

Strategic Environmental Assessment for the Stoke Fleming Neighbourhood Plan

Environmental Report to accompany the Submission
version of the Neighbourhood Plan

September 2017

Quality information

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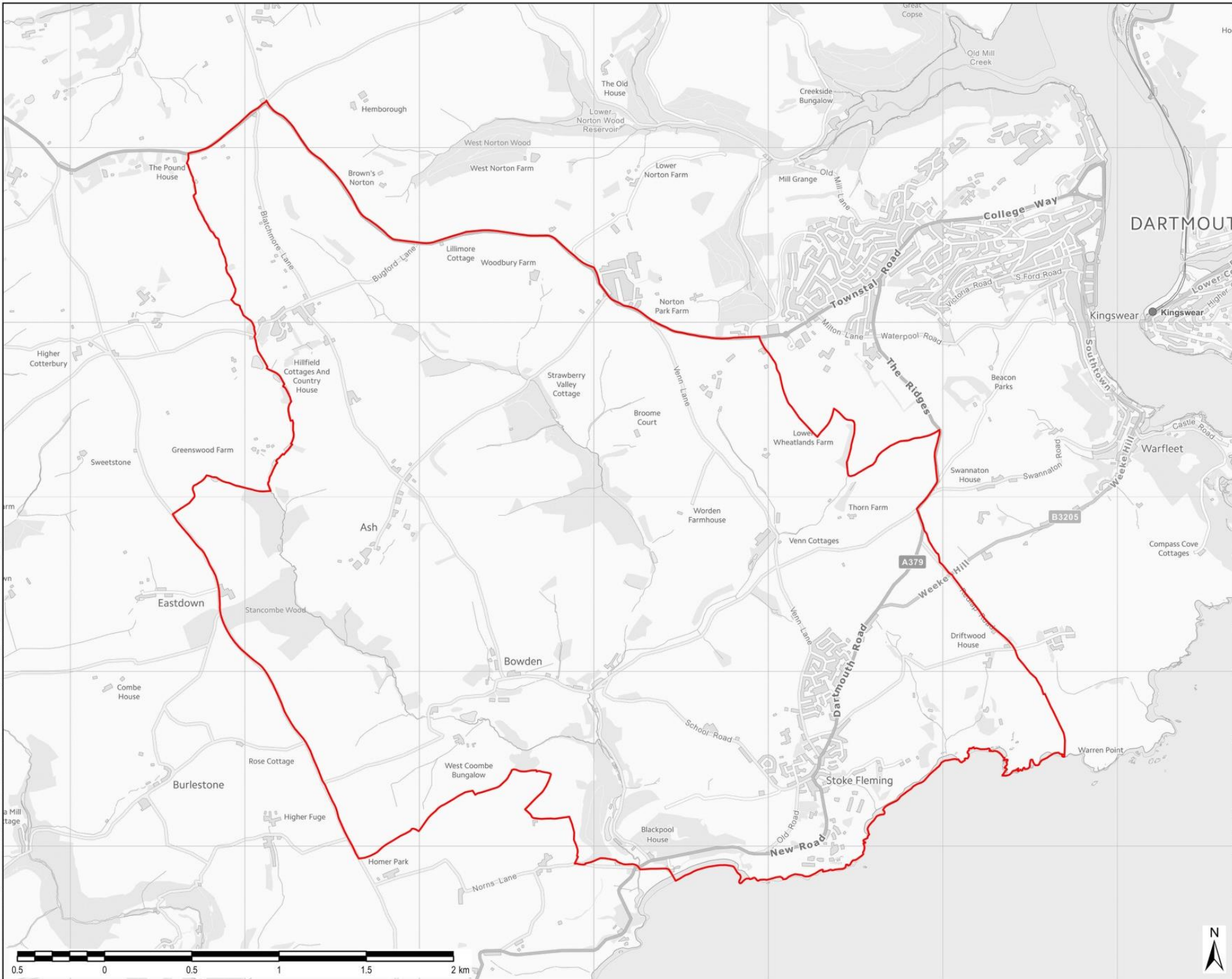
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LEGEND
 Stoke Fleming Neighbourhood Plan Area

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Purpose of Issue
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Project Title
STOKE FLEMING NEIGHBOURHOOD PLAN

Drawing Title
STOKE FLEMING NEIGHBOURHOOD PLAN AREA

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Non-Technical Summary

What is strategic environmental assessment?

A strategic environmental assessment has been undertaken to inform the Stoke Fleming Neighbourhood Plan (SFNP). This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Stoke Fleming Neighbourhood Plan?

The Stoke Fleming Neighbourhood Plan (SFNP) presents a plan for the administrative area of Stoke Fleming Parish Council for the period to 2035. Prepared to be in conformity with the emerging South West Devon Joint Local Plan it sets out a vision and a range of policies for the Neighbourhood Plan area. These relate to a range of topics, including, but not limited to, landscape and townscape character, the quality of life of residents, tourism and the protection and enhancement of the environment.

It is currently anticipated that the Stoke Fleming Neighbourhood Plan will undergo a referendum in early 2018.

Purpose of this Environmental Report

This Environmental Report, which accompanies the current consultation on the SFNP, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report (May 2017), which includes information about the Neighbourhood Plan area's environment and community.

The purpose of this Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the SFNP and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the SFNP and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the SFNP has been assessed;
- The appraisal of alternative approaches for the SFNP;
- The likely significant environmental effects of the SFNP;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the SFNP; and
- The next steps for the SFNP and accompanying SEA process.

Assessment of alternative approaches for the SFNP

Assessment of housing numbers to take forward through the SFNP

The SFNP is being prepared in the context of the South West Devon Joint Local Plan (JLP), which was submitted to the Planning Inspectorate in July 2017. The latest JLP does not identify sites for development within Stoke Fleming, but takes an approach which aims to enable development to come forward in the village. As such the latest version of the JLP indicates that the Stoke Fleming Neighbourhood Plan area has the potential to accommodate around ten extra dwellings over the plan period, in order to limit the potential impact on the sensitive South Devon AONB landscape.

Recent planning approvals since 2014 have meant that the minimum provision of ten homes has already been delivered in the Neighbourhood Plan area. However the Neighbourhood Plan Steering Group have been keen to explore the possibility of delivering an increased level of housing provision in the parish through the SFNP. This is with a view to supporting the vitality of the Neighbourhood Plan area, promoting growth which meets local housing needs and delivering community infrastructure.

To support decision-making on this element of the SFNP, the SEA process considered three broad options relating to the number of homes to be taken forward for the purposes of the Neighbourhood Plan. The three options are as follows:

- **Option 1:** Delivery of the minimum number of dwellings to meet the indicative housing requirement for the JLP (i.e. no further dwellings over and above the minimum required by the JLP)
- **Option 2:** Delivery of up to c.25 additional dwellings over the JLP indicative housing number through the Neighbourhood Plan
- **Option 3:** Delivery of over c.25 additional dwellings through the Neighbourhood Plan

These options were considered through the SEA Framework of objectives and assessment questions developed during scoping. The findings of the appraisal are presented in Section 4.3.1 of this Environmental Report.

In response to the appraisal of these options, the Neighbourhood Plan Steering Group came to the conclusion that the delivery of housing through the SFNP should reflect Option 2. It was viewed that delivering housing to this level would provide an appropriate balance between ensuring the protection of landscape character, local distinctiveness, the historic environment and biodiversity whilst also providing opportunities for delivering local housing need, community infrastructure and supporting the vitality and viability of the village.

Assessment of housing sites for allocation through the SFNP

Five sites were then considered by the Neighbourhood Plan Steering Group as potential locations for housing allocations to be taken forward for the purposes of the Neighbourhood Plan. To support the consideration of the suitability of these sites, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the five sites and potential effects that may arise as a result of housing development at these locations. The findings of the appraisal are presented in Section 4.3.2 of this Environmental Report.

Assessment of the current version of the SFNP

The submission version of the SFNP presents 19 planning policies for guiding development in the Stoke Fleming area, and a number of accompanying community projects.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current

version of the SFNP. The Environmental Report has presented the findings of the assessment under the following sustainability themes:

- Biodiversity and geodiversity;
- Climate change;
- Landscape and historic environment;
- Land, soil and water resources;
- Population and community;
- Health and wellbeing; and
- Transportation.

The assessment has concluded that the current version of the SFNP is likely to lead to **significant positive effects** in relation to the 'population and community', 'health and wellbeing' and 'transportation' SEA themes. These benefits largely relate to the SFNP's focus on enhancing the quality of life of residents and accessibility, including through the protection and enhancement of open space and green infrastructure networks, and its focus on improving pedestrian linkages in the Neighbourhood Plan area. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and villagescape character and the setting of the historic environment, leading to **significant positive effects** in relation to the 'landscape and historic environment' theme.

The current version of the SFNP will initiate a number of beneficial approaches regarding the 'biodiversity', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Next steps

The SFNP and Environmental Report have been submitted to South Hams District Council for its consideration. South Hams District Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the SFNP meeting legal requirements and its compatibility with the Local Plan.

If the subsequent Independent Examination is favourable, the SFNP will be subject to a referendum, organised by South Hams District Council. If more than 50% of those who vote agree with the plan, then it will be passed to South Hams District Council with a request it is adopted. Once adopted, the SFNP will become part of the Development Plan for Stoke Fleming.

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1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging South Fleming Neighbourhood Plan (SFNP).

The SFNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2012. The Neighbourhood Plan area, which includes the administrative area of Stoke Fleming Parish Council (Figure 1.1), is being prepared in the context of the emerging South Hams Local Plan.

The Neighbourhood Plan was submitted to South Hams District Council in October 2017.

Key information relating to the SFNP is presented in Table 1.1.

Table 1.1: Key facts relating to the Stoke Fleming Neighbourhood Plan

Name of Qualifying Body	Stoke Fleming Parish Council
Title of Plan	Stoke Fleming Neighbourhood Plan Steering Group
Subject	Neighbourhood Planning
Purpose	<p>The Stoke Fleming Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Plymouth and South West Devon Joint Local Plan.</p> <p>The Stoke Fleming Neighbourhood Plan will be used to guide and shape development within the Stoke Fleming Neighbourhood Plan area.</p>
Timescale	To 2035
Area covered by the plan	The Neighbourhood Plan area covers the parish of Stoke Fleming in south Devon (Figure 1.1).
Summary of content	The Stoke Fleming Neighbourhood Plan will set out a vision, strategy and range of policies for the Neighbourhood Plan area.
Plan contact point	<p>Struan Coupar, Stoke Fleming Neighbourhood Plan Steering Group</p> <p>Email address: struan@coupar.plus.com</p>

1.2 SEA explained

The SFNP has been screened in by South Hams District Council as requiring an SEA due to the potential for significant environmental effects from site allocations within the Neighbourhood Plan area.

SEA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and reasonable alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding or mitigating negative environmental effects and maximising positive effects. Through this approach, the SEA for the SFNP seeks to maximise the emerging Neighbourhood Plan's contribution to sustainable development.

The SEA has been prepared in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive¹.

The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.

In line with the SEA Regulations this Environmental Report must essentially answer four questions:

- What is the scope of the SEA?
- What has plan-making/SEA involved up to this point?
 - 'Reasonable alternatives' must have been appraised for the plan.
- What are the appraisal findings at this stage?
 - i.e. in relation to the draft plan.
- What happens next?

These questions are derived from Schedule 2 of the SEA Regulations, which present 'the information to be provided within the report'. **Table 1.2** presents the linkages between the regulatory requirements and the four SEA questions.

¹ Directive 2001/42/EC

1.3 Structure of this Environmental Report

This document is the Environmental Report for the SFNP and hence needs to answer all four of the questions listed above with a view to providing the information required by the SEA Regulations.

Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the Environmental Report in order to meet regulatory² requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ³
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What is the sustainability 'context'?	<ul style="list-style-type: none"> The relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the submission version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the submission version of the plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan
What happens next?	<ul style="list-style-type: none"> The next steps for plan making/SEA process.

² Environmental Assessment of Plans and Programmes Regulations 2004

³ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the SFNP

2.1 Local Plan context for the SFNP

The Stoke Fleming Neighbourhood Plan is being prepared in the context of the emerging Plymouth and South West Devon Joint Local Plan (JLP), which will supersede the South Hams Local Development Framework and cover the time period up until the year 2034. The JLP will set out the overarching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change. It brings together previous work that has already been carried out by the three councils on South Hams 'Our Plan', West Devon's 'Our Plan' and the Plymouth Plan⁴.

Plymouth City Council, South Hams District Council and West Devon Borough Council submitted the JLP to the Secretary of State on 31 July 2017

The JLP outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. The Stoke Fleming Neighbourhood Plan area is within the latter area.

Strategic Objective S09 within the JLP aims to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified within the areas covered in the JLP, including Stoke Fleming. Policy TTV30 supports this strategic objective, aiming to empower local residents to create strong and sustainable communities, with the preparation of Neighbourhood Plans as a means of identifying local development needs within the villages.

Notably, the latest JLP does not identify sites for development within the villages defined as 'sustainable villages', including Stoke Fleming, but takes an approach which aims to enable development to come forward in these villages which reflects their sustainability. Through this approach, it seeks to achieve a balance so that development maintains and improves the viability of the villages whilst also being of an appropriate scale – respecting their character and in particular, any landscape designations such as Areas of Outstanding Natural Beauty (AONBs).

As such, the submission version of the JLP indicates that the Stoke Fleming Neighbourhood Plan area has the potential to accommodate around ten extra dwellings over the plan period, in order to limit the potential impact on the sensitive South Devon AONB landscape which partly covers the Neighbourhood Plan area.

Neighbourhood plans will form part of the development plan for the district, alongside, but not as a replacement for the Local Plan. The Joint Local Plan seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in general conformity with the strategic policies of the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in South Hams District, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

⁴ Plymouth and South West Devon (2016): 'Joint Local Plan Newsletter – July 2016', [online] available to access via: <https://content.govdelivery.com/accounts/UKSWDEVON/bulletins/152f75e> last accessed [08/03/17]

2.2 Vision for the Stoke Fleming Neighbourhood Plan

The vision for the SFNP, which was developed during earlier stages of plan development, is as follows:

“

The core aim of the Neighbourhood Plan is to maintain and enhance the character and vitality of the village and the surrounding rural areas of the parish, respect and protect its natural environment, maintain and develop new community facilities, services and infrastructure, support existing and new employment and business opportunities and allow for sustainable development to meet local needs and allow for natural growth.

Vision for the Stoke Fleming Neighbourhood Plan

”

To support the Neighbourhood Plan’s vision, the SFNP sets out a number of Neighbourhood Plan policies. The latest iteration of these policies has been appraised in **Chapter 0** of this Environmental Report.

3. The Scope of the SEA

3.1 SEA Scoping Report

The SEA Regulations require that: “*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.⁵ These authorities were consulted on the scope of the SFNP SEA in May 2017.

The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:

- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
- Baseline data against which the Neighbourhood Plan can be assessed;
- The key sustainability issues for the Neighbourhood Plan; and
- An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.

Comments received on the Scoping Report, and how they have been considered and addressed, are presented in **Table 3.1**.

⁵ In-line with Article 6(3) of the SEA Directive, these consultation bodies were selected because ‘*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme*’.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
<p>Natural England Alison Slade, Lead Adviser, Devon, Cornwall and Isles of Scilly Team</p>	
<p>We are pleased that the South Devon AONB and Heritage Coast designations have been in the SEA Scoping Report.</p>	<p>Comment noted.</p>
<p>We note that the pre-submission Neighbourhood Plan allocates sites for housing in Stoke Fleming, over and above the ‘around ten dwellings’ given in Policy TTV30 for the emerging Plymouth and South West Devon Local Plan.</p>	<p>Comment noted. The Neighbourhood Plan Steering Group were keen to explore the possibility of delivering an increased level of housing provision in the parish through the SFNP. This is with a view to supporting the vitality of the Neighbourhood Plan area and promoting growth which meets local housing needs.</p>
<p>We recommend that the SEA provides enough information to allow the following questions to be answered: Do the allocations adversely affect the natural beauty of the South Hams AONB? Do the allocations prejudice or impede the achievement of the South Hams AONB Management Plans? Do the allocations protect and enhance the character of the South Hams AONB, in line with the AONB Management Plan, National Character Areas and any Landscape Visual Impact Assessment (LVIA) of the sites?</p>	<p>The SEA process has undertaken an appraisal of the key environmental constraints present at each of the five sites and potential effects that may arise as a result of housing development at these locations. In this context the sites have been considered in relation to the SEA Framework of objectives and decision making questions developed during SEA scoping (Section 3.3) and the baseline information. This includes how sites may impact the South Devon AONB.</p>
<p>All allocations within a protected landscape should have a Landscape Visual Impact Assessment.</p>	<p>The potential impacts on landscape character of potential site allocations have been assessed through the SEA process.</p>
<p>We also advise that you consult the South Hams AONB Partnership. Their knowledge of the sites and their wider landscape settings, together with the aims and objectives of the AONB’s statutory management plan, will be a valuable contribution. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape’s sensitivity to housing development and its capacity to accommodate the proposed development.</p>	<p>The South Hams AONB Partnership has been consulted through the Neighbourhood Planning process.</p>
<p>We note that the SEA Scoping Report includes a section on Biodiversity and geodiversity.</p>	<p>Comment noted.</p>

Consultation response	How the response was considered and addressed
In addition to the SSSI sites listed we advise that the Environmental Report for the SEA should also make a specific reference to the Lyme Bay and Torbay European Marine Site of Community Importance (SCI). SCI's are sites submitted to and adopted by the European Commission but yet to be finally designated as an Special Area of Conservation (SAC). The SCI is part of a European Marine Site and the provisions of the Habitats Regulations apply to them. This SCI takes in the coast bordering the Neighbourhood Plan area and is shown on Figure 3.1 in the Scoping Report.	Discussion of the Lyme Bay and Torbay European SCI has been included within Appendix A.
The South Devon coastal area supports a large proportion of the national population of cirl buntings. The RSPB project manager Cath Jeffs cath.jeffs@rspb.org.uk can advise whether sites in the Neighbourhood Plan area may be important for this species.	Comment noted.
Historic England David Stuart, Historic Places Adviser South West	
I can confirm that we have no comments on the report provided.	Comment Noted.
Environment Agency	
No comments received.	N/A

Baseline information (including the context review and baseline data) is presented in **Appendix A**.

3.2 Key sustainability issues

Drawing on the review of the sustainability context and baseline, the SEA Scoping Report was able to identify a range of sustainability issues that should be a particular focus of SEA. These issues are as follows, presented by seven environmental themes:

3.2.1 Biodiversity

- The south west of the Neighbourhood Plan area lies within the Slapton Ley SSSI Impact Risk Zone for residential development.
- Locally important wildlife sites feature within the Neighbourhood Plan area, including three County Wildlife Sites.
- The integrity of the Biodiversity Action Plan Priority Habitats present both in and around the Neighbourhood Plan area should be preserved and protected in order to prevent the loss, fragmentation and deterioration of the distinctive ecological value of Stoke Fleming.

3.2.2 Climate Change

- An increase in the built footprint of the Stoke Fleming Neighbourhood Plan area (associated with the delivery of new housing and employment) has the potential to increase overall greenhouse gas emissions.
- The South Hams has had slightly higher per capita emissions than that of both the South West of England and England as a whole since 2005.
- However the South Hams has also seen a greater reduction in emissions when compared with the South West and England.

- The Stoke Fleming Neighbourhood Plan should seek to increase the Neighbourhood Plan area's resilience to the effects of climate change by supporting and encouraging adaptation strategies.

3.2.3 Landscape and Historic Environment

- The southern part of the Neighbourhood Plan area (incorporating most of the village of Stoke Fleming) is located within the South Devon Area of Outstanding Natural Beauty.
- The Stoke Fleming Conservation area is located within Neighbourhood Plan area, designated for special architectural and historical interest.
- The Neighbourhood Plan area has a rich historic environment, with two scheduled monuments, and 39 listed buildings nationally designated for their cultural heritage resource.
- Future management within the Neighbourhood Plan area should seek to protect the setting of heritage assets and landscape/townscape quality.
- New development could lead to pressures on non-designated sites and townscapes, including from the loss of key built and natural features.
- Improvement in access to and enhancement of, historic environment assets and enhancements to local distinctiveness through high quality development has potential for positive benefits for tourism.

3.2.4 Land, Soil and Water Resources

- There is no household waste recovery centre (HWRC) located within the Neighbourhood Plan area, with the closest being approximately 8 km to the south west.
- None of the agricultural land within the Neighbourhood Plan area is categorised as 'best and most versatile', with all areas classified as 3b or 4.
- There are no Nitrate Vulnerable Zones within the Neighbourhood Plan area, however there is one adjacent to the south west.

3.2.5 Population and Community

- There is an ageing population within the Neighbourhood Plan area, with a higher proportion of residents within the 60+ age group than the average for South Hams, South West and England.
- The population increase from 2001 to 2011 within the Neighbourhood Plan is significantly lower than for South Hams, South West and England, however recent housing development in Stoke Fleming village is likely to have increased the rate of population increase.
- The Neighbourhood Plan area performs excellently in terms of the outdoor quality of life, with sufficient access to fresh air and green spaces.
- The Neighbourhood Plan area is particularly deprived with regards to geographical barriers and indoor living categories. Furthermore, 59.6% of households within Stoke Fleming are deprived in some way, which is higher than the average for South Hams, and higher than the regional and national counterparts.

3.2.6 Health and Wellbeing

- The majority of residents within the Neighbourhood Plan area consider themselves to have 'very good health' or 'good health'. However, the percentage of residents reporting 'very good health' is below local, regional and national averages.
- Comparatively more residents report bad health or very bad health than district, South West or national averages.

- An ageing population has the potential to increase pressures on healthcare services, and is therefore a significant influence on future health and wellbeing in the Neighbourhood Plan area.

3.2.7 Transportation

- There is no railway station within the Neighbourhood Plan area, the nearest is approximately 24km north in Totnes.
- There are a number of Stagecoach bus services running in the area, with connections to nearby towns.
- There is a need for continued enhancement to public transport as well as walking and cycling networks in the Neighbourhood Plan area.
- The village centre experiences significant congestion issues, particularly during peak summer periods.
- After driving, the most second most popular method of travelling to work in Stoke Fleming is to work from home, with the value of 11.9% higher than the averages for South Hams the South West and the national average.

3.3 SEA Framework

These issues were then translated into an 'SEA Framework'. This SEA Framework provides a methodological framework for the appraisal of likely significant effects on the baseline. The SEA framework for the SFNP is presented below.

Table 3.2: SEA Framework for the Stoke Fleming Neighbourhood Plan

SEA Objective	Assessment questions
Biodiversity and Geodiversity	
Protect and enhance all biodiversity and geological features.	Will the option/proposal help to: <ul style="list-style-type: none"> • Support the status of the locally designated sites of interest? • Protect and enhance semi-natural habitats? • Protect and enhance priority habitats, and the habitat of priority species? • Achieve a net gain in biodiversity? • Support enhancements to multifunctional green infrastructure networks? • Support access to, interpretation and understanding of biodiversity and geodiversity?
Climatic factors	
Promote climate change mitigation in the Neighbourhood Plan area	Will the option/proposal help to: <ul style="list-style-type: none"> • Limit the increase in the carbon footprint of the parish from population growth? • Promote the use of sustainable modes of transport, including walking, cycling and public transport? • Reduce the need to travel? • Increase the number of new developments meeting sustainable design criteria? • Generate energy from low or zero carbon sources? • Reduce energy consumption from non-renewable resources?

SEA Objective	Assessment questions
<p>Support the resilience of the Neighbourhood Plan area to the potential effects of climate change</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Ensure that no development takes place in areas at higher risk of flooding, taking into account the likely effects of climate change? • Improve and extend green infrastructure networks in the plan area to support adaptation to the potential effects of climate change? • Sustainably manage water run-off, reducing surface water runoff (either within the plan area or downstream)? • Ensure the potential risks associated with climate change are considered through new development in the plan area? • Increase the resilience of biodiversity in the plan area to the effects of climate change, including enhancements to ecological networks?
<p>Landscape and Historic Environment</p>	
<p>Protect, maintain and enhance Stoke Fleming Parish's cultural heritage resource, including the historic environment and archaeological assets.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Conserve and enhance Stoke Fleming Conservation Area? • Conserve the South Devon AONB and Heritage Coast? • Conserve and enhance buildings and structures of architectural or historic interest? • Support the integrity of the historic setting of key buildings of cultural heritage interest? • Conserve and enhance local diversity and distinctiveness? • Support access to, interpretation and understanding of the historic environment?
<p>Protect and enhance the character and quality of landscapes and townscapes.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the integrity of the local landscape character? • Support the integrity of the Stoke Fleming Conservation Area? • Conserve and enhance landscape and townscape features?
<p>Land, Soil and Water Resources</p>	
<p>Ensure the efficient and effective use of land.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the use of previously developed land?
<p>Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Reduce the amount of waste produced? • Support the minimisation, reuse and recycling of waste? • Maximise opportunities for local management of waste in order to minimise export of waste to areas outside? • Encourage recycling of materials and minimise consumption of resources during construction?
<p>Use and manage water resources in a sustainable manner.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support improvements to water quality? • Minimise water consumption? • Protect waterbodies?

SEA Objective	Assessment questions
Population and Community	
<p>Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote the development of a range of high quality, accessible community facilities? • Encourage and promote social cohesion and encourage active involvement of local people in community activities? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing local residents? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Support the provision of land for allotments and cemeteries?
<p>Reduce deprivation and promote a more inclusive and self-contained community.</p>	
<p>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Support the provision of a range of house types and sizes? • Support enhancements to the current housing stock? • Meet the needs of all sectors of the community? • Provide quality and flexible homes that meet people's needs? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Provide housing in sustainable locations that allow easy access to a range of local services and facilities?
Health and Wellbeing	
<p>Improve the health and wellbeing of residents in Stoke Fleming</p>	<p>Will the option/proposal help to:</p> <ul style="list-style-type: none"> • Promote accessibility to a range of leisure, health and community facilities, for all age groups? • Align to the priority areas outlined in the Joint Strategic Needs Assessment? • Provide and enhance the provision of community access to green infrastructure, in accordance with Accessible Natural Greenspace Standards? • Reduce noise pollution? • Promote the use of healthier modes of travel? • Improve access to the countryside for recreational use?
Transportation	
<p>Promote sustainable transport use and reduce the need to travel.</p>	<p>Will the option/proposal help to...</p> <ul style="list-style-type: none"> • Reduce the need to travel through sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable sustainable transport infrastructure enhancements? • Facilitate working from home and remote working? • Improve road safety? • Reduce the impact on residents from the road network?

4. What has plan making / SEA involved to this point?

4.1 Introduction

In accordance with the SEA Regulations the Environmental Report must include...

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this section explains how preparation of the current submission version of the SFNP has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.

4.2 Overview of plan making / SEA work undertaken since 2014

Plan-making for the SFNP has been underway since 2014. Initial work incorporated a number of informal and formal consultation exercises carried out by the Neighbourhood Plan Steering Group, including on the scope of the Neighbourhood Plan.

A significant number of consultation events have since been carried out for the Neighbourhood Plan. This has included a range of exhibitions, public meetings and questions and answer sessions as well as workshops.

The following sections discuss the evolution of the SFNP in association with the SEA process.

4.3 Assessment of reasonable alternatives for the Neighbourhood Plan

A key element of the SEA process is the appraisal of 'reasonable alternatives' for the SFNP. The SEA Regulations⁶ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.

The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for proposed development. Specifically, this chapter explains how the SFNP's development strategy has been shaped through considering alternative approaches for the location of housing in the Neighbourhood Plan area.

4.3.1 Appraisal of alternative housing numbers to deliver through the SFNP

As discussed in Section 2.1, the Neighbourhood Plan has been prepared in conjunction with the provisions of the emerging South Hams Local Plan, as presented in latest version of the Plymouth and South West Devon Joint Local Plan (JLP), which will supersede the South Hams Local Development Framework and cover the time period up until the year 2034.

The latest JLP does not identify sites for development within Stoke Fleming, but takes an approach which aims to enable development to come forward in the village. As such the latest version of the JLP indicates that the Stoke Fleming Neighbourhood Plan area has the potential to accommodate around ten extra dwellings over the plan period, in order to limit the potential impact on the sensitive South Devon AONB landscape.

⁶ Environmental Assessment of Plans and Programmes Regulations 2004

Recent planning approvals since 2014 have meant that the minimum provision of ten homes has already been delivered in the Neighbourhood Plan area. However the Neighbourhood Plan Steering Group have been keen to explore the possibility of delivering an increased level of housing provision in the parish through the SFNP. This is with a view to supporting the vitality of the Neighbourhood Plan area, promoting growth which meets local housing needs and delivering community infrastructure.

To support decision-making on this element of the SFNP, the SEA process considered three broad options relating to the number of homes to be taken forward for the purposes of the Neighbourhood Plan. The three options are as follows:

- **Option 1:** Delivery of the minimum number of dwellings to meet the indicative housing requirement for the JLP (i.e. no further dwellings over and above the minimum required by the JLP)
- **Option 2:** Delivery of up to c.25 additional dwellings over the JLP indicative housing number through the Neighbourhood Plan
- **Option 3:** Delivery of over c.25 additional dwellings through the Neighbourhood Plan

These options were considered through the SEA Framework of objectives and assessment questions developed during scoping (see Section 3.3).

Table 4.1 presents the findings of the appraisal of Option 1 to Option 3 outlined above. These are presented through the seven sustainability themes through which the SA Framework (Table 3.2) is presented. To support the appraisal findings, the three options have been ranked in terms of their sustainability performance against the relevant theme. It is anticipated that this will provide the reader with a likely indication of the comparative sustainability performance of the three options in relation to each theme.

Table 4.1: Appraisal findings: reasonable alternatives linked to overall housing numbers

SA theme	Discussion of potential effects and relative merits of options	Rank of preference		
		Opt 1	Opt 2	Opt 3
Biodiversity and geodiversity	<p>Effects on biodiversity are likely to be increased through the delivery of a higher level of housing in the Neighbourhood Plan area. In this context, Option 3, through delivering a larger number of dwellings has the potential to lead to an increased magnitude of effects on biodiversity assets locally. This includes through habitat loss and direct and indirect impacts on species and ecological networks. However, a larger scale of housing delivery may increase opportunities for biodiversity enhancements, such as green infrastructure improvements and enhancements to ecological networks.</p> <p>All allocations have the potential to have impacts on biodiversity assets if located inappropriately and have poor design and layout. Likewise all allocations have the potential to promote net gains in biodiversity value. In this context, for all sites, potential effects on biodiversity depends on elements such as the provision of green infrastructure to accompany new development areas and the retention and incorporation of biodiversity features.</p>	1	2	3
Climatic factors	<p>In terms of climate change mitigation, the options which facilitate an increased level of development (Option 3, and to a lesser extent, Option 2) will lead to an increased level of greenhouse gas emissions due to an enlarged built footprint of the Neighbourhood Plan area.</p> <p>Option 3, through facilitating larger scale sites, may however enable more effective improvements to walking and cycling and public transport links through the infrastructure opportunities afforded by larger allocations.</p> <p>In terms of climate change adaptation, enhancements to the Neighbourhood Plan area's green infrastructure networks will be a key means of helping the plan area adapt to the effects of climate change. This includes through helping to regulate extreme temperatures and regulate surface water run-off. In this context the direct provision of green infrastructure improvements to accompany new development areas may be more achievable through the development proposed through Options 2 and 3, including through mechanisms such as the community infrastructure levy.</p>	1	2	3

Option 1: Delivery of the minimum number of dwellings to meet the indicative housing requirement for the JLP (i.e. no further dwellings)

Option 2: Delivery of up to c.25 additional dwellings over the JLP indicative housing number through the Neighbourhood Plan

Option 3: Delivery of over c.25 additional dwellings through the Neighbourhood Plan

SA theme	Discussion of potential effects and relative merits of options	Rank of preference		
		Opt 1	Opt 2	Opt 3
Landscape and historic environment	<p>Through increasing the scale of development to be taken forward for the purposes of the Neighbourhood Plan, Option 3 has increased potential to lead to impacts on landscape character in the South Devon AONB and the setting of the historic environment. This includes through loss of landscape features, visual impacts and impacts on noise quality linked to increased traffic flows. In this context Option 1, through promoting a limited scale of development, is less likely to lead to significant effects on landscape and townscape character.</p> <p>Options 2 and 3 increase opportunities for supporting the reuse and rejuvenation of existing heritage assets in the Stoke Fleming. This will support the plan area's historic environment resource, if high quality design and layout is incorporated within new provision. Option 2 however provides more of a balance between providing opportunities to rejuvenate existing underutilised heritage assets and protecting landscape character, visual amenity and the setting of the historic environment.</p>	1=	1=	3
Land, soil and water resources	<p>Options 2 and 3, which will deliver additional new housing in the parish, have the potential to facilitate development on greenfield land in the Neighbourhood Plan area. The options also have increased potential to lead to the loss of areas of the best and most versatile agricultural land present in the parish (including, potentially Grade 2 and 3a land). This includes the Grade 2 land present to the west of Stoke Fleming village. Due to the likelihood for increased landtake, Option 3 has increased potential to lead to the loss of productive agricultural land.</p> <p>However the additional delivery of housing through the SFNP may also increase the likelihood of rejuvenating areas of brownfield land in Neighbourhood Plan area. In this context Option 2 may enable a scale of development which leads to increased opportunities for rejuvenating underutilised land, whilst also not leading to the significant loss of greenfield land.</p> <p>In terms of water quality, it is difficult to come to a conclusion regarding the potential for development at any given location to result in negative effects without an understanding of the design measures that will be put in place. For example sustainable drainage systems – SuDS – are an effective means of minimising surface water runoff and hence pollution. However it should be noted that there is likely to be more scope for the implementation of measures such as SuDS within the larger scale of development promoted by Options 2 and 3.</p>	2	1	3

Option 1: Delivery of the minimum number of dwellings to meet the indicative housing requirement for the JLP (i.e. no further dwellings)

Option 2: Delivery of up to c.25 additional dwellings over the JLP indicative housing number through the Neighbourhood Plan

Option 3: Delivery of over c.25 additional dwellings through the Neighbourhood Plan

SA theme	Discussion of potential effects and relative merits of options	Rank of preference		
		Opt 1	Opt 2	Opt 3
Population and community	<p>In terms of affordable housing, such provision may be easier to deliver through the allocations delivered through Option 2 and Option 3. Whilst all new developments involving one or more dwellings are liable for the community infrastructure levy, concentrating the delivery of housing at larger sites may help enable the securing of additional contributions to site specific mitigation through Section 106 planning agreements (it should be noted however that such contributions are typically required to make a development proposal acceptable in planning terms that would not otherwise be acceptable). Recent legislation has introduced a 10 unit threshold for affordable housing contributions. However, within AONBs, the exemptions would apply only to developments not exceeding 5 new homes; developments of 6 to 10 homes could pay a commuted sum, either at or after completion of the development. As such both Options 2 and 3 provide opportunity for delivering affordable housing in the village</p> <p>In terms of the provision of services and facilities, the delivery of CIL monies and similar mechanisms are likely to be more achievable through the larger scale allocations facilitated through Options 2 and 3. Similarly potential enhancements to the vitality of the village provided by an increased population growth through these options may support the availability and viability of services, facilities and amenities.</p>	3	2	1
Health and wellbeing	<p>The delivery of housing provision through larger scale allocations has the potential to concentrate effects on road safety and noise quality from increased traffic flows at certain locations. This may have effects on the health and wellbeing of residents. Impacts however depend on the location of new development areas and the integration of elements such as sustainable transport and green infrastructure provision.</p>	1	2	3

Option 1: Delivery of the minimum number of dwellings to meet the indicative housing requirement for the JLP (i.e. no further dwellings)

Option 2: Delivery of up to c.25 additional dwellings over the JLP indicative housing number through the Neighbourhood Plan

Option 3: Delivery of over c.25 additional dwellings through the Neighbourhood Plan

SA theme	Discussion of potential effects and relative merits of options	Rank of preference		
		Opt 1	Opt 2	Opt 3
Transportation	<p>The provision of new and improved sustainable transport infrastructure to accompany new housing development, including pedestrian/cycle and public transport links may be more feasible with the larger scale of development proposed through Option 3.</p> <p>Option 2, through promoting smaller scale housing provision across the plan area, has increased potential to facilitate the development of new housing at locations which are more integrated with the existing built up area of Stoke Fleming. This has the potential to allow at some locations easier access to the village's services and facilities by sustainable modes of transport such as walking and cycling. In this context, the provision of an increased level of housing has the potential to increase existing congestion issues in the village. This is significant given the limited capacity of the road network in Stoke Fleming, with narrow roads and significant 'pinchpoints' at various locations in Neighbourhood Plan area.</p>	3	2	1

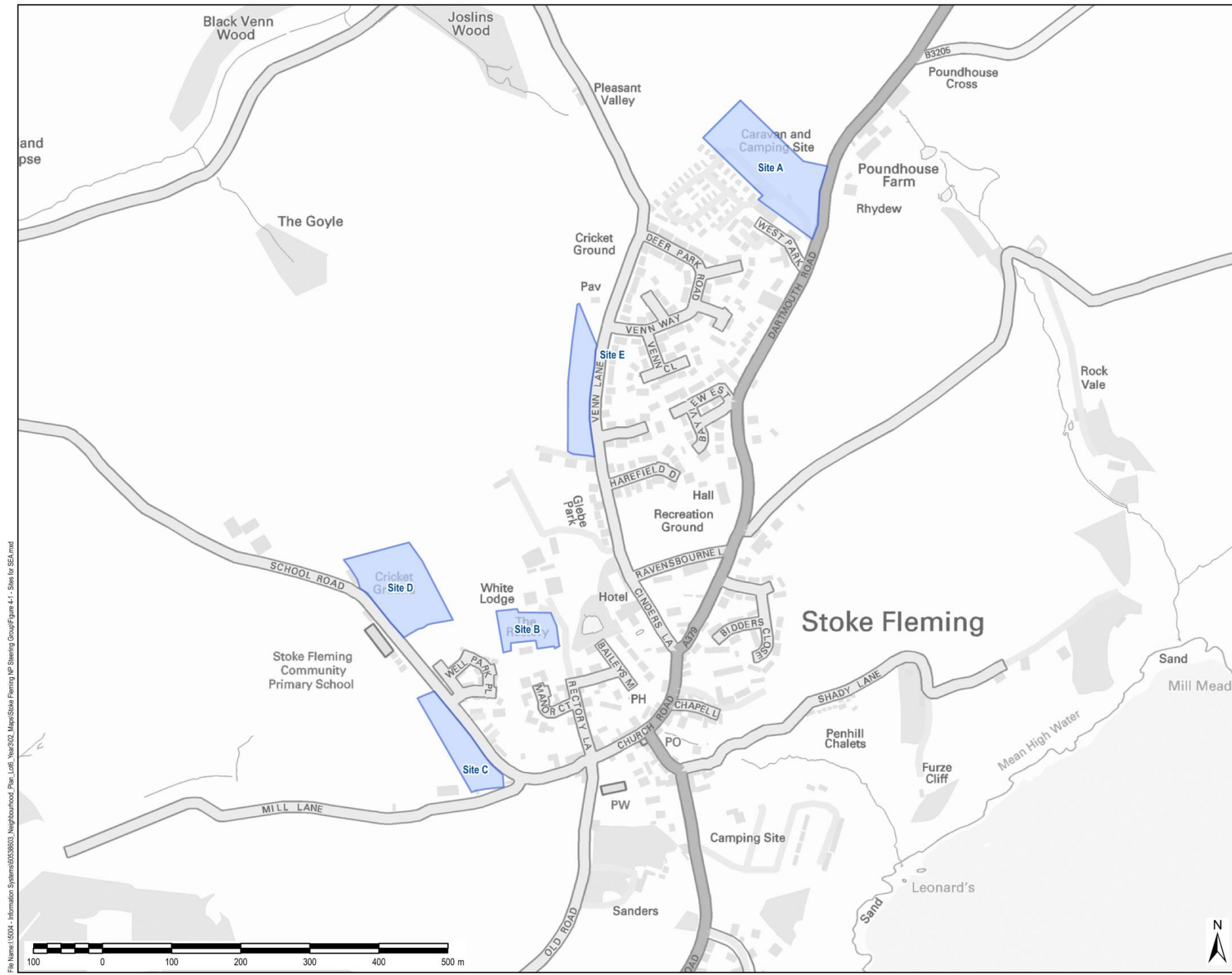
4.3.2 Assessment of alternative sites for taking forward through the SFNP

The Neighbourhood Plan Steering Group came to the conclusion that the delivery of housing through the SFNP should reflect Option 2. It was viewed that delivering housing to this level would provide an appropriate balance between ensuring the protection of landscape character, local distinctiveness, the historic environment and biodiversity whilst also providing opportunities for delivering local housing need, community infrastructure and supporting the vitality and viability of the village.

Five sites were then considered by the Neighbourhood Plan Steering Group as potential locations for housing allocations to be taken forward for the purposes of the Neighbourhood Plan. The locations of these sites are presented in Figure 4.1.

To support the consideration of the suitability of these sites, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the five sites and potential effects that may arise as a result of housing development at these locations. In this context the sites have been considered in relation to the SEA Framework of objectives and decision making questions developed during SEA scoping (Section 3.3) and the baseline information.

The tables below present a summary of this appraisal, and provide an indication of each site's sustainability performance in relation to the seven SEA themes.



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

- LEGEND**
- Potential Sites for Allocating as Housing
 - Site A Deer Park
 - Site B Rectory Field
 - Site C Land at School Road
 - Site D Old Cricket Field
 - Site E Land at Glebe Farm

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Purpose of Issue **FINAL**

Client **STOKE FLEMING NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title **STOKE FLEMING NEIGHBOURHOOD PLAN**

Drawing Title **SITES CONSIDERED FOR THE SEA OF THE STOKE FLEMING NEIGHBOURHOOD PLAN**

Drawn CN	Checked JW	Approved NCB	Date 26/09/2017
AECOM Internal Project No. 60538603		Scale @ A3 1:5,000	

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Drawing Number **FIGURE 4.1** Rev **01**

File Name: I:\004 - Information Systems\05050603_Neighbourhood_Plan_Land_Year02_Maps\Stoke Fleming NP Steering Group\Figure 4.1 - Sites for SEA.mxd

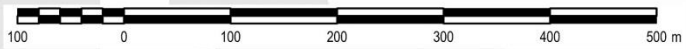


Table 4.2: Site A, Deer Park

SEA theme	Commentary, Site A: Deer Park	
Biodiversity and geodiversity	<p>No significant biodiversity constraints are present on the site. The site is not within an SSSI Impact Risk Zone, no County Wildlife Sites are present on or in close proximity to the site and the site is not within a Strategic Nature Area.</p> <p>In terms of habitats, no Biodiversity Action Plan priority habitats are present on or adjacent to the site and, with the exception of a limited number of relatively mature trees, the site does not hold significant biodiversity interest.</p>	
Climatic factors	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.</p> <p>The site is located well to take advantage of sustainable modes of transport, with frequent bus services from adjacent Dartmouth Road.</p>	
Landscape and historic environment	<p>The site is located within the South Devon Area of Outstanding Natural Beauty (AONB).</p> <p>The site is very visible from the A379, which is a key gateway to the village from the north. As such development at this location would detract from views from the north, as well as surrounding locations within the unbuilt up part of the AONB, including from Redlap Road.</p> <p>There are no sites of historic interest within the site or within its setting.</p>	
Land, soil and water resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of Best and Most Versatile Agricultural Land as recent land classification has not been carried out in this location. For this reason it is not possible to determine whether the pre-1988 classification of Grade 3 agricultural land comprises Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) or Grade 3b land (which is land not classified as such). It should be noted though that development of the site will not take place on land in existing use for agriculture.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and community	<p>At 2.29ha, and an approximate capacity of 50-60 dwellings, the site has the potential to deliver a significant number of homes well in excess of the number promoted through the Neighbourhood Plan (i.e. <20 dwellings).</p> <p>The site is located close to frequent public transport links to Dartmouth in the form of bus routes on adjoining Dartmouth Road. However, the site is located on the edge of the village, and is less accessible to the village centre, located 800m from the post office/shop</p>	
Health and wellbeing	<p>The site is located 400m from village playing fields and village hall. It is also accessible to the services and facilities in Dartmouth, including healthcare facilities, by bus.</p> <p>The existing entrance to the site lies on a blind bend on the A379. This undermines road safety at this location,</p>	
Transportation	<p>The site is located close to frequent public transport links to Dartmouth in the form of bus routes on adjoining Dartmouth Road. However, the site is located on the edge of the village, and is less accessible to the village centre, located 800m from the post office/shop.</p> <p>The existing entrance to the site lies on a blind bend on the A379. As such access to the site would need to be improved through a reconfiguration of the road junction.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.3: Site B, Rectory Field

SEA theme	Commentary, Site B: Rectory Field	
Biodiversity and geodiversity	<p>No designated biodiversity sites are present on or adjacent to the site. The site is not within an SSSI Impact Risk Zone, no County Wildlife Sites are present on or in close proximity to the site and the site is not within a Strategic Nature Area.</p> <p>The site is located adjacent to an area of Deciduous Woodland BAP priority habitat, which is located to the east of the site.</p>	
Climatic factors	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.</p> <p>The site is located close to the centre of the village and village amenities and local bus routes. This will support the use of sustainable modes of transport.</p>	
Landscape and historic environment	<p>The site is located within the South Devon Area of Outstanding Natural Beauty (AONB). The site is currently well screened with no long or medium distance views in and out of the site. As such an allocation at this location is unlikely to lead to impacts on landscape character in the area.</p> <p>There are no sites of historic interest within the site, though the site is within approximately 30m of the Grade II listed Farwell House and East Farwell, located to the north east. Whilst these structures are relatively well screened from the site, there is the potential for impacts on their setting from new housing development at this location.</p> <p>The Stoke Fleming Conservation Area lies approximately 40m to the south east of the site, covering Rectory Lane. Given existing screening and topography, there are unlikely to impacts on the setting of the conservation area.</p>	
Land, soil and water resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of Best and Most Versatile Agricultural Land as recent land classification has not been carried out in this location. For this reason it is not possible to determine whether the pre-1988 classification of Grade 3 agricultural land comprises Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) or Grade 3b land (which is land not classified as such).</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and community	<p>The site has the potential to deliver in the region of 9-12 dwellings, helping to meet local housing needs.</p> <p>The site is located close to the centre of the village and village amenities and local bus routes to Dartmouth and Kingsbridge. This will support accessibility to services and facilities.</p>	
Health and wellbeing	<p>The site is located under 200m from the village playing fields and village hall and is adjacent to the existing public rights of way network, linking to the South West Coast Path. It is also accessible to the services and facilities in Dartmouth, including healthcare facilities, by bus. This will support health and wellbeing.</p>	
Transportation	<p>The site is located close to the centre of the village and village amenities and local bus routes. It is also located adjacent to the public rights of way network. This will support the use of sustainable modes of transport.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.4: Site C, Land at School Road

SEA theme	Commentary, Site C: Land at School Road	
Biodiversity and geodiversity	<p>The site is located within the Blackpool Brook County Wildlife Site and is located adjacent to the Maritime Cliff and Slope Strategic Nature Area.</p> <p>The site is not within an SSSI Impact Risk Zone and no Biodiversity Action Plan priority habitats are present on or adjacent to the site.</p>	
Climatic factors	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.</p>	
Landscape and historic environment	<p>The site is located within the South Devon Area of Outstanding Natural Beauty (AONB). Development at this location would lead to the extension of the village to the west of the School Road, which, with the exception of Stoke Fleming Primary School, is undeveloped. This has the potential to have impacts on landscape character to the west of the village, including views from the A379 between Strete and Blackpool.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site. In terms of archaeological remains, there are a number of sites listed on the Historic Environment Record located to the west and south of the site (although not within the area covered by the site).</p>	
Land, soil and water resources	<p>According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the Best and Most Versatile agricultural land. Recent (post-1988) classification has not been undertaken in this area.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and community	<p>The site has the potential to deliver in the region of 25-30 dwellings, helping to meet local housing needs.</p> <p>The site is located relatively close to the centre of the village and village amenities and local bus routes to Dartmouth and Kingsbridge. This will support accessibility to services and facilities.</p>	
Health and wellbeing	<p>The site is located with good access to public rights of way network, linking with the South West Coast Path. This will support health and wellbeing. It is located approximately 350m from the village playing fields.</p>	
Transportation	<p>The site is located relatively close to the centre of the village and village amenities and local bus routes. It is also located adjacent to the public rights of way network. This will support the use of sustainable modes of transport.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.5: Site D, Old Cricket Field

SEA theme	Commentary, Site D: Old Cricket Field	
Biodiversity and geodiversity	<p>No significant biodiversity constraints are present on the site. The site is not within an SSSI Impact Risk Zone, no County Wildlife Sites are present on or in close proximity to the site and the site is not within a Strategic Nature Area.</p> <p>In terms of habitats, no Biodiversity Action Plan priority habitats are present on or adjacent to the site and, with the exception of boundary hedgerows, there is little biodiversity interest on the site.</p>	
Climatic factors	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.</p>	
Landscape and historic environment	<p>The site is located within the South Devon Area of Outstanding Natural Beauty (AONB). The site would comprise a continuation of recent development located to the south. This will help limit impacts on landscape character in the area.</p> <p>There are no designated sites of historic interest within or within the immediate setting of the site. In terms of archaeological remains, the field is listed on the Historic Environment Record (MonUID: MDV110452) as listed on a C19th Tithe map.</p>	
Land, soil and water resources	<p>According to pre-1988 agricultural land classification, land on the site is classified as Grade 2 agricultural land, which is land classified as the Best and Most Versatile agricultural land. Recent (post-1988) classification has not been undertaken in this area.</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and community	<p>The site has the potential to deliver in the region of 20 dwellings, helping to meet local housing needs.</p> <p>The site is located relatively close to the centre of the village and village amenities and local bus routes to Dartmouth and Kingsbridge. This will support accessibility to services and facilities.</p>	
Health and wellbeing	<p>The site is located approximately 400m from the village playing fields. However, given the lack of a direct footpath, this requires a diversion via School Road through the village centre, reducing their accessibility by foot.</p>	
Transportation	<p>The site is located relatively close to the centre of the village and village amenities and local bus routes.</p> <p>The site has relatively good access to the Public Rights of Way network. However, given the lack of a direct footpath between the site and the rest of the village, all trips on foot require a diversion via School Road through the village centre.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.6: Site E, Land at Glebe Farm

SEA theme	Commentary, Site E: Land at Glebe Farm	
Biodiversity and geodiversity	<p>No significant biodiversity constraints are present on the site. The site is not within an SSSI Impact Risk Zone, no County Wildlife Sites are present on or in close proximity to the site and the site is not within a Strategic Nature Area.</p> <p>In terms of habitats, no Biodiversity Action Plan priority habitats are present on or adjacent to the site and there is little biodiversity interest on the site, with the exception of boundary hedges.</p>	
Climatic factors	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village, although these are unlikely to be significant.</p> <p>In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding.</p>	
Landscape and historic environment	<p>The site is located within the South Devon Area of Outstanding Natural Beauty (AONB).</p> <p>Whilst the site is relatively screened from Venn Lane, development at this location would lead to effects on villagescape character through significantly impacting on the boundary between the built up part of the village and open countryside.</p> <p>There are no sites of historic interest within or within the setting of the site.</p>	
Land, soil and water resources	<p>It is not possible to confirm if an allocation at this site will lead to a loss of Best and Most Versatile Agricultural Land as recent land classification has not been carried out in this location. For this reason it is not possible to determine whether the pre-1988 classification of Grade 3 agricultural land comprises Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) or Grade 3b land (which is land not classified as such).</p> <p>The site is not located in a Groundwater Source Protection Zone.</p>	
Population and community	<p>The site has the potential to deliver in the region of 25 dwellings, helping to meet local housing needs.</p> <p>The site is located relatively close to the centre of the village and village amenities and local bus routes to Dartmouth and Kingsbridge. This will support accessibility to services and facilities.</p>	
Health and wellbeing	<p>The site has good access to village playing fields and is relatively accessible to bus routes from the village. This will support health and wellbeing.</p>	
Transportation	<p>The site is located relatively close to the centre of the village and village amenities and local bus routes. The site has relatively good access to the Public Rights of Way network.</p> <p>Access to the site will be via Venn Lane. Access to Venn Lane from the A379 is constrained by the width of Ravensbourne Lane and Cinders Lane, and Venn Lane to the north is unsuitable for elevated levels of motor traffic. This provides significant constraints to access.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

4.3.3 Choice of sites taken forward for the Neighbourhood Plan

The submission version of the SFNP allocates one site for housing, at Rectory Lane for a total of 7-9 dwellings. The site was chosen as an allocation by the Neighbourhood Plan Steering Group for a number of reasons. In addition to helping support the vitality of the village and the delivery of housing for local needs, the development of the site enables enhancements to pedestrian access to be made from Rectory Lane to School Lane and improvements to Bird Walk. This will facilitate enhanced and safe pedestrian access to and from key parts of the village, creating a vital link in the village's pedestrian network. This includes from the south and west of the village to Venn Lane and the playing

fields/village hall, and from the northern and eastern parts of the village to the school, church, and amenities in the village centre.

At Regulation 14 consultation on the SFNP (March 2017), two sites had been allocated through the Neighbourhood Plan. In addition to the Rectory Lane site, the Old Cricket Field site was also allocated for 20 dwellings. However, since Regulation 14 consultation on the Neighbourhood Plan, a planning application has been submitted on School Lane, which seeks to deliver 19 homes, 13 of which are age-restricted and the other six affordable. As such, the Neighbourhood Group felt that the allocation of an additional site on School Lane through the Neighbourhood Plan was inappropriate, given the scale of recent development at this location, and the new planning application supporting local housing needs.

4.4 Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

To support the implementation of the vision for the Neighbourhood Plan discussed in Section 2.2, the current version of the SFNP puts forward 19 policies to guide development in the Neighbourhood Plan area.

The policies, which were developed following extensive community consultation and evidence gathering, are as follows:

Table 4.7: Stoke Fleming Neighbourhood Plan policies

H1	Housing and Development Provision
H2	Affordable Housing
H4	Rectory Field
H5	Other Sites
H6	Design Quality
H7	Heritage
H8	Infill Development and Self Build
H9	Adapting to Climate Change
RT1	Improving Connections
RT2	Bird Walk
RT3	Footpath, Rectory Lane to School Road
RT4	Car Park, between Old Road and Mill Lane
RT5	Traffic Calming, Venn Lane
RT6	Verge Footpath to Swannaton
E1	The Area of Outstanding Natural Beauty and Undeveloped Coast
E2	Green and Open Spaces, Sport and Recreation (OSSR) Plan
E3	Trees and Woodlands: Biodiversity
E4	Energy Production and Renewable Energy
B1	Local Rural Employment

In addition a number of community projects are supported through the Neighbourhood Plan to accompany the plan policies. These are as follows:

CP1 Virtual Pavement, Ravensbourne Lane to Post Office

CP2 Virtual Pavement on New Road, from Radius 7 to Blackpool Hill

CP3 Flood Prevention in Rural Areas

CP4 Improvements to the South West Coast Path

CP5 Website

CP6 Tourism Development

CP7 Business Support

CP8 Communications

5. What are the appraisal findings at this current stage?

5.1 Introduction

The aim of this chapter is to present appraisal findings and recommendations in relation to the submission version of the SFNP. This chapter is structured as follows:

Sections 5.3 to 5.9 present an appraisal of the current version of the SFNP under the seven SEA theme headings; and

Section 5.10 subsequently discusses overall conclusions at this current stage.

5.2 Approach to the appraisal

The appraisal is structured under the seven SEA themes.

For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations.⁷ So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

5.3 Biodiversity and geodiversity

Whilst no European or Nationally Designated Sites are present within the Neighbourhood Plan area, there are two SSSIs located nearby, including Slapton Ley SSSI, the Froward Point SSSI and the Lord's Wood SSSI. The proposed housing allocation is not within the SSSI Impact Risk Zones for these sites for the type of development proposed. As such the allocation is unlikely to lead to impacts on the status of the SSSIs. In relation to the Lyme Bay and Torbay European Marine Site of Community Importance (SCI), the allocation is located inland, and within the village boundaries. As such no impacts on the SCI are anticipated.

The SFNP places strong focus on improving habitats and ecological connections in the Neighbourhood Plan area. In this context, Policy E3 (Trees and Woodland: Biodiversity) sets out a range of provisions for promoting the conservation and improvement of priority habitats and species in the area. Particular focus within the policy is placed on Stoke Fleming's extensive woodland network, stating that "*development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted.*" The policy also states that proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees, seeking to improve woodland extent and connectivity in the parish.

Policy E3 (Trees and Woodland: Biodiversity) will further support ecological networks in the Neighbourhood Plan area through seeking to preclude adverse effects on the parish's extensive network of springs, streams, ponds and rivers. The SFNP recognises the role of these habitats and supporting a variety of species including amphibians and distinctive water-based insects and plants. As such, the policy seeks to ensure that new development does not lead to the loss of habitats and/or species of importance, and achieves a net enhancement to biodiversity in the parish where possible.

⁷ Environmental Assessment of Plans and Programmes Regulations 2004

This is supported by Policy H1 (Housing and Development Provision) and H6 (Design Quality) which seek to help limit potential effects from new development on features and areas of biodiversity interest in the Neighbourhood Plan area.

Policy E2 (Green and Open Spaces, Sport and Recreation (OSSR) Plan) stipulates that for an area to be allocated as a Local Green Space, one of the criteria it must meet is to hold a local significance because of its *"beauty, historic significance, recreational value, tranquillity or richness of wildlife"*. This therefore enables the parish to protect local areas of wildlife value by designation as a Local Green Space.

Overall therefore, the SFNP sets out a range of provisions for protecting and enhancing habitats and ecological networks in the Neighbourhood Plan area. This will promote species diversity.

5.4 Climate change

In terms of climate change mitigation, road transport is proportionally a significant contributor to greenhouse gas emissions in the Stoke Fleming area. The A379 runs a narrow and winding course through the village, causing traffic congestion and making pedestrian passage difficult and unappealing. In this context, Policies RT1- RT6 seek to improve connections throughout the Neighbourhood Plan area through traffic calming, parking provision and pavement improvements. This will support and encourage the uptake of lower carbon modes of transport such as walking and cycling for shorter journeys and enhance access to bus routes on the A379.

The SFNP further supports climate change mitigation in the Neighbourhood Plan area through promoting energy efficiency and the provision of renewable energy. In this respect Policy E4 (Energy Production and Renewable Energy) promotes smaller scale renewable energy facilities up to 50kW in the Neighbourhood Plan area, including biomass, hydro-electric, wind and solar. This is supported by Policy H6 (Design Quality), which encourages high standards of sustainable and low carbon design within development areas.

The protection and enhancement of open space and green spaces through Policy E2 (Green and Open Spaces, Sport and Recreation (OSSR) Plan) will promote climate change mitigation in the Neighbourhood Plan area through assisting carbon sequestration and promoting sustainable modes of transport. The policy will also encourage climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. Policy E3 (Trees and Woodland: Biodiversity) supports biodiversity in the Neighbourhood Plan area, recognising that trees and woodlands are essential to the community as they absorb carbon dioxide and re-oxygenate the atmosphere, greatly enhance biodiversity, provide wind breaks and are a source of timber. The protection and enhancement of these key habitats and associated species will further help increase the resilience of ecological networks to the effects of climate change and support climate change mitigation.

In relation to climate change adaptation, the provisions of the NPPF, the Joint Local Plan/SFRA and the Local Flood Risk Management Strategy will help address potential flood risk issues in the Neighbourhood Plan area. However, Policy CP3 (Flood Prevention in Rural Areas) will help limit localised flooding at rural locations through promoting a mix of permanent improvements and regular maintenance.

5.5 Landscape and historic environment

The Neighbourhood Plan area has a valued landscape and a rich historic environment. In this context all of the village of Stoke Fleming and the southern part of the wider parish lie within the South Devon AONB, and the whole village lies within an area designated as Heritage Coast. There are also numerous heritage assets present locally, including listed buildings in the centre and southern extent of the village, and the conservation area covering the central part of the village. As such, a significant focus

of a number of the policies proposed for the SFNP is on protecting landscape and villagescape character, protecting and enhancing the quality of the public realm, supporting local distinctiveness and supporting the conservation and enhancement of the historic environment.

Villagescape and landscape quality and the integrity of the historic environment will be supported by the policies which promote high quality design, layout and the provision of features and areas which promote the quality of the public realm. In this context, Policy H1 (Housing and Development Provision) and H6 (Design Quality) seek to preserve the visual character of the Neighbourhood Plan area, achieving high quality development design that respects the scale and character of existing and surrounding buildings. This is reiterated through Policy H8 (Infill Development), which seeks to ensure that development to be well related to the existing settlement and is also in keeping with surrounding residential properties, having a positive effect on local villagescape.

Policy E1 (The Area of Outstanding Natural Beauty and Undeveloped Coast) seeks to protect the natural landscape within the AONB and areas of undeveloped coast from development. The policy seeks to ensure that the natural beauty of the coast within the parish and views seen from footpaths along the coast, including the South West Coast Path, are preserved. In this context in the region of ten key views in the Neighbourhood Plan are highlighted as key 'strategic public views' which should be protected. This will have positive effects on the character and appearance of the area, helping to maintain local distinctiveness.

Policy E2 (Open Spaces, Sport and Recreation (OSSR) Plan) seeks to ensure development does not have an adverse effect on valued green space. The policy protects sites from development where the green area is *"demonstrably special to the local community and holds a particular local significance, for example because of its beauty...historic significance, or tranquillity."* Through supporting the ongoing protection and enhancement of high quality multifunctional green infrastructure networks in the Neighbourhood Plan area, the policies will protect and enhance landscape character and the setting of the historic environment, and support enhancements to the public realm.

The historic interest of the Neighbourhood Plan area is further recognised through Policy H7 (Heritage) which requires development affecting heritage assets within Stoke Fleming parish to *"pay special regard to the need to conserve and enhance their settings and any special architectural or historic features of significance."* The policy also has a close focus on supporting the integrity and character of the Stoke Fleming Conservation Area, seeking to ensure that development proposals conserve or enhance the character or appearance of the area.

In relation to the housing allocation taken forward through the SFNP at Rectory Field, the site is currently well screened with no long or medium distance views in and out of the site. As such an allocation at this location is unlikely to lead to impacts on landscape character in the area. There are no sites of historic interest within the site, though the site is within approximately 30m of the Grade II listed Farwell House and East Farwell, located to the north east. Whilst these structures are relatively well screened from the site, there is the potential for impacts on their setting from new housing development at this location. The Stoke Fleming Conservation Area lies approximately 40m to the south east of the site, covering Rectory Lane. Given existing screening and topography, there are unlikely to impacts on the setting of the conservation area. The policy for the site also supports townscape quality by facilitating the provision of open space with new development areas, and, in association with Policy RT2, facilitating enhancements to Bird Walk.

5.6 Land, soil and water resources

In relation to the Neighbourhood Plan allocation at Rectory Field, it is not possible to confirm if an allocation at this site will lead to a loss of Best and Most Versatile Agricultural Land. This is due to recent land classification not having been carried out in this location. For this reason it is not possible to determine whether the pre-1988 classification of Grade 3 agricultural land at this location comprises Grade 3a land (which is land classified as the Best and Most Versatile Agricultural Land) or

Grade 3b land (which is land not classified as such). The site is not located in a Groundwater Source Protection Zone.

The SFNP's focus on supporting habitats and species and facilitating enhancements to green infrastructure provision in the Neighbourhood Plan area will support the quality of land and water resources. This will promote the ability of natural processes to support soil and water quality. Key policies in this regard includes Policy E3 (Trees and Woodland: Biodiversity) and E2 (Green and Open Spaces, Sport and Recreation (OSSR) Plan).

Policy E4 (Energy Production and Renewable Energy) supports the generation of energy of up to 50Kw from small-scale renewable energy sources. This will help limit resource use.

5.7 Population and community

The submission version of the Neighbourhood Plan allocates one site for development with a provision totalling in the region of 7-9 dwellings on the Rectory Field. Whilst the South West Devon Joint Local Plan states that a minimum of ten dwellings should be delivered in the Neighbourhood Plan area in the plan period (from 2014), this has already been significantly exceeded to date.

In this context, in the region of 90 homes have already been provided with planning permission in the Neighbourhood Plan area during the plan period. A further planning permission on School Road also seeks to deliver 19 homes, 13 of which are age-restricted and the other six affordable. As such, the small scale allocation proposed through in the Neighbourhood Plan is in addition to that already delivered in the Neighbourhood Plan area. The Rectory Field site has therefore been taken forward through the SFNP in part to facilitate enhanced and safe pedestrian access to and from key parts of the village through creating a key link in the village's pedestrian network.

The current version of the SFNP sets out provisions relating to the type and tenure of housing to be provided in the Neighbourhood Plan area. In this context Policy H8 (Infill Development and Self Build) supports small-scale self-build proposals in suitable locations, providing opportunities for self-builders to build the type of home they require on an affordable basis and for creating high quality, distinctive and diverse residential neighbourhoods. This policy also supports proposals to develop small infill sites for *"affordable homes for local people or good quality private residential development where scale and form is complementary to surrounding properties."* Affordable housing is addressed in further detail under Policy H2 (Affordable Housing), requiring 30% affordable housing in new development in response to community needs. Through strong engagement with the community, the SFNP supports housing delivery to meet local need, supporting the economic development of the area, and residents' livelihoods.

In terms of the quality of housing, the Neighbourhood Plan (primarily through Policy H6 (Design Quality) but also through Policies H1-H9) places focus on the high quality design and layout of new housing. This will support the quality of life of residents in the Neighbourhood Plan area.

In terms of accessibility to services and facilities, the Rectory Field site (Policy H4) is located within close proximity of the village centre and bus links. The site is located close to the centre of the village and village amenities and local bus routes. It is also located adjacent to the public rights of way network. The allocation will also be supported by an enhancement of pedestrian links. In this context Policy RT1 (Improving Connections) will encourage the enhancement of the village's walking networks and Policy RT2 (Bird Walk) seeks to improve the important pedestrian link between the northern and southern half of the village. A key element of the development of the Rectory Field site is to facilitate financial contributions for enhancements to pedestrian access from Rectory Lane to School Lane and improvements to Bird Walk. This will facilitate enhanced and safe pedestrian access to and from key parts of the village, creating new and enhanced links in the village's pedestrian network. This includes from the south and west of the village to Venn Lane and the playing fields/village hall, and from the northern and eastern parts of the village to the school, church, and amenities in the village centre.

Improved accessibility will also be supported through the policies which facilitate improved transport connectivity and traffic management. These include policies RT1 (Improving Connectivity), RT2 (Bird Walk), RT3 (Footpath, Rectory Lane to School Road), and RT5 (Traffic Calming, Venn Lane). This will also support the visitor economy. Policy RT4 (Car Park) also seeks to provide a new car park for the village, which will help reduce impacts of the private car on quality of the public realm, improve accessibility, and increase opportunities for visitors to extend their time in the village. This will support the vitality of the area.

The importance of the visitor economy is highlighted within Policy CP6 (Tourism Development) which seeks to maximise the visitor offer of the area, including through encouraging tourism enterprises seeking to grow their existing business and develop new markets. The visitor economy will also be supported by the Neighbourhood Plan's strong focus on protecting landscape character and the historic environment, and protecting and enhancing the natural environment, including the Neighbourhood Plan area's biodiversity resource.

The SFNP recognises the need to provide an increase in employment opportunities to further facilitate economic activity in the Neighbourhood Plan area. In this context Policy CP7 (Business support) highlights the SFNP's active support for existing businesses in the Neighbourhood Plan area, and new enterprises (including that of the tourism sector as discussed above). Policy B1 (Local Rural Employment) supports the conversion of agricultural buildings to small scale low impact employment provision (where in accordance with all other Neighbourhood Plan and Joint Local Plan policies), promoting new economic sectors and uses in rural areas. This will support rural vitality.

5.8 Health and wellbeing

The health and wellbeing of residents will be supported by the SFNP policies which support a high quality public realm, local distinctiveness and landscape/townscape character. This has been discussed under Section 5.5. In this context maintaining and enhancing the attractiveness of the Neighbourhood Plan area will positively affect residents' quality of life, contributing to the satisfaction of residents with their neighbourhood as a place to live.

New public open space will be promoted through the site allocation policy for Rectory Field, which states that a degree of open space should be incorporated into any development. It will also be promoted by Policies E2 (Green and Open Spaces, Sport and Recreation (OSSR) Plan), E3 (Trees and Woodland: Biodiversity) and H6 (Design Quality). In this context, the SFNP has a close focus on the protection and enhancement of green infrastructure networks, and the provision of sufficient amenity space. A further key policy is Policy E2 (Green and Open Spaces, Sport and Recreation (OSSR) Plan). This identifies ten sites as possible designated Local Green Spaces to be protected from development. The designation of these sites will therefore support the health and wellbeing of residents by enhancing access to open space, facilitating improvements in levels of physical activity, and enhancing social interaction between residents. This will promote physical and psychological well-being.

This will be further supported by the policies which directly and indirectly promote healthier modes of travel, including walking and cycling. In this context Policy RT1 (Improving Connections) seeks to improve pedestrian movement through the village, particularly where passage from one part of the village to the other is unsafe due to footpaths being narrow, dark and poorly surfaced. Supporting this, further policies seek to enhance the public rights of way network in the Neighbourhood Plan area, including Policy RT2 (Bird Walk), RT3 (Footpath, Rectory Lane to School Road), RT6 (Verge Footpath to Swannaton), and CP4 (Improvements to the Southwest Coast Path). Improvements to the pedestrian links in the Neighbourhood Plan area will improve pedestrian safety and likely encourage residents to travel by foot for shorter journeys, as well as to bus links available in the village. This will support active lifestyles. This will be further supported by CP4 (Improvements to the Southwest Coast Path), which will support access to the coast, a key local asset for recreation.

5.9 Transportation

In terms of accessibility via sustainable transport modes, the Rectory Field site (Policy H4) is located close to the centre of the village and village amenities and local bus routes. It is also located adjacent to the public rights of way network.

The allocation will also be supported by an enhancement of pedestrian links in the village. This recognises the need to reduce the impact of traffic and enhance pedestrian networks in Stoke Fleming. In this context Policy RT1 (Improving Connections) will encourage the enhancement of the village's walking networks and Policy RT2 (Bird Walk) seeks to improve the important pedestrian link between the northern and southern half of the village, including through resurfacing, re-fencing and improving lighting. A key element of the development of the Rectory Field site is also to facilitate financial contributions for enhancements to pedestrian access from Rectory Lane to School Lane and improvements to Bird Walk. This will facilitate enhanced and safe pedestrian access to and from key parts of the village, creating new and enhanced links in the village's pedestrian network. This includes from the south and west of the village to Venn Lane and the playing fields/village hall, and from the northern and eastern parts of the village to the school, church, and amenities in the village centre. Pedestrian links in the village will be further enhanced by RT3 (Footpath, Rectory Lane to School Road), Policy RT5 (Traffic Calming, Venn Lane) and RT6 (Verge Footpath to Swannaton).

A number of the Neighbourhood Plan Community Projects will also support an enhancement of sustainable transport networks in the village. These include the new 'virtual pavements' proposed through CP1 (Virtual Pavement, Ravensbourne Lane to Post Office) and CP2 (Virtual Pavement on New Road, from Radius 7 to Blackpool Hill) and CP4 (Enhancements to the South West Coast Path. These will contribute towards improved pedestrian movements in the village.

A key aim of the village has been to enhance car parking in Stoke Fleming. This is given current access issues to key services and facilities in the village, both for residents and visitors. As such, the provision of a car park through Policy RT4 (Car Park, between Old Road and Mill Lane) will enhance access and contribute to reduced congestion in the village centre through limiting the need for on-street parking.

5.10 Conclusions at this current stage

5.10.1 Potential significant effects

The assessment has concluded that the current version of the SFNP is likely to lead to **significant positive effects** in relation to the 'population and community', 'health and wellbeing' and 'transportation' SEA themes. These benefits largely relate to the SFNP's focus on enhancing the quality of life of residents and accessibility, including through the protection and enhancement of open space and green infrastructure networks and its focus on improving pedestrian linkages in the Neighbourhood Plan area. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and villagescape character and the setting of the historic environment, leading to **significant positive effects** in relation to the 'landscape and historic environment' theme.

The current version of the SFNP will initiate a number of beneficial approaches regarding the 'biodiversity', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

6. What are the next steps?

The SFNP has been submitted to the Local Planning Authority, South Hams District Council, for its consideration with this Environmental Report. South Hams District Council will consider whether the plan is suitable to go forward to Independent Examination in terms of the SFNP meeting legal requirements and its compatibility with the Local Plan.

Subject to South Hams District Council's agreement, the SFNP will then be subject to independent examination. The Examiner will consider whether the plan is appropriate having regard to national policy and whether it is in general conformity with the emerging South Hams Local Plan.

The Examiner will be able to recommend that the SFNP is put forward for a referendum, or that it should be modified or that the proposal should be refused. South Hams District Council will then decide what should be done in light of the Examiner's report. Where the report recommends modifications to the plan, South Hams District Council will invite the SFNP Steering Group to make modifications to the plan, which will be reflected in an updated Environmental Report. Where the Examiner's Report recommends that the proposal is to be refused, South Hams District Council will do so.

Where the examination is favourable, the SFNP will then be subject to a referendum, organised by South Hams District Council. If more than 50% of those who vote agree with the plan, then it will be passed to South Hams District Council with a request it is 'made'. Once 'made', the SFNP will become part of the Development Plan for Stoke Fleming.

Appendix A Context review and baseline

A.1 Biodiversity

Context Review

At the European level, the EU Biodiversity Strategy⁸ was adopted in May 2011 in order to deliver an established new Europe-wide target to '*halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020*'.

Key messages from the National Planning Policy Framework (NPPF) include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Promote the 'preservation, restoration and re-creation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively for 'green infrastructure' as part of planning for 'ecological networks'.
- High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)⁹ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' aims to '*halt*

⁸ European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/EP_resolution_april2012.pdf> last accessed [30/01/17]

⁹ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <<http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>> last accessed [02/05/17]

*overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people*¹⁰.

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy DEV28 – Protecting and enhancing biodiversity and geological conservation, within the Joint Local Plan states '*Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area.*' Furthermore, DEV27 – Nationally protected landscapes, SPT11 – Strategic Approach to the Environment, and DEV 30 – Trees, woodlands and hedgerows, are all related to biodiversity or geodiversity.

In 1998 The Nature of Devon-Biodiversity Action Plan was published, identifying 29 key wildlife habitats and 251 key species as a priority for conservation action. Action Plans were produced for the 17 habitats and 20 species identified as requiring a county wide approach to their conservation. Devon's Biodiversity Action Plan was updated to include Geodiversity in 2009.

The Devon Biodiversity and Geodiversity Action Plan¹¹ is presented in 8 volumes:

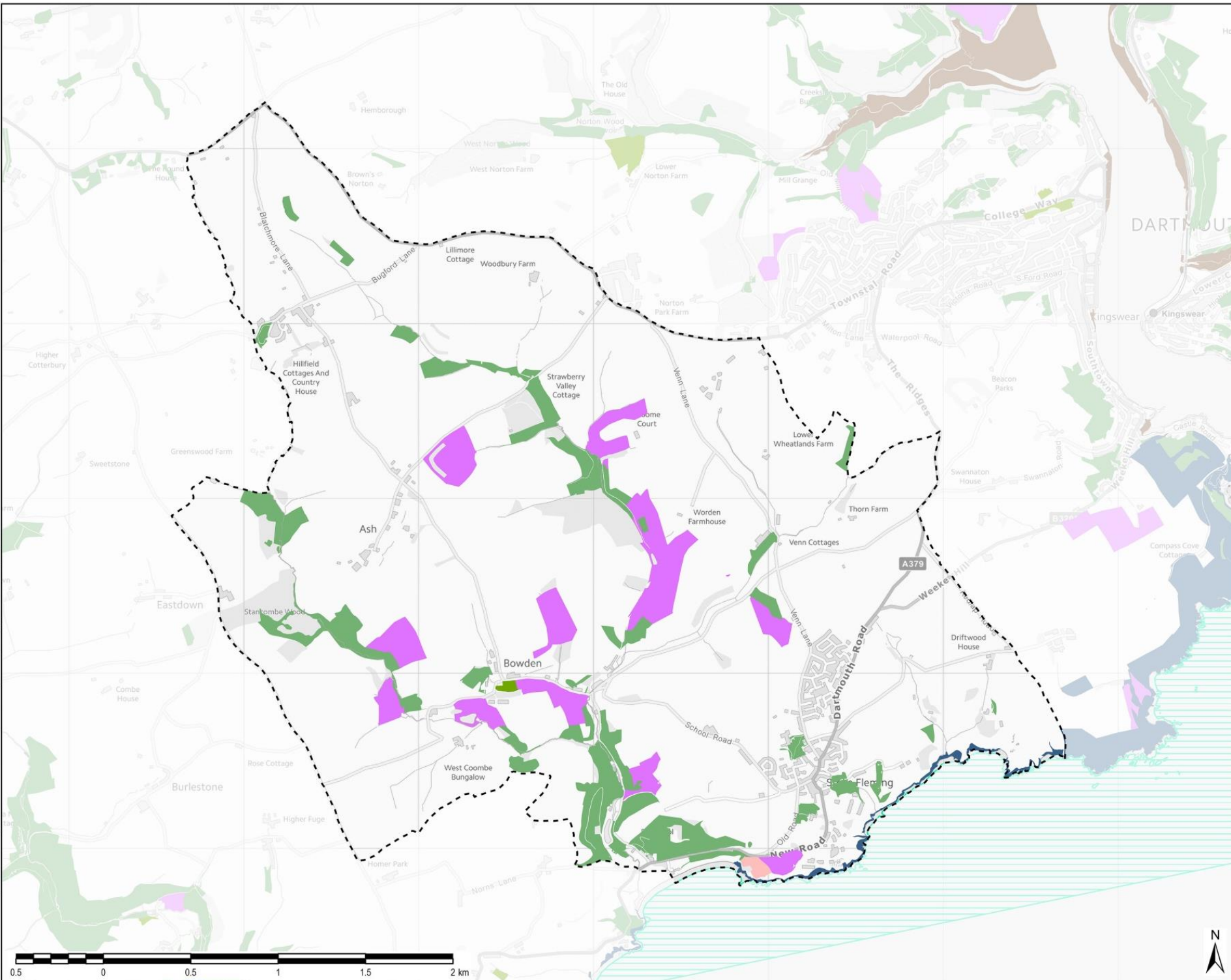
- *Introduction to the revised edition*
- *Section A: Summary*
- *Section B: A vision for variety*
- *Section C: Planning for biodiversity and geodiversity conservation in Devon*
- *Section D: A review of Devon's wildlife and geological heritage*
- *Section E: Setting out priorities*
- *Section F: Turning plans into action*
- *Appendix i: 'Priority Species' & 'Species of Conservation Concern' in Devon.*

¹⁰ DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to download from: <<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>> last accessed [02/05/17]

¹¹Devon Council (2009) Biodiversity and Geodiversity Action Plan [online] available at <<https://new.devon.gov.uk/environment/wildlife>> last accessed [24/04/17]

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THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT



- LEGEND**
- Stoke Fleming Neighbourhood Plan Area
 - Special Area of Conservation (SAC)
 - Biodiversity Action Plan Priority Habitats**
 - Coastal and Floodplain Grazing Marsh
 - Deciduous Woodland
 - Good Quality Semi-improved Grassland
 - Lowland dry acid grassland
 - Maritime Cliff and Slope
 - Mudflats
 - Traditional Orchard

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Purpose of Issue: **DRAFT**

Client: **STOKE FLEMING NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title: **STOKE FLEMING NEIGHBOURHOOD PLAN**

Drawing Title: **BIODIVERSITY DESIGNATIONS AND HABITATS**

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Drawing Number: **FIGURE 3.1** Rev: **01**



Baseline Summary

Current Baseline

Whilst there are no European Protected or Nationally Designated Sites present within the plan area, the Lyme Bay and Torbay European Marine Site of Community Importance (SCI) is present along the coast bordering the Neighbourhood Plan area. The SCI is part of a European Marine Site and the provisions of the Habitats Regulations apply to them. There are also Sites of Special Scientific Interest (SSSIs) located nearby, containing habitats and species listed in the annexes of both the European Habitats Directive (92/43/EEC) and the European Birds Directive (79/409/EEC). Additionally, the Neighbourhood Plan area contains locally designated sites and a variety of BAP Priority Habitats and Species, discussed below.

Lyme Bay and Torbay European Marine SCI

The 31246.73ha Lyme Bay and Torbay European Marine SCI is situated mostly within the Western English Channel and Celtic Regional Sea and lies off the south coast, bordering the Neighbourhood Plan area. The site was designated in 2011 under Regulations 11 and 13-15 of the Conservation of Habitats and Species Regulations 2010. The qualifying features of the site are the reefs and the submerged or partially submerged sea caves.

The site covers two separate geographical areas (from east to west) Lyme Bay Reefs and Mackerel Cove to Dartmouth Reefs. The SCI is composed of a reef and cave habitat with the reef exhibiting geological variety supporting biogenic reef features. The caves lie at various levels above and below the high water mark and occur in several different rock types. The site is indicative of offshore reef and has particularly high species richness, being identified as a marine biodiversity “hotspot”. The SCI’s reef and submerged sea caves are considered to be of the best in the United Kingdom.

Slapton Ley SSSI

The 254.7ha Slapton Ley SSSI is 2.6km south west of the Neighbourhood Plan area, and was notified in 2004 under Section 28 of the Wildlife and Countryside Act 1981. The SSSI is nationally important for its coastal geomorphology, as a shingle barrier beach enclosing a lagoon. There are a range of habitats in the SSSI and populations of rare breeding birds. The SSSI is also designated as a Geological Conservation Review Site, and part of the site is a National Nature Reserve. Slapton Ley also lies within the South Devon Area of Outstanding Natural Beauty. The citation for the SSSI states¹²:

“Slapton is an important site for coastal geomorphology. It is a classic shingle barrier beach enclosing a lagoon, Slapton Ley. To the north, the bar is backed by an in-filled former arm of the lagoon and by cliffs of Lower Devonian slates and grits. Very little local material occurs in the beach, which consists almost entirely of flint and chert shingle. There are few such features on the coast of Britain and along the English Channel, Slapton provides an unusual combination of shingle material and an easterly aspect, sheltered as it is from the main Atlantic wave systems. The bar is continuing to ‘roll’ landward in response to sea-level rise, and washover ‘fans’ of shingle in the lagoon show how this happens. Slapton has been the focus of considerable research interest and is a major site for educational studies of coastal landforms. It forms part of a larger coastal system at the western extremity of Lyme Bay that includes Bee Sands and Hallsands.”

The geomorphology at Slapton Ley supports a mosaic of coastal, freshwater, terrestrial and transitional habitats. These continue to change in size and character as the geomorphology evolves. This includes, shingle vegetation, freshwater habitats, breeding bird assemblage including Cetti’s warbler and lichen assemblage.

The most recent condition assessment was undertaken in 2010 in the 3 units which comprise the Slapton Ley SSSI. 100% of the SSSI is classified as ‘unfavourable-recovering’.

¹² Natural England (no date): Slapton Ley SSSI [online] available to access via:
<<https://necmsi.esdm.co.uk/PDFsForWeb/Citation/2000479.pdf>> last accessed [24/04/17]

Impact Risk Zones (IRZs) are a GIS tool/dataset which maps zones around each SSSI according to the particular sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

The south west of the Neighbourhood Plan area is within an IRZ for 'Residential development of 50 units or more' for the Slapton Ley SSSI.

Froward Point SSSI

Froward Point SSSI was notified in 1986 under Section 28 of the Wildlife and Countryside Act 1981 and is 32.1ha in size. The SSSI is 2.6km north east of the Neighbourhood Plan. Froward Point is important for its coastal plant communities including maritime healthland and grassland, which support several local and rare species. The coastal slopes of the site are south facing and are approximately 100m in height, with a variety of angles and aspects provided by coves and points. The soils are mostly fine and loamy to silty, produced by the Devonian slates and sandstones. The citation for the SSSI states¹³:

"Bell heather Erica cinerea is frequent on the more exposed cliff faces, while herb-rich maritime grassland communities occur on the higher slopes. These are characterised by cock's-foot Dactylis glomerata and red fescue Festuca rubra, together with sea plantain Plantago maritima, wild carrot Daucus carota and sea campion Silene maritima. Kidney vetch Anthyllis vulneraria, bird's-foot trefoil Lotus corniculatus, oxeye daisy Leucanthemum vulgare, bluebell Hyacinthoides non-scripta and sheep's-bit Jasione montana are abundant in places. On the thin soil of the rocky ledges and crevices grow wild thyme Thymus drucei, thrift Armeria maritima, rock sea-spurrey Spergularia rupicola and, of particular note, autumn squill Scilla autumnalis and hairy bird's-foot trefoil Lotus subbiflorus. Also present on the site are the rare toadflax-leaved St John's-wort Hypericum linarifolium and the local sea stork's-bill Erodium maritimum... The range of habitats provides for a variety of bird species, with tree-creeper Certhia familiaris, stonechat Saxicola torquata, grasshopper warbler Locustella naevia and whitethroat Sylvia communis present. Gulls Larus spp., cormorant Phalacrocorax carbo and shag P. aristotelis breed on the cliffs."

Based on the most recent condition assessments undertaken in 2010, 100% of the SSSI is classified as 'Favourable'.

Lord's Wood SSSI

Located approximately 2.9km north east of the Neighbourhood Plan area, Lord's Wood SSSI was notified in 1985 under section 28 of the Wildlife and Countryside Act 1981 and is 21.2ha in size. The SSSI is located within the South Devon Area of Outstanding Natural Beauty. The citation for this SSSI states¹⁴:

'The site comprises one of the best examples of oak-hazel-ash woodland in Devon and is an important representative of woods developed on loamy soils in western and northern Britain.'

Based on the most recent condition assessment undertaken in 2009, the entirety of the SSSI is classified as 'Favourable'.

Locally designated Sites

In Devon, sites of local interest are designated as County Wildlife Sites (CWS). County Wildlife Sites make up approximately 4% of Devon, and are designated due to the presence of particular habitats and species, such as traditionally managed species-rich lowland meadows, upland oak woodlands, lowland fens and mires. Some sites are designated due to the presence of particular species such as

¹³ Natural England (no date): Froward Point SSSI [online] available to access via:
<<https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1001429.pdf>> last accessed [24/04/17]

¹⁴ Natural England (no date): 'Lord's Wood SSSI' [online] available to access via:
<<https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1000966.pdf>> last accessed [24/04/17]

cirl bunting, bastard balm and great crested newt. CWS are designated through a strict criteria and data regarding the sites is collected by the Biodiversity Monitoring Framework¹⁵.

There are three County Wildlife Sites within the Stoke Fleming Neighbourhood Plan area, these are;

- Redlap County Wildlife Site;
- Blackpool Brook County Wildlife Site; and
- Landcombe Cove and Blackpool Sands County Wildlife Site.

Biodiversity Action Plan Habitats

The Biodiversity Action Plan (BAP) Habitats¹⁶ located within the Neighbourhood Plan include:

- Maritime Cliffs and Slopes – found along areas of coastline from Blackpool Sands to Warren Point;
- Good Quality Semi – Improved Grassland (non-priority) – found in 11 patches spread across the central and southern areas of the Neighbourhood Plan Area;
- Lowland Dry Acid Grassland – Found in a small area at the south of the Neighbourhood Plan area, near the coastline;
- Ancient and semi-natural woodland – Found in three locations, Quarry Lake Copse, Broomhill Copse and Millhill Copse;
- Ancient replanted woodland – Northhill Wood;
- Deciduous woodland – patches running south to north, with a large area by Blackpool Gardens and Blackpool Farm, with some of the areas connecting; and
- Traditional Orchards – Found in a small area at Bowden.

Figure 3.1 (overleaf) shows the location of designated sites and BAP Priority Habitats located within the Neighbourhood Plan area.

Future Baseline

Habitats and species will possibly face increasing pressures from future development within the Neighbourhood Plan area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats. Benefits for biodiversity have the potential to arise from the increasing integration of biodiversity considerations within decision making, as observed in a number of policies outlined in The Plymouth and South West Devon Joint Local Plan 2014-2034.

A.2 Climate Change

Context Review

In its 2007 strategy on climate change, the European Commission assesses the costs and benefits of combating climate change and recommends a package of measures to limit global warming to 2° Celsius.¹⁷ In relation to energy, the Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

¹⁵ Devon Biodiversity Records Centre (no date) County Wildlife Sites [online] <<http://www.dbr.org.uk/county-wildlife-site-survey/>> last accessed [27/04/17]

¹⁶ MAGIC (2017): 'Interactive Mapping Tool' [online] available to access via: <<http://www.magic.gov.uk/MagicMap.asp>> last accessed [08/02/17]

¹⁷ Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at: <<http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF>> last accessed [27/01/17]

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report to achieve the following:

- *'Based on the latest understanding of current, and future, climate risks and opportunities, vulnerability and adaptation, what should the priorities be for the next UK National Adaptation Programme?'*¹⁸

The evidence report contains six priority risk areas requiring additional action in the next five years, see below:

1. Flooding and coastal change risks to communities, businesses and infrastructure;
2. Risks to health, well-being and productivity from high temperatures;
3. Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
4. Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
5. Risks to domestic and international food production and trade; and
6. New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals

Key messages from the National Planning Policy Framework (NPPF) include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in greenhouse gases (GhG), including in terms of meeting the targets set out in the Climate Change Act 2008¹⁹. Specifically, planning policy should support the move to a low carbon future through:
 - Planning for new development in locations and ways which reduce GhG emissions;
 - Actively supporting energy efficiency improvements to existing buildings;
 - Setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
 - Positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
 - Encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.
- Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.
- Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Flood and Water Management Act²⁰ highlights that alternatives to traditional engineering approaches to flood risk management include:

¹⁸ GOV UK: 'UK Climate Change Risk Assessment Report January 2017', [online] available to download from: <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017> last accessed [27/01/17]

¹⁹ The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline.

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems (SuDS)²¹

Further guidance is provided in the document 'Planning for SuDS'.²² This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy DEV35 – Delivering low carbon development, states: *'The need to deliver a low carbon future for Plymouth and South West Devon should be considered in the design and implementation of all developments, in support of the UK's legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels (Climate Change Act 2008).'*

Baseline summary

Current baseline

Potential effects of climate change

The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team²³. UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

As highlighted by the research, the effects of climate change for the south west by 2050 for a medium emissions scenario²⁴ are likely to be as follows:

- The central estimate of increase in winter mean temperature is 2.1°C and an increase in summer mean temperature of 2.7°C; and
- The central estimate of change in winter mean precipitation is 17% and summer mean precipitation is –20%.

Resulting from these changes, a range of risks may exist for the Neighbourhood Plan area. These include:

- Increased incidence of heat related illnesses and deaths during the summer;
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts);
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella);

²⁰ Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

²¹ N.B. The provision of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.

²² CIRIA (2010) 'Planning for SuDs – making it happen' [online] available to access via http://www.ciria.org/Resources/Free_publications/Planning_for_SuDS_ma.aspx last accessed [04/02/17]

²³ The data was released on 18th June 2009: See: <http://ukclimateprojections.metoffice.gov.uk/> last accessed [04/02/17]

²⁴ UK Climate Projections (2009) South West 2050s Medium Emissions Scenario [online] available at: <http://ukclimateprojections.metoffice.gov.uk/23687?emission=medium> last accessed [07/02/17]

- Increase in health problems related to rise in local ozone levels during summer;
- Increased risk of injuries and deaths due to increased number of storm events;
- Effects on water resources from climate change;
- Reduction in availability of groundwater for abstraction;
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain;
- Increased risk of flooding, including increased vulnerability to 1:100 year floods;
- Changes in insurance provisions for flood damage;
- A need to increase the capacity of wastewater treatment plants and sewers;
- A need to upgrade flood defences;
- Soil erosion due to flash flooding;
- Loss of species that are at the edge of their southerly distribution;
- Spread of species at the northern edge of their distribution;
- Deterioration in working conditions due to increased temperatures;
- Changes to global supply chain;
- Increased difficulty of food preparation, handling and storage due to higher temperatures;
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business;
- Increased demand for air-conditioning;
- Increased drought and flood related problems such as soil shrinkages and subsidence;
- Risk of road surfaces melting more frequently due to increased temperature; and
- Flooding of roads.

Flood Risk

Figure A1 displays the flood risk areas present in the Neighbourhood Plan area.

The areas at highest risk of flooding in the Neighbourhood Plan area are those on the coast in the vicinity of Blackpool Sands, which are in Flood Zone 3, showing that there is a 1% (1 in 100) or greater chance of happening each year. A few residential properties lie within and in close proximity to this area, however the majority of the high risk area remains undeveloped. There are two other areas which are at risk of flooding with areas in Flood Zone 2 surrounding Blackpool Lake and Blackpool Valley Road which both extend south to Blackpool Sands.

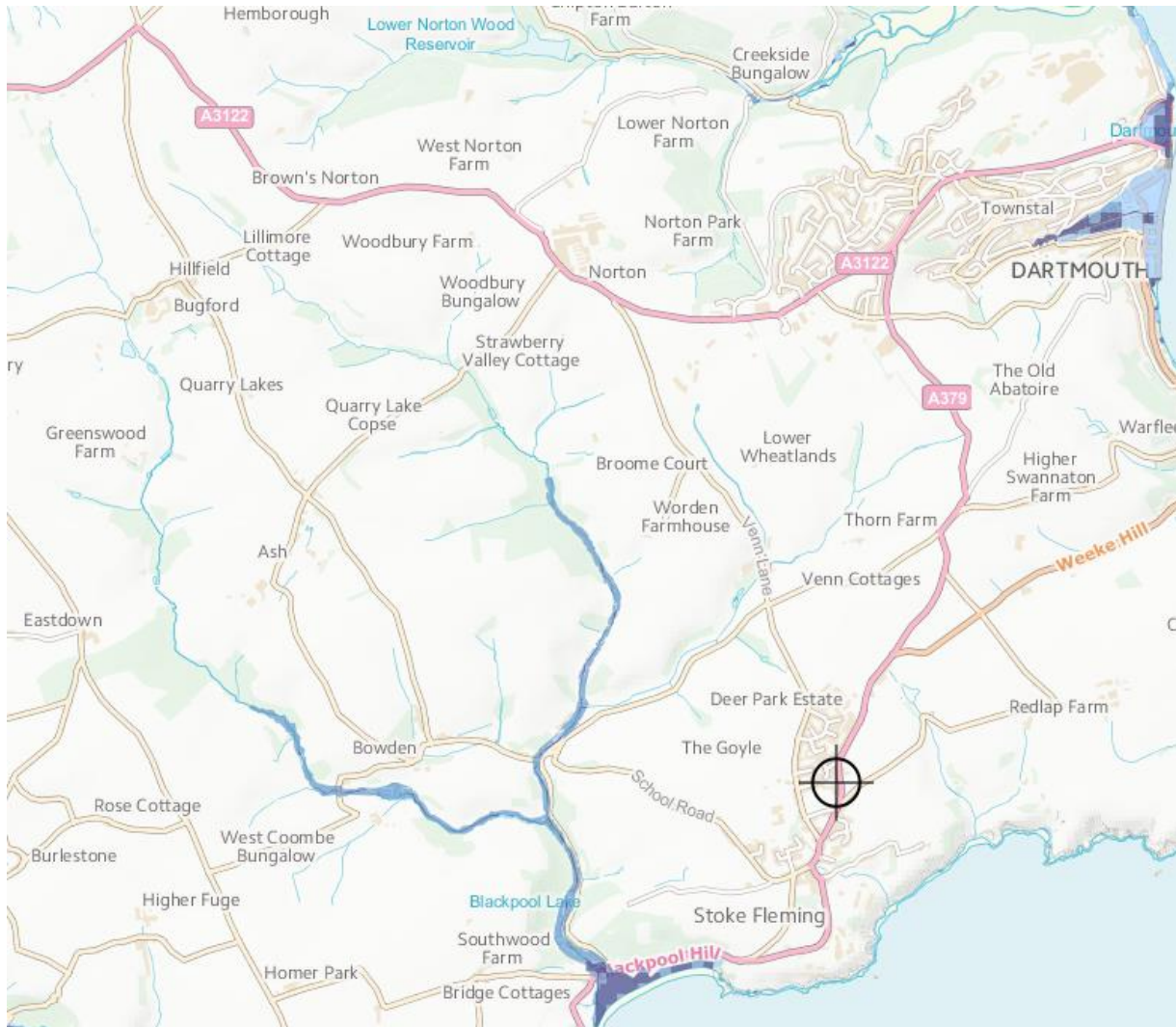


Figure A1: Fluvial flood risk within the Neighbourhood Plan area²⁵

Figure A2 shows that some of the areas within the Neighbourhood Plan area are at medium to high risk of surface water flooding, these areas are surrounding watercourses, particularly Blackpool Lake.

²⁵ GOV UK (2017): 'Long term flood risk assessment for locations in England', [online] available to access from: <<https://flood-warning-information.service.gov.uk/long-term-flood-risk/>> last accessed [20/04/17]



Figure A2: Surface water flood risk within the Neighbourhood Plan area

Greenhouse gas emissions

In relation to greenhouse gas emissions, source data from the Department of Energy and Climate Change suggests that the South Hams has had consistently higher per capita emissions total than both the South West and England since 2005. Additionally, the South Hams however has had an increased average reduction in emissions per capita between 2005 and 2012 (18.6%) compared to the South West (16.4%) and England (a 16.6% reduction).

Future Baseline

Climate change has the potential to increase the occurrence of extreme weather events in the Stoke Fleming Neighbourhood Plan area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation.

A Critical Drainage Area (CDA) is a discrete geographic area where multiple and interlinked sources of flood risk causes flooding in one or more Local Flood Risk Zones (LFRZ) during severe weather, impacting people, property and/or local infrastructure. South Hams District Council may wish to designate their own CDAs (in the absence of any designations from the Environment Agency)²⁶ within

²⁶ GOV.UK (2017): 'Flood Risk Assessment in Flood Zone 1 and Critical Drainage Areas', [online] available to view via: <<https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas>> last accessed [06/04/17]

the Neighbourhood Plan area within the future, for reasons such as surface water capacity issues. In terms of climate change contribution, GhG emissions generated in the Neighbourhood Plan area may decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in absolute levels of GhG emissions.

A.3 Landscape and Historic Environment

Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.
- Develop 'robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Government's Statement on the Historic Environment for England²⁷ sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy DEV22- Development affecting the historic environment, states: '*Development proposals will need to sustain the local character and distinctiveness of the area and conserve or enhance its historic environment, heritage assets and their settings according to their national and local significance*'. Furthermore the following policies also directly relate to the landscape and historic environment.

- DEV24 – Landscape Character,
- DEV21 – Conserving the historic environment, and
- DEV27 – Nationally protected landscapes.

Policy DEV25 – undeveloped coast is also specifically related to preventing detrimental effects on the Heritage Coast.

²⁷ HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/reference_library/publications/6763.aspx last accessed [30/01/17]

Baseline Summary

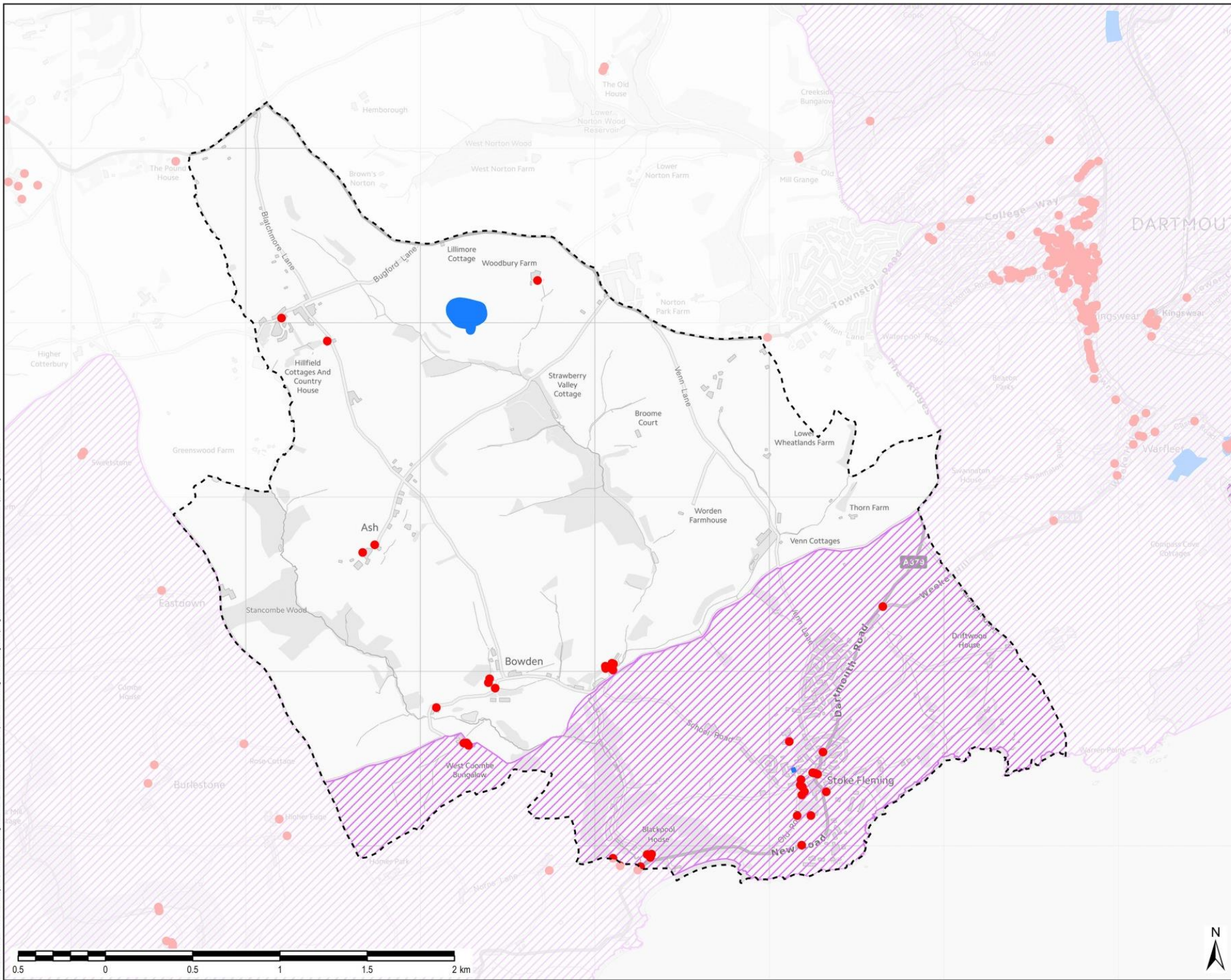
Current Baseline

Landscape

The southern part of the Neighbourhood Plan area, including the village of Stoke Fleming, lies within the South Devon Area of Outstanding Natural Beauty (AONB). The South Devon AONB designated in 1960, is 377km² and covers coastline, estuaries, and countryside, stretching from Plymouth to Brixham. The AONB is managed by a Partnership Committee, made up of local and national organisations, and community representatives.

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to its character. The Neighbourhood Plan area is located within NCA Profile: 151 South Devon²⁸. The South Devon NCA is described as a plateau, dissected by steep valleys and rivers. The majority of the area consists of mixed farming, with fields bounded by Devon hedge banks and narrow winding lanes. The south of the area contains internationally important coastal and estuarine habitats.

²⁸ Natural England (2014) National Character Area – South Devon. [Online] Available at: <http://publications.naturalengland.org.uk/publication/1911063?category=587130> last accessed [25/04/17].



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LEGEND

- Stoke Fleming Neighbourhood Plan Area
- Listed building
- Record of Scheduled Monument
- Area of Outstanding Natural Beauty

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Client **STOKE FLEMING NEIGHBOURHOOD PLAN STEERING GROUP**

Project Title **STOKE FLEMING NEIGHBOURHOOD PLAN**

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Historic Environment

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains no Grade I listed buildings, one Grade II* listed building and 38 Grade II listed buildings. The Grade II* listed building is The Church of St Peter, located in Stoke Fleming village.

Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. According to the National Heritage List for England²⁹, there are two scheduled monuments in the Neighbourhood Plan area, listed below:

- Site of Chapel at Manor Farm³⁰, which is in Stoke Fleming itself, it is described as the remaining 'masonry fragments' of a Chapel.
- Woodbury Camp³¹, is located in the north of the Neighbourhood Plan area and is a historic hillfort, which is characterised currently by an oval enclosure defined by a rampart and ditch, containing important archaeological information relating to the hillfort and surrounding landscape.

There are no registered battlefields or registered historic parks and gardens within the Neighbourhood Plan area.

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I, Grade II and Grade II* listed buildings, scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. Woodbury Camp is the only scheduled monument within the Neighbourhood Plan area feature on the latest Heritage at Risk Register³² for South West England, published in October 2016, with the condition, principal vulnerability and trend listed as;

- Woodbury Camp (archaeology): Condition – extensive significant problems,
- Principal vulnerability – arable ploughing, and
- Trend – stable.

Stoke Fleming Conservation Area is the only conservation area in the Neighbourhood Plan area. The conservation area covers the settlement of Stoke Fleming and was first designated in 1976 and extended in 1994. The area is characterised by narrow lanes with high stone walls and rubble cottages and houses. There are good views into the village and over attractive coastal scenery courtyards and gardens are visible. The settlement within the conservation area was formed through farming, with remains of the chapel from the 18th Century. The village has grown since then, with grounds and gardens surrounding the terraced housing in the centre. The Conservation Area is very similar to how it would have been in 1886. A Conservation Area Appraisal³³ and Conservation Area Management plan³⁴ have been undertaken for the Stoke Fleming Conservation Area. In the Management Plan the key threats identified include;

- New modern buildings and unsympathetic development;
- An increase in traffic and speeding cars;
- Replacement of original windows and doors with UPVC;
- Streetscape improvements which detract from the village character; and

²⁹ Historic England: National Heritage List for England: <<http://list.historicengland.org.uk>> last accessed [25/04/2017.]

³⁰ Historic England (2017) Site of chapel at Manor Farm [online] accessible via: <<https://historicengland.org.uk/listing/the-list/list-entry/1002629>> last accessed [25/04/17]

³¹ Historic England (2017): Woodbury Camp [online] accessible via: <<https://historicengland.org.uk/listing/the-list/list-entry/1019783>> last accessed [25/04/17]

³² Historic England (2016): 'Heritage at Risk Register 2016: South West', [online] available to download from: <<https://historicengland.org.uk/images-books/publications/har-2016-registers/>> last accessed [09/02/17]

³³ South Hams District Council (2009) Stoke Fleming Conservation Area Appraisal [online] available to download from <<http://old.southhams.gov.uk/CHttpHandler.ashx?id=2069&p=0>> last accessed [03/05/17]

³⁴ South Hams District Council (2009) Stoke Fleming Conservation Area Management Plan [online] available to access download from: <<http://old.southhams.gov.uk/CHttpHandler.ashx?id=10691&p=0>> last accessed [03/05/17]

- The loss of the post office.

The coastline in the Neighbourhood Plan area is part of the South Devon Heritage Coast. The Heritage Coast was designated by Historic England and has four Heritage Coast targets, which are as follows;

- To conserve and enhance natural beauty;
- To protect heritage features;
- To support management measures; and
- To take account of the economic and social needs of small coastal communities.

It should be noted that not all of the historic environment features within the Neighbourhood Plan area are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by the local community. For example, open spaces and key distinctive buildings in the area are likely to be of value for local people.

The figure above shows the designated landscapes and historical sites located within the Neighbourhood Plan area.

Future baseline

New development has the potential to lead to incremental but small changes in landscape and townscape character and quality in and around the Neighbourhood Plan area. This includes from the loss of landscape features and visual impact. However, new development need not be harmful to the significance of a heritage asset, and in the context of the Neighbourhood Plan area there is opportunity for new development to enhance the historic setting of the town and better reveal assets' cultural heritage significance, educating both local residents and visitors to Stoke Fleming.

Existing historic environment designations, will support a level of protection for key features and areas of historic environment interest in the Neighbourhood Plan area.

A.4 Land, Soil and Water Resources

Context Review

The EU's Soil Thematic Strategy³⁵ presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

The Water Framework Directive (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
- Promote the sustainable use of water;
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
- Ensure the progressive reduction of groundwater pollution.

Key messages from the National Planning Policy Framework (NPPF) include:

³⁵ European Commission (2006) Soil Thematic Policy [online] available at: <http://ec.europa.eu/environment/soil/index_en.htm> last accessed [30/01/17]

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- With regards to waste, the NPPF does not contain any specific waste policies as waste planning policy will be published as part of the National Waste Management Plan.

Other key documents at the national level include Safeguarding our Soils: A strategy for England³⁶, which sets out a vision for soil use in England, and the Water White Paper³⁷, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources. In terms of waste management, the Government Review of Waste Policy in England³⁸ recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.

The Neighbourhood Plan area lies within the South West River Basin Management Plan (RBMP) 2009 area. A key action for the South Hams is the management of diffuse water pollution from agriculture through the 'England Catchment Sensitive Farming Deliver Initiative'.

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy DEV2 – Air, water, soil, noise and land, states: '*development proposals which will cause unacceptable harm to human health or environmental quality by unacceptable levels of soil, air, water or noise pollution or land instability will not be permitted*'. Baseline summary

Current Baseline

Quality of agricultural land

The Agricultural Land Classification categorises land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 are of poorer quality. In terms of the location of the best and most versatile agricultural land, a detailed classification has been carried out in some locations³⁹, however the agricultural land in the Neighbourhood Plan area was categorised as 3b or 4 which is of poorer quality.

Recycling centre

There is no Household Waste and Recycling Centre (HWRC) located within the Neighbourhood Plan area. The nearest HWRC is Torr Quarry, located 8.7km to the south west of the Neighbourhood Plan area, near Kingsbridge.

³⁶ Defra (2009) Safeguarding our Soils: A strategy for England [online] available to download from: <<https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england>> last accessed [30/01/17]

³⁷ Defra (2011) Water for life (The Water White Paper) [online] available at <<http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>> last accessed [30/01/17]

³⁸ Defra (2011) Government Review of Waste Policy in England [online] available at: <<http://www.defra.gov.uk/publications/files/pb13540-waste-policy-review110614.pdf>> last accessed [30/01/17]

³⁹ MAGIC Interactive Map (2017): 'Landscape; Post 1988 Agricultural Land Classification (England)' [online] layer available to view using the following mapping tool: <<http://www.magic.gov.uk/MagicMap.aspx>> last accessed [30/01/17]

Watercourses

The main watercourse flowing through the Neighbourhood Plan area is the Blackpool Lake River, which runs from the north of the Neighbourhood Plan area near Bugford, south into the sea at Blackpool Sands. There are a number of other small waterways networking the Neighbourhood Plan area. Water supply and water provision in the area is provided by South West Water.

Groundwater Source Protection Zones (SPZs) have been defined by the Environment Agency in England and Wales to protect groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. In the Neighbourhood Plan area, there are no SPZs.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater has nitrate concentrations of more than 50 mg/l nitrate or is thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which Member States are required to establish Action Programmes in order to reduce and prevent further nitrate contamination. There are no NVZs within the Neighbourhood Plan area, however there is one located to the south west, - Slapton Ley Eutrophic lake NVZ.

Future baseline

Due to increasing legislative and regulatory requirements, there are increasing pressures to improving recycling and composting rates.

In terms of water quality, the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality in watercourses in the wider area. Water quality has the potential to be affected by pollution incidents in the area, the presence of non-native species and future physical modifications to water bodies.

A.5 Population and Community

Context Review

Key messages from the National Planning Policy Framework (NPPF) include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.
- The social role of the planning system involves 'supporting vibrant and healthy communities'.

- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a 'sufficient choice of school places' is of 'great importance' and there is a need to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change⁴⁰ warns that society is underprepared for an ageing population. The report states that *'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'*. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

The latest version of the Plymouth and South West Devon Joint Local Plan 2014-2034 presents a range of policies which are related to the Population and Community theme. These are as follows;

- SO11 – Delivering high quality development
- SO8 – Maintaining the vitality and viability of the Smaller towns and Key Villages
- DEV9 – Meeting local housing need in the Plan Area
- DEV10 – Delivering high quality housing
- DEV32 – Meeting the community infrastructure needs of new homes
- TTV30 – Empowering local residents to create strong and sustainable communities
- SPT3 – Provision for new homes
- DEV18 – Protecting local shops and services.

Baseline summary

Current baseline

Population

Table A1: Population growth 2001-2011⁴¹

Date	Stoke Fleming	South Hams	South West	England
2001	1,012	81,849	4,928,434	49,138,831
2011	1,019	83,140	5,288,935	53,012,456

⁴⁰ Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <http://www.parliament.uk/business/committees/committees-a-z/lords-select/public-services-committee/report-ready-for-ageing/> last accessed [03/05/17]

⁴¹ ONS (no date): Census 2011: Population Density 2011 (Table QS102EW); Population Density 2001 (Table UV02)

Date	Stoke Fleming	South Hams	South West	England
Population Change 2001-2011	+0.7%	+1.6	+7.3%	+7.9%

According to the most recently available census data (see **Table A1**) Stoke Fleming has seen a slight increase in population (0.7%) between 2001 and 2011, the rate of which is significantly lower than averages observed for the South West (7.3%) and England (7.9%). However recent housing development in Stoke Fleming village is likely to have increased the rate of population increase.

Age structure

Table A2: Age Structure (2011)⁴²

	Stoke Fleming	South Hams	South West	England
0-15	12.8%	15.3%	17.5%	18.9%
16-24	6.5%	8.8%	11.3%	11.9%
25-44	12.6%	19.5%	24.6%	27.5%
45-59	22.1%	23.0%	20.1%	19.4%
60+	46.1%	32.8%	26.4%	22.3%
Total Population	1,019	83,140	5,288,935	53,012,456

The percentage of residents living within the Neighbourhood Plan area aged between 0-24 is 19.3%, which is lower than the average for South Hams (24.1%), and significantly lower than the regional and national averages (28.8% and 30.8% respectively). The biggest proportion of residents within Stoke Fleming are aged 60+ (46.1%), which is higher than the average for South Hams, and 19.7% and 23.8% higher than the regional and national counterparts. The working population of Stoke Fleming (those residents aged 25-59) is 34.7%, lower than the averages for South Hams (42.5%), the South West (44.7%) and England (46.9%). Therefore, based on the data presented in **Table A2**, Stoke Fleming is supporting an older population.

Household deprivation

Census statistics measure deprivation across four 'dimensions' of deprivation, summarized below:

- **Employment:** Any person in the household (not a full-time student) that is either unemployed or long-term sick.
- **Education:** No person in the household has at least a level 2 qualification and no person aged 16-18 is a full-time student.
- **Health and Disability:** Any person in the household that has generally 'bad' or 'very bad' health, or has a long term health problem.
- **Housing:** The household accommodation is either overcrowded (with an occupancy rating of -1 or less), in a shared dwelling or has no central heating.

⁴² ONS (no date): Census 2011: Age Structure 2011 (Table KS102EW)

Table A3: Relative household deprivation dimensions⁴³

	Stoke Fleming	South Hams	South West	England
Household not deprived	40.4%	47.8%	44.8%	42.5%
Deprived in 1 dimension	38.6%	33.5%	33.2%	32.7%
Deprived in 2 dimensions	19.8%	15.5%	17.6%	19.1%
Deprived in 3 dimensions	0.8%	2.9%	4.0%	5.1%
Deprived in 4 dimensions	0%	0.3%	0.4%	0.5%

Based on the most recently available census data (see **Table A3**), 59.6% of households within Stoke Fleming are deprived in some way, which is 7.4% higher than the average for South Hams (52.2%), and higher than the regional and national counterparts (4.4% and 2.1% higher, respectively). The percentage of households in Stoke Fleming which fall within the 'deprived in 1 dimension' and 'deprived in 2 dimensions' categories is greater than the percentages observed for South Hams, the South West and England. 0.8% of the households in the Neighbourhood Plan area are deprived in 3 dimensions, and none of the households are deprived in 4 dimensions, both of which are lower than the regional and national averages.

Index of Multiple Deprivation

The Index of Multiple Deprivation 2015 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.
 1. 'Geographical Barriers': relating to the physical proximity of local services
 2. 'Wider Barriers': relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
 3. 'Indoors Living Environment' measures the quality of housing.
 4. 'Outdoors Living Environment' measures air quality and road traffic accidents.

⁴³ ONS (no date): Census 2011: 'Households by Deprivation Dimensions 2011 (Table QS119EW)

Two supplementary indices (subsets of the Income deprivation domains), are also included:

- **Income Deprivation Affecting Children Index:** The proportion of all children aged 0 to 15 living in income deprived families.
- **Income Deprivation Affecting Older People Index:** The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2015, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

The Neighbourhood Planning area all lies within E07000044: South Hams 011B, which extends to the west, covering Slapton as well as Stoke Fleming.

General Trends

The LSOA performs poorly with regards to the living environment, geographical barriers and indoor living, with all falling within the top 10% most deprived, barriers to housing and services are high (20% most deprived). There is also a significant contrast between outdoor (top 10% least deprived) and indoor environment (top 10% most deprived). The LSOA also performs well in crime, health, education and employment (all within the top 20% least deprived).

Housing tenure

The majority of residents within Stoke Fleming (76.9%) own their home outright or with a mortgage⁴⁴, higher than the averages for South Hams (71.7%), the South West (67.4%), and the national average (63.3%). The percentage of residents living in socially rented households is approximately 2.3% and 4.3% less than the averages for South Hams and the South West respectively. Furthermore, fewer people within Stoke Fleming live in privately rented households compared to the regional and national averages.

Education

With regards to the most recently available census data⁴⁵, 21.1% of residents within the Neighbourhood Plan area have no qualifications, a percentage which aligns with the averages for, the South West and England, however is 3.9% higher than the average for South Hams. The same trend is observed for those residents within the Neighbourhood Plan area which have level 4 qualifications, (28.4%) which is 5.9% lower than the level for South Hams, this however aligns with the regional and national counterparts. The percentage of residents in Stoke Fleming who have a level 1, 2 or 3 qualification broadly aligns with the regional and national averages.

Employment

There is a significantly higher proportion of residents (aged 16-74) in Stoke Fleming who are employed in skilled trade occupations if compared to the regional and national averages⁴⁶. The same trend is observed for residents who are employed as managers, directors and senior officials. Four occupation categories employ fewer residents within the Neighbourhood Plan area compared to the averages for South Hams, the South West, and England, including:

- Elementary occupations;
- Process plant/machine operatives;
- Sales and customer service occupations; and

⁴⁴ ONS (no date): Census 2011: Tenure-Households 2011 (Table QS405EW)

⁴⁵ ONS (no date): Census 2011: Highest Level of Qualification 2011 (Table QS501EW)

⁴⁶ ONS (no date): Census 2011: 'Occupation 2011' (Table KS608EW)

- Professional occupations.

The low level of these occupations within the Neighbourhood Plan area may be due to the rural nature of the area, with fewer employment opportunities, and the higher proportion of retired people in the area.

Future Baseline

The population of the Neighbourhood Plan area increased between the years 2001-2011, however, this was significantly lower than increases regionally and nationally. Over 45% of residents are aged 60+, indicating the presence of an older population within the Neighbourhood Plan area, in common with other areas, the population of the Neighbourhood Plan area is likely to age.

The suitability of housing for local requirements depends in part on the successful implementation of policies outlined in The Plymouth and South West Devon Joint Local Plan 2014-2034.

A.6 Health and Wellbeing

Context Review

Key messages from the NPPF include:

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives⁴⁷ ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

The Joint Strategic Needs Assessment (JSNA)⁴⁸ for Devon identifies key features of interest within the area and raises important issues for discussion. The main challenges in Devon have been identified to be population, equality and diversity, economy, community and environment, deprivation, starting well, living well and ageing well.

⁴⁷ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available to download from: <<http://www.apho.org.uk/resource/item.aspx?RID=106106>> last accessed [27/01/17]

⁴⁸ Devon County Council (2015) Joint Strategic Needs Assessment Devon Overview [online] available via: <http://www.devonhealthandwellbeing.org.uk/wp-content/uploads/2015/06/JSNA_Devon_Overview_2015.pdf> last accessed 26/04/17

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy DEV1 – Protecting health and amenity states: *‘Development proposals will be required to safeguard the health and the amenity of local communities. In addition to measures set out in other policies of the plan, this will be through, as appropriate:*

- 1 *Ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing homes. Unacceptable impacts will be judged against the level of amenity generally in the locality.*
- 2 *Ensuring that developments and public spaces are designed to be accessible to people with disabilities or for whose mobility is impaired by other circumstances.*
- 3 *Requiring a Health Impact Assessment to be submitted as part of any Environmental Impact Assessment submitted in relation to planning applications for major development proposals.’*

Baseline summary

Current Baseline

Health indicators and deprivation

Deprivation is a significant contributor to poor health and can have adverse effects on wellbeing, with elements related to poor housing quality and living environment previously discussed in detail above. Health is generally favourable in the Neighbourhood Plan area, with 78.1% of residents reporting either ‘very good health’ or ‘good health’ in the most recent census⁴⁹. Although favourable, this percentage is lower than the averages for South Hams (81.8%), the South West (81.5%) and England (81.4%). Comparatively, 6.1% of residents in the Neighbourhood Plan area report either ‘bad health’ or ‘very bad health’, which is 1.2% higher than South Hams, 2% higher than the South West and 1.1% higher than the average for England. This is likely to relate to the older population profile of Stoke Fleming Parish.

The higher than average levels of ‘very bad health’ and ‘bad health’ within the Neighbourhood Plan area aligns with the disability data presented in **Table A4**. 24.9% of residents in Stoke Fleming reported that their daily activities were limited in some way, which is 5.7% higher than South Hams, 6.4% higher than the South West and 6.7% higher than the average for England.

Table A4: Disability⁵⁰

	Stoke Fleming	South Hams	South West	England
Activities limited ‘a lot’	9.5%	8.2%	8.3%	8.3%
Activities limited ‘a little’	15.4%	11.0%	10.2%	9.3%
Activities ‘not limited’	75.0%	80.8%	81.6%	82.4%

⁴⁹ ONS (no date): Census 2011: ‘General Health 2011’ (Table QS302EW)

⁵⁰ ONS (no date): Census 2011: ‘Long-term Health Problem or Disability 2011’ (Table QS303EW)

Future baseline

The health and wellbeing in the Neighbourhood Plan area is unfavourable, with fewer residents having 'very good' health when compared with other local, regional and national data. This is influenced by the presence of an older population in the parish, which is more likely to have poor health. An ageing population has the potential to increase pressures on community and healthcare services and is therefore a significant influence on the future health and well-being within the Neighbourhood Plan area.

A.7 Transportation

Context Review

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008. In this context the Local Transport Plan 2011-2026 for Devon and Torbay aims to deliver a transport system to meet economic, environmental and social challenges. The plan is seeking to deliver the aspirations of Devon and Torbay councils, stakeholders, businesses and the public. To achieve Devon and Torbay's vision, the strategy has five key objectives:

- *'Deliver and support new development and economic growth;*
- *Make best use of the transport network and protect the existing transport asset by prioritising maintenance;*
- *Work with communities to provide safe, sustainable and low carbon transport choices;*
- *Strengthen and improve the public transport network; and*
- *Make Devon the 'Place to be naturally active'.*

The Plymouth and South West Devon Joint Local Plan 2014-2034 policy SPT9 (Strategic principles for transport planning and strategy) states that the 'Local Planning Authorities and the local highway authorities of Plymouth and Devon, working with key transport stakeholders, will deliver an integrated approach to transport and planning, delivering a strategic approach to transport. This is supported by policy DEV32 (Specific provisions relating to transport).

Baseline summary

Current Baseline

Rail network

The nearest train station providing a national service is Totnes Railway Station, which is located approximately 24km by road north of the Neighbourhood Plan area. Half of the services are operated by Great Western Railway, including main line services to Plymouth, Truro and Penzance to the west and Newton Abbot, Exeter, Taunton, Reading and London Paddington to the east. The remaining services are run by CrossCountry who operate trains to Plymouth and Cornwall to the west, and Newton Abbot, Exeter, Taunton, Bristol, Birmingham, the north of England and Scotland. A further rail link is present at Paignton, which offers branch line services to Exeter and Exmouth via Newton Abbot, Teignmouth and Dawlish, as well as some mainline services to London, Bristol and the North. .

The Dartmouth Steam Railway runs a tourist route between Paignton and Kingswear, when in Kingswear passengers can use the Dartmouth Passenger Ferry to cross the River Dart to Dartmouth, which adjoins the Neighbourhood Plan area.

Bus network

There are a two main bus routes which service the Neighbourhood Plan area;

- 3 Bus: Dartmouth – Kingsbridge - Plymouth which stops three times on the A379 Dartmouth Road in Stoke Fleming run by Stagecoach
- X64 Dartmouth to Totnes stops several times on the A3112 which forms the north-eastern boundary of the Neighbourhood Plan area.

Just outside the Neighbourhood Plan area to the north-east is a Park and Ride service for Dartmouth.

Road network and congestion

The main route through Stoke Fleming is the A379 Dartmouth Road, which connects the town with Dartmouth and Kingsbridge. Another key route is the A3122 which connects the northern part of the Neighbourhood Plan area with Dartmouth and the road network to the north, including the A381 which leads to Totnes.

The A379, as the main route through Stoke Fleming village becomes highly congested during summer months. This is due to the increased level of visitor traffic and the particularly narrow and winding section of the road which passes through the centre of Stoke Fleming.

Footpath network

Part of the South West Coast path is situated in the Neighbourhood Plan area; the route follows the coast path from Stoke Fleming to Strete. The South West Coast Path continues in each direction reaching Dartmouth and down to Start Point in the south. An identified problem with the section of the South West Coast Path called 'Bird Walk' is that the pathway is narrow, dark and poorly surfaced, which makes it unappealing for walkers.

The A379 can be problematic for pedestrians as it has a lack of pavements; due to the winding and narrow nature of the roads, walking without a pavement would have potential risks for pedestrians.

Availability of cars and vans

In regards to access to vehicles within the Neighbourhood Plan area, the proportion of households with no access to a car or van in Stoke Fleming (11.5%) is lower than the average for South Hams (13.3%) and the South West (18.9%), as well as lower than the national average of 25.8%⁵¹.

Travel to work

Based on the most recent census data⁵², the most popular method of traveling to work in Stoke Fleming is via driving a car or van (33.1%), lower than the averages for South Hams (41.1%) and the South West (41.4%). However this is likely due to be to the higher levels of residents not in employment. After driving, the most second most popular method of travelling to work in Stoke Fleming is to work from home, with the value of 11.9%, higher than the averages for South Hams (7.8%), the South West (9.0%) and the national average of 6.9%.

Future Baseline

New development has the potential to increase traffic along the key routes through Stoke Fleming with congestion an particular issue in the summer peak season for tourists.

Public transport usage has the potential to remain relatively low compared to private car use in the area, although there is potential to increase sustainable transport use and active travel such as cycling.

⁵¹ ONS (no date): 'Car or Van Availability 2011', (Table QS416EW)

⁵² ONS (no date): Census 2011: 'Method of Travel to Work 2011' (Table QS701EW)

There is potential for the number of people working from home in Stoke Fleming to significantly increase use to modern working patterns such as agile and flexible working.

Whilst negative effects of new development on the local transport network are likely to be in part mitigated by provisions in the Devon Transport Plan and The Plymouth and South West Devon Joint Local Plan 2014-2034, overall increases in car use may arise as a result of growth in the Neighbourhood Plan area and a growth in visitor numbers.

