> <i>encourage sustainable drainage?</i>
Soil and Water	<b>SA13</b>	To maintain and improve land quality <i>Does it:</i> <i>make efficient use of land including previously developed land where appropriate?</i> <i>help remediate contaminated sites?</i> <i>minimise the loss of good quality agricultural land?</i>
Material Assets, Water, Soil, Human Health and Population	<b>SA14</b>	To minimise the production of waste and encourage the sustainable use of resources <i>Does it:</i> <i>reduce the use of primary resources and promote the use of recycled materials?</i> <i>encourage the use of local products and services?</i>

Air, Climatic Factors and Human Health	<b>SA15</b>	To protect and improve air quality <i>Does it:</i> <i>help improve air quality?</i> <i>support specific actions in designated AQMAs?</i> <i>help reduce pollution from traffic?</i>
<b>Our Heritage</b>		
Cultural Heritage	<b>SA16</b>	To protect and enhance the cultural and historic environment <i>Does it:</i> <i>continue to protect and enhance historical, archaeological and cultural assets and their settings?</i> <i>make a positive contribution to existing landscape, townscape and villages and their settings?</i> <i>promote uses suitable to the historic fabric of the site and surrounding area?</i>

### **APPENDIX 3 – STRETE NEIGHBOURHOOD PLAN: OBJECTIVES**

1. Landscape character and the natural setting of the parish are maintained and enhanced, including the high coastal setting of the village, the outstanding sea views, woods and copses throughout the parish;
2. the particular sensitivity and visual prominence of the landscape on the seaward side of the A379 is recognised and suitably protected;
3. valued local green spaces are maintained and enhanced;
4. local heritage is valued, conserved and enhanced, including local history, village form and character, architecture, footpaths and other important features, and new buildings are sympathetically designed;
5. local tranquillity and dark skies are conserved;
6. people are able to move more freely, safely and conveniently, with new and improved footpaths, particularly in the village;
7. local needs are met through small organic developments, in scale with the locality and allowing future generations to maintain the viability of local businesses, but without substantially altering local character;
8. there is economical use of resources so that future generations are not left a legacy of pollution, financial or environmental debt, with steady progress towards zero carbon energy and water footprints;
9. local services are maintained, enhanced and extended with improved public car parking close to the coast path in the village, public transport to nearby centres maintained and enhanced and improved Broadband and Mobile Phone coverage, both for individuals and for businesses; and
10. community well-being is enhanced and there are growing opportunities for people of all ages to expand and develop themselves, including public buildings and spaces to gather, pursue shared interests and contribute to the life of the community.

**APPENDIX 4: APPRAISAL OF THE PLAN'S POLICIES AGAINST THE JLP'S SUSTAINABILITY OBJECTIVES**

JLP sustainability objectives ↓	Strete Neighbourhood Plan Policies											Plan's overall performance ↓		
	SNP1: Protecting the Landscape	SNP2: Heritage and Conservation	SNP3: Coastal Setting and Land south of the A379	SNP4: Low Density Area	SNP5: Tranquillity and Dark Skies	SNP6: Development and the Settlement Boundary	SNP7: Design and Construction	SNP8: Housing Development Site at Cox's Farm Field	SNP9: Principal Residence Requirement	SNP10: Community Facilities and Infrastructure	SNP11: Local Green Spaces		SNP12: Local Footpaths	SNP13: Sustainable Tourism
SA1: To promote community vitality, resilience and balance						✓✓	✓	✓✓	✓✓	✓✓		✓	✓	11✓
SA2: To respect, maintain and strengthen local distinctiveness and sense of place	✓✓	✓✓	✓	✓	✓	✓	✓✓	✓			✓✓	✓		14✓
SA3: To provide access to all types of housing that will help meet needs						✓		✓✓	✓					4✓
SA4: To encourage economic growth and prosperity						✓			✓				✓	3✓
SA5: To improve health and wellbeing					✓		✓	✓	✓	✓✓	✓✓			8✓

	SNP1 (Landscape)	SNP2 (Heritage)	SNP3 (Coast setting)	SNP4 (Low density)	SNP5 (Tranquillity)	SNP6 (Development)	SNP7 (Design)	SNP8 (Cox Site)	SNP9 (Residence)	SNP10 (Infrastrx)	SNP11 (Green space)s	SNP12 (Footpaths)	SNP13 (Tourism)	
SA6: To ensure adequate and accessible provision of services and facilities						✓	✓	✓		✓✓	✓✓	✓✓		9✓
SA7: To encourage sustainable transport options and make the best use of existing transport infrastructure						✓		✓				✓		4✓
SA8: To conserve and enhance the quality of landscape character	✓✓	✓	✓✓	✓	✓	✓✓	✓				✓			11✓
SA9: To conserve and enhance biodiversity	✓				✓	✓	✓✓				✓			6✓
SA10: To protect and enhance water quality						✓	✓✓							3✓
SA11: To mitigate and adapt to the effects of climate change						✓	✓✓							3✓
SA12: To minimise the risk from flooding						✓	✓✓							3✓
SA13: To maintain and improve land quality						✓✓	✓✓							4✓
SA14: To minimise the production of waste and encourage the sustainable use of resources							✓✓							2✓



## APPENDIX 5: APPRAISAL OF THE PLAN'S POLICIES AGAINST ITS OWN OBJECTIVES

Strete Neighbourhood Plan objectives ↓	Strete Neighbourhood Plan Policies											Plan's overall performance ↓		
	SNP1: Protecting the Landscape	SNP2: Heritage and Conservation	SNP3: Coastal Setting and Land south of the A379	SNP4: Low Density Area	SNP5: Tranquillity and Dark Skies	SNP6: Development and the Settlement Boundary	SNP7: Design and Construction	SNP8: Housing Development Site at Cox's Farm Field	SNP9: Principal Residence Requirement	SNP10: Community Facilities and Infrastructure	SNP11: Local Green Spaces		SNP12: Local Footpaths	SNP13: Sustainable Tourism
1. Landscape character and the natural setting of the parish are maintained and enhanced, including the high coastal setting of the village, the outstanding sea views, woods and copses throughout the parish	✓✓		✓✓	✓	✓	✓	✓						✓	9✓
2. The particular sensitivity and visual prominence of the landscape on the seaward side of the A379 is recognised and suitably protected	✓		✓✓		✓	✓	✓							6✓
3. Valued local green spaces are maintained and enhanced											✓✓			2✓





