

**Torquay Harbour Area Action Plan**  
Development Plan Document

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**Sustainability Appraisal**

Regulation 27 Pre-Submission Publication

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

### **Purpose of this Document**

This document is the Sustainability Appraisal (SA) Report for the Torquay Harbour Area Action Plan DPD (Regulation 27 Pre-Submission Publication). The SA report aims to identify the potential social, economic and environmental impacts of the DPD.

This report has been compiled for consultation purposes and your comments are welcome (please see details below to comment). It is accompanied by a Non-Technical Summary.

### **We Want Your Views**

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

- Are there any impacts (environmental, social or economic) that have not been identified?
- Are there any further mitigation measures that have not been identified?

If you wish to comment on this report please use the contact details below.

The consultation period extends in parallel to that of the Regulation 27 Draft THAAP which runs from 8<sup>th</sup> November to 17<sup>th</sup> December 2010.

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Reference copies of this SA Report and related documents and leaflets are available at the Council's Libraries, Connections Offices and at Roebuck House, Torquay.

This report and accompanying Non-Technical Summary can also be accessed via the Internet: <http://www.torbay.gov.uk/ldf> or [http://www.torbay.gov.uk/sustainability\\_appraisal](http://www.torbay.gov.uk/sustainability_appraisal)

### **Key Terms and Abbreviations**

Development Plan Document (DPD)

Habitats Regulation Assessment (HRA)

Equality Impact Assessment (EqIA)

Local Development Documents (LDD)

Local Development Framework (LDF)

Special Area of Conservation (SAC)

Statement of Community Involvement (SCI)

Strategic Flood Risk Assessment (SFRA)

Sustainability Appraisal (SA)

Strategic Environmental Assessment (SEA)

Torquay Harbour Area Action Plan (THAAP)

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**1.0.1** Torbay Council is currently in the process of developing a Local Development Framework (LDF) which will replace the Adopted Torbay Local Plan 1995-2011. The LDF consists of a 'portfolio' of Local Development Documents (LDDs). Collectively, they will provide and deliver the spatial planning strategy for Torbay for the period 2006 to 2026. For further information on the current planning system and the development of the LDF for Torbay please visit [www.torbay.gov.uk/ldf](http://www.torbay.gov.uk/ldf).

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

**1.0.3** There are 5 key stages within the Sustainability Appraisal process. This Sustainability Appraisal Report is the product of the tasks undertaken as part of Stages A, B and C. The compilation of this information represents Stage D.

STAGE	TASK
<b>Stage A</b>	<b>Setting the context and objectives, establishing the baseline and deciding on the scope</b>
A1	Identifying other relevant plans, programmes and sustainability objectives
A2	Collecting baseline information
A3	Identifying sustainability issues and problems
A4	Developing the SA Framework
A5	Consulting on the scope of the SA
<b>Stage B</b>	<b>Developing and Refining Options and assessing effects</b>
B1	Testing the plan objectives against the SA Framework
B2	Developing the DPD options
B3	Predicting the effects of the DPD
B4	Evaluating the effects of the DPD
B5	Considering ways of mitigating adverse effects and maximising beneficial effects
B65	Proposing measures to monitor the significant effects of implementation the DPDs
<b>Stage C</b>	<b>Preparing the Sustainability Appraisal Report</b>

# 1 Introduction

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C1	Preparing the SA Report
<b>Stage D</b>	<b>Consulting on the preferred options of the DPD and SA report (Regulation 27 consultation)</b>
D1	Public participation on the preferred option of the DPD and the SA report
D2 (i)	Appraising significant changes
D2 (ii)	Appraising significant changes resulting from representations
D3	Making decisions and providing information
<b>Stage E</b>	<b>Monitoring the significant effects of Implementing the DPD</b>
E1	Finalising aims and methods for monitoring
E2	Responding to adverse effects

**Table 1.1 Sustainability Appraisal Stages**

### 2.1 This Document

**2.1.1** This report forms part of Stage D of the Torbay Harbour Area Action Plan (THAAP) Sustainability Appraisal, specifically Task D2 (i) appraising significant changes and D2 (ii) appraising significant changes resulting from representations. It represents a revision of stage C of the SA of the THAAP Regulation 25 Consultation Draft published in September 2009. A separate Non-technical summary is provided with this report.

**2.1.2** A number of issues were raised by consultees in response to the consultation on the THAAP Draft Regulation 25 and the accompanying SA. This has persuaded the Strategic planning Group to consider further changes to the THAAP, and it felt that a further consultation on the modifications is necessary.

**2.1.3** The key changes to the THAAP consultation document deal with:

- Policy TH 4 - North Quay, the Pavilion and Princess Gardens
- Policy TH15 Strand (various buildings)

**2.1.4** There is no material change between Draft Regulation 25 and Regulation 27 for the rest of the THAAP policies; therefore they do not require any further assessment.

### 2.2 Sustainability Appraisal work carried out to date

**2.2.1 Stage A:** The Scoping Report was carried out for all the LDF documents including the THAAP in 2005. The key areas of work undertaken were:

- Review of existing plans, policies and programmes to identify sustainability objectives which should be considered within the development of the THAAP.
- Baseline study identifying current sustainability issues within Torquay Harbour. This exercise assists in identifying issues which the Area Action Plan could assist in improving or may stand to worsen.
- Establishment of an SA Framework (objectives and indicators) by which to test the THAAP for sustainability as it progresses through the planning process.

**2.2.2 Stage B:** This stage focuses on developing a sustainable direction for the Torquay Harbour Area Action Plan. The options for the development of the DPD were compared and are included in the Sustainability Appraisal of Issues and Options in April 2006:

1. Manage the current situation in the harbour area (Business as usual);
2. Pursue a primarily leisure and tourism orientated role for the harbour area;
3. Pursue a primarily retail role for the harbour area; and
4. Seek a mix of Options 2 and 3.

## 2 Background

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**2.2.3 Stage C:** It is a key output of the appraisal process. It includes a detailed assessment of the Preferred Option (a mix of Options 2 and 3) as well as presenting information on the effects of the THAAP policies. It also summarises all of the work carried out as part of stage A and B as outlined above.

**2.2.4 Stage D:** This current report represents stage D of the SA process. The Draft Regulation 25 THAAP and the SA were consulted on, in September 2009. Consequently the Draft THAAP document has been amended in response to consultees feedback. This report appraises the significant changes of the draft THAAP document.

**3.0.1** The approach adopted in this part of the SA has been to:

1. Consider the previous findings of the SA;
2. Examine the changes made in the THAAP and the accompanying SA as a response to the public consultation carried out in September 2009;
3. Assess the nature of those changes and their likely environmental, social and economic impacts;
4. Make recommendations on actions that may be appropriate to achieve further improvements in sustainability.

## 4 Linkage to Other Assessments

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

### 4.1 Habitats Regulations Assessment

**4.1.1** The THAAP was subject to Habitats Regulations Assessment (HRA) screening to determine whether any of the THAAP policies have negative impacts on European sites within and in the vicinity of Torbay. A HRA Screening Report was produced by Enfusion Ltd. in July 2010 in collaboration with Natural England.

**4.1.2** The HRA report concluded that the spatial developments proposed through the THAAP have no adverse impacts on the conservation objectives of the European sites within its area. The Habitats Regulations Assessment Screening Report which accompanies the THAAP Regulation 27 Per-Submission Publication is available on the THAAP web page [www.torbay.gov.uk/THAAP](http://www.torbay.gov.uk/THAAP).

**4.1.3** Lyme Bay and Torbay Marine special Area of Conservation (SAC) was recently declared as a candidate SAC (cSAC) among other 14 Marine SACs in August 2010. A screening of the THAAP proposal with regard to the Marine SAC will be published as an annex to the THAAP Screening Report.

### 4.2 Equality Impact Assessment

**4.2.1** Equality Impact Assessment is a systematic way of finding out whether a policy affects different groups equally. An Equality Impact Assessment (EqIA) was carried out on the THAAP policies by the Strategic Planning Group in December 2008. The EqIA assessed the impact of the THAAP and found a potential for differential impact upon disabled people and young people. An improvement plan was suggested including wider consultation and better inclusion of disabled access in the THAAP policies.

**5.0.1** The consultation on the THAAP Sustainability Appraisal was extended for an eight week period from 14 September to 6 November 2009. The SA Report was made available alongside the THAAP to the Statutory Consultees, a number of stakeholders, internal officers and the general public.

**5.0.2** Only two responses were received, from the Environment Agency (EA) and Natural England. The EA generally supports the approaches to SA but has reservations on flood risk issues associated with some of the THAAP policies. Natural England has no direct comments on the THAAP Sustainability Appraisal. However, it has provided comments on the THAAP Draft Habitats Regulation Assessment. These comments have been dealt with in the HRA Screening Report. Appendix 1 summarises the comments received and details how they have been addressed.

## 6 Summary of Appraisal of Significant Changes

**6.0.1** This section provides a summary of the THAAP policies considered to have undergone significant changes, and the new policy that emerged as a result of the consultation feedback. There are no material changes between the Draft Regulation 25 and Regulation 27 for most of the THAAP policies. Appendix 2 provides a detailed assessment of these policies.

### 6.1 North Quay, the Pavilion and Princess Gardens

**6.1.1** The proposal for Princess Gardens in the Regulation 27 is significantly different from the proposal of Regulation 25. From the sustainability perspective the new proposal scores well on economic objectives but also performs poorly against environmental objectives. There are no significant changes made to North Quay and the Pavilion, therefore the assessment would mainly covers Princess Gardens.

**6.1.2** The policy raises conflict between providing housing, a hotel, retail and leisure facilities for the community on one hand, whilst decreasing public space and intruding on a listed park and garden on the other hand. Any loss of registered garden would therefore need to be justified in terms of maximising community benefits.

**6.1.3** Despite this conflict the policy performs well against the SA objectives relating to economic and communities. The policy will contribute positively to the tourism industry in Torquay Harbour by introducing leisure, retail and a hotel investment. Promoting mixed use development will have positive impacts by increasing diversity, reducing seasonality of employment in Torbay. The policy will also have clear positive impacts on cultural activities in the harbour by providing exhibition space and entertainment areas.

**6.1.4** The policy supports mixed use development and improvement of public realm; this is likely to reduce the desire to travel by car. In contrast provision of off street parking will have the potential to encourage use of private car. The regeneration of the Harbour area will nevertheless create an attractive holiday destination and reduce the need to travel further afield.

**6.1.5** Provision of a hotel, retail and leisure facilities is likely to support training and education in the hospitality and retail industries. These facilities are likely to facilitate passive surveillance which will have positive impacts on reducing anti-social behaviour in the harbour area.

**6.1.6** Provision of residential apartments could have minor positive impacts on meeting housing needs. Nevertheless, it is unlikely to provide affordable housing on the site.

**6.1.7** The policy promotes development that may take up some of the garden land. This will have a permanent negative effect by causing loss of habitat and species and will also cause habitat fragmentation. Development in this area should incorporate features that enhance biodiversity.

## 6 Summary of Appraisal of Significant Changes

**6.1.8** Allowing development in a registered garden may compromise its historic value. This will have permanent negative impact. Development should seek to ensure that the fundamental integrity of the listed park and garden is maintained.

**6.1.9** The policy ensures that a flood risk assessment is carried out for any development proposals in the gardens. Contributions will also be sought from developers to fund structural improvement works and enhanced sea defences in an area that is at risk from tidal flooding. Torbay Strategic Flood Risk Assessment (SFRA) Level 2 will provide more information on flood risk in the area.

**6.1.10** The proposed mixed use development in Princess Gardens may have a negative impact on human health by reducing public open space. However, improving the quality of the open space will have positive impact on human health and recreational exercise.

**6.1.11** Short-term negative impacts might take place during the construction phase in form of noise and generic pollution. To offset this impact working hours should be restricted to avoid sensitive periods.

**6.1.12** Surface run-off water pollution (oil spills, chemicals etc.) during construction and operation phases is likely to have cumulative negative impact. This will affect both water quality and living organisms in the water. Production of a Pollution Prevention Plan to include method statements for management of all potentially polluting activities on the site will be necessary.

**6.1.13** The policy itself does not identify specific measures to minimise consumption of natural resource. Nevertheless, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.

### 6.2 TH15: Strand (various buildings)

**6.2.1** TH15 is a new policy therefore a detailed assessment was carried out to determine its relevance to sustainability. The sustainability appraisal found that the policy would overall have a positive effect for sustainability in the harbour area. Where minor negative impacts were detected, measures to offset adverse effects were considered.

**6.2.2** The policy performs well against the objectives related to the economy, having positive effect on the retail and tourism industries. It also provides non-seasonal job opportunities and supports training and education in the retail sector. However, it is unlikely to provide affordable housing.

**6.2.3** The policy takes account of historic assets which supports sustainability objectives but it could have minor negative effects by increasing noise during the construction phase. To offset this impact working hours should be restricted to avoid sensitive periods.

## 6 Summary of Appraisal of Significant Changes

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**6.2.4** The policy itself does not identify specific measures to minimise consumption of natural resource. However, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.

**7.0.1** The Strategic Environmental Assessment (SEA) Directive requires the significant environmental effects of implementing a plan or programme should be monitored in order to identify at an early stage any unforeseen adverse effects, and to be able to undertake appropriate remedial action.

**7.0.2** A set of broad overarching indicators have been identified to test the element of the THAAP for sustainability. A full list of SA indicators is included in appendix D of the Sustainability Appraisal of Regulation 25 Consultation Draft ([www.torbay.gov.uk/sustainability\\_appraisal](http://www.torbay.gov.uk/sustainability_appraisal))

## 8 Next Steps

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**8.0.1** The next stage in the development of the THAAP Sustainability Appraisal is to take on board the feedback from this consultation and update the SA Report accordingly and appraising any significant changes to the THAAP Regulation 27 Pre-Submission Publication.

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

## Appendix 1 Consultation Statement

From	Section/ Paragraph/ Page	Comments	Nature of Response	TBC Response	TBC proposed actions and additional notes
Mrs C A Herbert  The Environment Agency	Section 7	The SA recognises the positive impact that TH2 can have on flood risk in the harbour area, but does not comment on the possible flood risk issues associated within TH4, TH5 and TH10.	Objection	Noted	<p><b>Policy TH4</b> area is within flood risk zone 2 and 3. Flood risk management infrastructure should be considered, taking the impact of climate change into account.</p> <p><b>Policy TH 5</b> proposes an extension to the Princess Theatre in an area that lies outside flood zone 2 and 3. However, the potential further development area boundary is within flood risk zone 2 which indicates that the likelihood of flooding from the sea is significant. Therefore it should be subject to flood risk assessment.</p> <p><b>Policy TH10</b> covers Abbey Crescent (including the Palm Court Hotel) which is not in flood zone 2 or 3 according to the EA 2007 flood zone map.</p>
N/A	N/A	We are pleased to see that the SA recognises the various sustainable development measures that have been included in the AAP, and support their suggestion that further opportunities are explored	Support	Noted	No action required

## Appendix 1 Consultation Statement

From	Section/ Paragraph/ Page	Comments	Nature of Response	TBC Response	TBC proposed actions and additional notes
		for climate change mitigation/adaptation such as landscaping strategies that enhance biodiversity and minimise water consumption.			
	Section 9	We support the comments on the Summary/key Findings that there are negative impact / uncertainties over impacts on habitats and species and the potential economic and social risks involved in placing new development in flood risk area.	Support	Noted	No action required
Mr Simon Dunsford Natural England	N/A	Natural England has no direct comments on this document (THAAP). Therefore Natural England reserves its view on the soundness of the THAAP until they have received the completed HRA.		Noted	No action required
	HRA	In the Draft HRA there is no mention of the new proposed Special Area of conservation (pSAC) Poole Bay to Lyme Bay Reefs, important features of which are immediately adjacent to the AAP area. This should be remedied with an assessment of any likely impact on the new SAC. Any potential impact will need to be removed by incorporating change within the AAP itself. One potential impact that may need to be addressed is the potential for pollution damage from sewage and surface run-off.	Objection	Noted	The HRA document will include Poole Bay to Lyme Bay pSAC in the list of the European sites within the THAAP area. A detailed screening assessment will be undertaken to consider the implications of the THAAP on the new marine SAC.

The THAAP policies were appraised against sustainability objectives using the following symbols to indicate the level of the impact.

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

### TH 4 North Quay, the Pavilion and Princess Gardens

A waterfront destination will be supported on land designated as **TH4.1** incorporating the following leisure and tourism uses:

- A 'boutique' hotel;
- Appropriate "niche" retail;
- Cafés and restaurants (A3);
- Residential;
- Events or entertainment areas;
- Artwork and exhibition space;
- A new use for the Pavilion;
- Parking (see requirements below).

Proposals should meet the following requirements:

- Provide a successful relationship between new development and surrounding space, with 'active' uses facing the water and Gardens;
- Enhance the setting of the Pavilion and maintain its character;
- Provide a high quality of urban design and materials that enhance the built environment;

- Provide an element of comparison retailing at ground floor level to increase vibrancy. Higher value comparison shopping, 'niche' and speciality shopping is particularly encouraged;
  - Residential development will only be permitted on upper storeys;
  - Retain an adequate level of off-street car parking to meet the needs of visitors and the Marina;
  - Operational facilities for the Marina, that need to be located on the waterfront, must be replaced;
  - Development should not negatively impact on the operation of fishing boats from the Fish Quay;
  - Contribute towards urgent repairs to Princess Gardens including the Promenade (Princess Parade) and the Pavilion.
- Land within the Promenade (Princess Parade) is designated **TH4.2**. Development in this area should meet the following requirements:
- Addresses the need for the replacement or repair of the 'banjo' and derelict section of the Promenade (eastern section);
  - Be in harmony with the Historic Park and Garden and not lead to its value or function being compromised;
  - The special character and interest of the wider Conservation Area will not be harmed;
  - Pedestrian access for all users must be maintained along the seafront;
  - There must not be an unacceptable impact on views between the Gardens and War Memorial, the marina and the rest of Torquay Harbour and opportunities sought for these to be enhanced.
  - Acceptable uses are the same as for TH4.1 above.

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 Improve health and wellbeing	+	The proposed mixed use development in Princess Gardens may have negative impacts on human health by reducing public open space. However, improving the quality of the open space will have positive impact on health and recreational exercise.		
	1.2 Reduce health inequalities	~			
	1.3 Promote healthy lifestyles, especially routine daily exercise	+			
	1.4 Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)	~			
2. Support communities that meet people's needs	2.1 Help make suitable housing available and affordable for everyone (to address a significant shortfall of affordable housing and projected increase in population)	+	Provision of residential apartments could have minor positive impacts on meeting housing needs in Torbay but it is unlikely to provide affordable housing on the site.  Provision of a hotel, retail and leisure facilities is likely to support training and education in the hospitality and retail industries.		
	2.2 Give everyone access to learning, training skills and knowledge	+			
	2.3 Reduce crime and fear of crime	+			
	2.4 Promote stronger and more vibrant communities	++			
	2.5 Increase access to and participation in cultural activities	++			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			Mixed use development will facilitate passive surveillance. This will have long-term positive impacts on reducing anti-social behaviour in the harbour area.  Providing exhibition space and entertainment area will have positive impacts on cultural activities in the harbour area.		
3. Develop the economy in ways that meet people's needs	3.1 Promote diversification of the economy to provide a range of satisfying job opportunities.	++	The policy will contribute positively to the tourism industry in Torquay Harbour by introducing leisure, retail and a hotel investment.  Promoting mixed use development will have positive impacts by		To maximise economic benefits during the construction period, use of local labour, materials and suppliers where possible is recommended.
	3.2 Help everyone afford a comfortable standard of living	+			
	3.3 Reduce poverty and income inequality	+			
	3.4 Meet local needs locally	+			
	3.5 Increase the circulation of wealth within the region	+			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	3.6 Harness the economic potential of the coast in a sustainable way	+	increasing diversity and reducing seasonality of employment in Torbay.		
	3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising	+			
	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	++			
	3.9 Reduce reliance on seasonal and part time work within Torbay.	+			
	4.1 Reduce the need/ desire to travel by car	+	Supporting mixed use development and improving public realm is likely to reduce the desire to travel by car which will have minor positive effects. In contrast provision of off street parking will have the potential to encourage use of private car.		
	4.2 Reduce the need/ desire to travel by air	+			
	4.3 Help everyone access basic services easily, safely and affordably (in line with projected population increase)	+			
	4.4 Make public transport , cycling and walking easier and more attractive	+			
	4.5 Encourage a switch from transporting freight by road to rail or water	~			
4. Provide access to meet peoples needs with least damage to communities and the environment					Linking provision of car parking with improvement to sustainable transport.

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			The regeneration of the Harbour area will create an attractive holiday destination; this is likely to reduce the need to travel further afield.		
5. Maintain and improve environmental quality and assets	5.1 Protect and enhance habitats and species (taking account of climate change)	--	The policy promotes development that may take up some of the garden land. This will have a permanent negative effect by causing loss of habitat and species and will also cause habitat fragmentation	The Nature of Torbay A Local Biodiversity and Geodiversity Action Plan 2006-2016	Ensure survey work is carried out to determine the needs of existing species. Ensure those needs where possible integrated into development design.
	5.2 Promote the conservation and wise use of land	-			
	5.3 Protect and enhance landscape and townscape	-			
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~			
	5.5 Maintain and enhance cultural and historical assets	+	--	The policy seeks to enhance the historic garden. However, allowing development in a registered garden may compromise its historic value.	
	5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change)	--			
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration	--		The policy ensures that a flood risk assessment is carried out for any	

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
			development proposals in the gardens. Contributions will also be sought from developers to fund structural improvement works and enhanced sea defences in an area that is at risk from tidal flooding.		justified in terms of maximising community benefits.  Flood risk in the area needs to be tested through SFRA
6. Minimise consumption of natural resources	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions	?	Short-term negative impacts might take place during the construction phase in form of noise and generic pollution.		Working hours restricted to avoid sensitive periods
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	?	Surface run-off water pollution (oil spills, chemicals etc.) during construction and operation phases is likely to have cumulative negative impact. This will affect both water quality and living organisms in the harbour.		Production of a Pollution Prevention Plan to include statements for management of all potentially
	6.3 Minimise consumption and extraction of minerals	-			
	6.4 Reduce waste not put to any use	?			
	6.5 Minimise land, water, air, light, noise and genetic pollution	--			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective - Does the policy/proposal .....	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	6.6 Maintain and enhance the quality of Torbay's beaches and coastal waters	+	The policy itself does not identify specific measures to minimise consumption of natural resources. Nevertheless, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.		polluting activities on the site. New development should meet the requirement for sustainable construction and design

### Summary:

The policy raises conflict between providing housing, a hotel, retail and leisure facilities for the community on one hand, whilst decreasing public space and intruding on the listed garden on the other hand. Any loss of registered garden would therefore need to be justified in terms of maximising community benefits. Despite this conflict the policy performs well against the SA objectives relating to economic and cultural activities. The policy will contribute positively to the tourism industry in Torquay Harbour by introducing leisure, retail and hotel investment. Promoting mixed use development will have positive impacts by increasing diversity, reducing seasonality of employment in Torbay. The policy will also have positive impacts on cultural activities in the harbour by providing exhibition space and entertainment areas.

The policy supports mixed use development and improvement of public realm; This is likely to reduce the desire to travel by car. In contrast provision of off street parking will have the potential to encourage use of private car. The regeneration of the Harbour area will create an attractive holiday destination and reduce the need to travel further afield.

Provision of a hotel, retail and leisure facilities is likely to support training and education in the hospitality and retail industries. These facilities are likely to facilitate passive surveillance which will have positive impacts on reducing anti-social behaviour in the harbour area.

Provision of residential apartments could have minor positive impacts on meeting housing needs. Nevertheless, it is unlikely to provide affordable housing on the site.

The policy promotes development that may take up some of the garden land. This will have a permanent negative effect by causing loss of habitat and species and will cause habitat fragmentation.

The policy seeks to enhance the historic garden. However, allowing development in a registered garden may compromise its historic value.

The policy ensures that a flood risk assessment is carried out for any development proposals in the gardens. Contributions will also be sought from developers to fund structural improvement works and enhanced sea defences in an area that is at risk from tidal flooding. Torbay SFRA Level 2 will provide more information on flood risk in the area.

Short-term negative impacts might take place during the construction phase in form of noise generic pollution. The proposed mix use development in Princess Gardens may have a negative impact on health by reducing public open space. However, improving the quality of the open space will have long-term positive impact on health and recreational exercise.

Surface run-off water pollution (oil spills, chemicals etc.) during construction and operation phases is likely to have cumulative negative impact. This will affect both water quality and living organisms in the harbour. Production of a Pollution Prevention Plan to include method statements for management of all potentially polluting activities on the site will be necessary.

The policy itself does not identify specific measures to minimise consumption of natural resource. Nevertheless, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.

### Policy TH1 15 Strand (various buildings)

It is proposed Nos. 12-14 of the Strand are redeveloped to provide:

- One of more new buildings that can enhance the streetscene and Conservation Area and contribute positively to Torquay Town Centre as a retail destination.
- Acceptable uses are retail A1 (Shops) or A3 (Restaurants and Cafés) on upper floors, residential or business use B1 (a) (b).

Land to the rear of No. 10 is proposed for:

Retail, residential or office use to visually “close the gap” in the building line in terms of height and scale.

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
1. Improve Health	1.1 Improve health and wellbeing	~	No obvious impact		
	1.2 Reduce health inequalities	~			
	1.3 Promote healthy lifestyles, especially routine daily exercise	~			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
2. Support communities that meet people's needs	1.4 Allow for adequate provision of health services (in particular to address the high proportion of elderly residents)	~			
	2.1 Help make suitable housing available and affordable for everyone	+	The policy proposes a small number of residential developments above commercial stores. This is unlikely to provide affordable housing.		
	2.2 Give everyone access to learning, training skills and knowledge	+	Although the policy does not include designing out crime, the proposed mixed use development will facilitate passive surveillance that may reduce the amount of anti-social behaviour in the area.		
	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	~	Provision of a larger store and restaurants on the upper floor is likely to support training and education in the retail sector.		

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
3. Develop the economy in ways that meet people's needs	3.1 Promote diversification of the economy to provide a range of satisfying job opportunities.	+	The policy promotes a larger store or a number of leisure stores, which will therefore have a positive impact on the diversification of the economy.  It is likely to provide employment opportunities locally and reduce reliance on seasonal work.		
	3.2 Help everyone afford a comfortable standard of living	+			
	3.3 Reduce poverty and income inequality	+			
	3.4 Meet local needs locally	+			
	3.5 Increase the circulation of wealth within the region	~			
	3.6 Harness the economic potential of the coast in a sustainable way	+			
	3.7 Reduce vulnerability of the economy to climate change and harness opportunities arising	+			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
4. Provide access to meet peoples needs with least damage to communities and the environment	3.8 Contribute to the regeneration and quality and diversity of the tourism industry	+			
	3.9 Reduce reliance on seasonal and part time work within Torbay.	+			
	4.1 Reduce the need/ desire to travel by car	+	The policy supports the retail role of the town centre, therefore supporting services within a sustainable location that is accessible by public transport.		
	4.2 Reduce the need/ desire to travel by air	~			
	4.3 Help everyone access basic services easily, safely and affordably (in line with projected population increase)	+			
	4.4 Make public transport, cycling and walking easier and more attractive	~			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
5. Maintain and improve environmental quality and assets	4.5 Encourage a switch from transporting freight by road to rail or water	~			
	5.1 Protect and enhance habitats and species (taking account of climate change)	~	The policy seeks to improve the attractiveness of the area. This will have a positive impact on townscape of the area provided it is appropriately designed.  The policy takes account of historic assets which supports sustainability objectives.		
	5.2 Promote the conservation and wise use of land	+			
	5.3 Protect and enhance landscape and townscape	+			
	5.4 Value and protect diversity and local distinctiveness including rural ways of life	~			
	5.5 Maintain and enhance cultural and historical assets	+			

## Appendix 2 Appraisal of Significant Changes

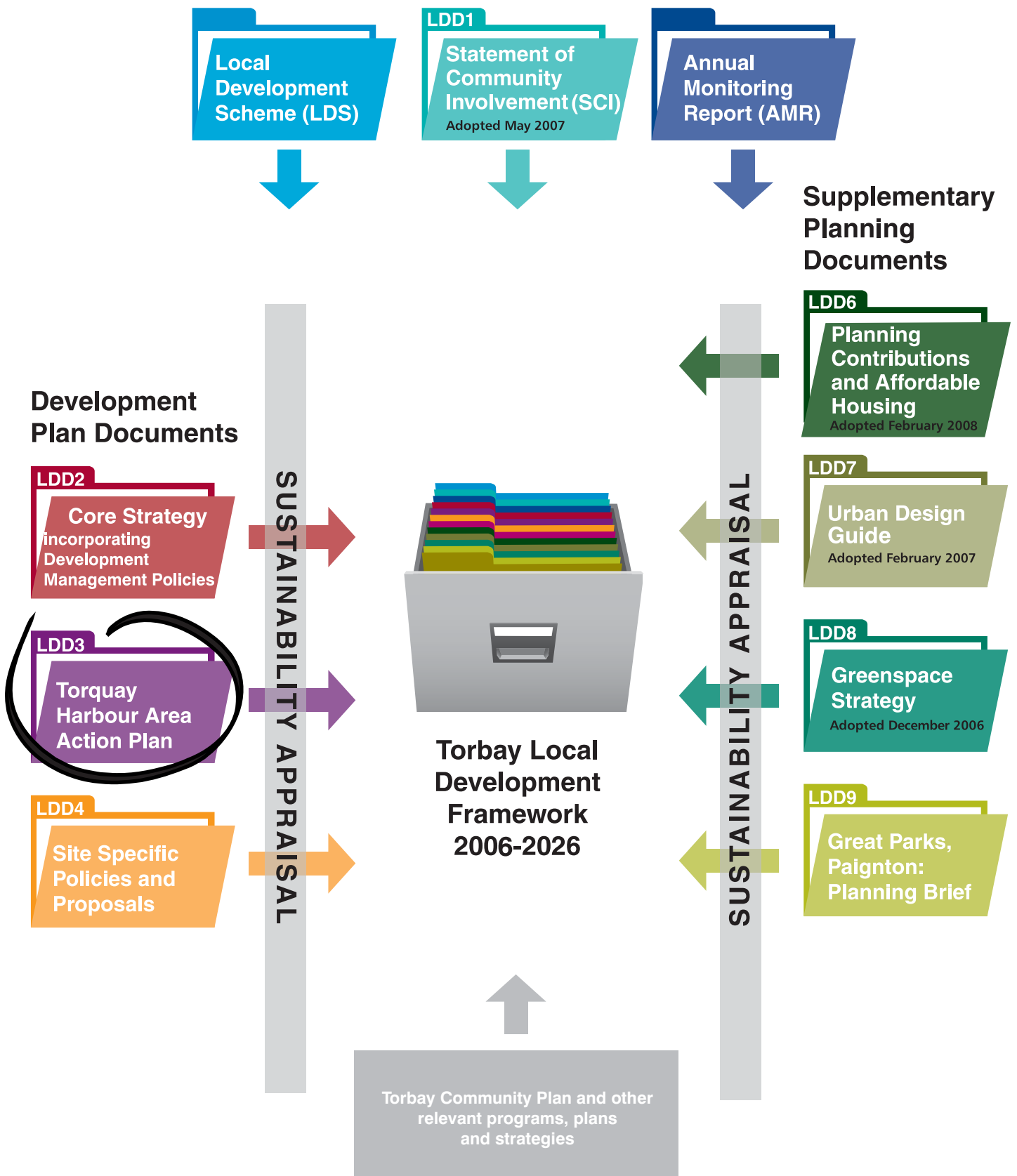
High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	5.6 Reduce vulnerability to flooding, sea level rise (taking account of climate change)	?			
	5.7 Minimise habitat fragmentation and provide opportunities for new habitat creation or restoration	~			
	6.1 Reduce non-renewable energy consumption and carbon dioxide emissions	?	The policy itself does not identify specific measures to minimise consumption of natural resource. However, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.  The policy could have minor negative effect by increasing noise during the construction phase.	Urban Design Guide SPD	New development should meet the requirement for sustainable construction and design  Working hours restricted to avoid sensitive periods
	6.2 Keep water consumption within local carrying capacity limits (taking account of climate change)	?			
6. Minimise consumption of natural resources	6.3 Minimise consumption and extraction of minerals	?			
	6.4 Reduce waste not put to any use	?			

## Appendix 2 Appraisal of Significant Changes

High Level Objectives	Sub-objective Does the policy/ proposal...	Score	Assessment of Effects Nature of the sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)	Evidence and Reference (where available)	Suggested Mitigation and Enhancement Measures
	6.5 Minimise land, water, air, light, noise and genetic pollution	-			
	6.6 Maintain and enhance the quality of Torbay's beaches and coastal waters	+			
<p><b>Summary:</b></p> <p>The policy performs well against the objectives related to the economy, having a positive effect on the retail and tourism industry. It also provides non-seasonal job opportunities and supports training and education in the retail sector. However, it is unlikely to provide affordable housing.</p> <p>The policy takes account of historic assets which supports sustainability objectives but it could have a minor negative effect on increasing noise and generic pollution during the construction phase. Working hours should be restricted to avoid sensitive periods.</p> <p>The policy itself does not identify specific measures to minimise consumption of natural resource. However, Policy TH1 requires new development at Torquay Harbour area to follow sustainable construction and design.</p>					



# The structure of the Local Development Framework



Note: The status of certain Local Development Documents identified in earlier versions of the Torbay Local Development Scheme has changed as follows: LDD5 Generic Development Control Policies - now included in LDD2 Core Strategy. LDD10 Yalberton Road Paignton: Planning Brief has now been deleted.