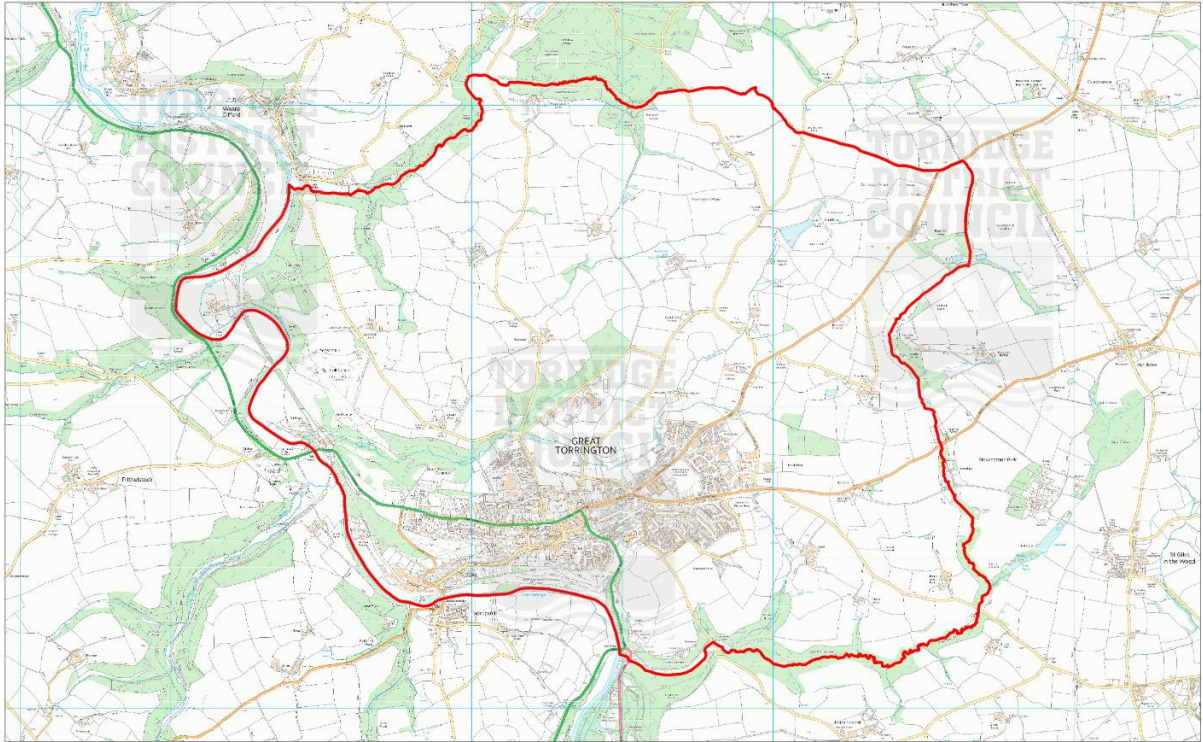



1.0 INTRODUCTION

- 1.1 This report comprises a Sustainability appraisal (SA) of the Great Torrington Neighbourhood Plan. It has been developed to test and inform the content of the Plan as required by the EU Directive 2001/42/EC, which is also known as the Strategic Environmental Assessment (SEA) Directive.
- 1.2 Although the SEA Directive only requires Neighbourhood Plans to undertake a Strategic environmental assessment (SEA), in order to ensure best practice this report reviews social and economic issues and therefore comprises a broader Sustainability Appraisal.
- 1.3 By undertaking an SA rather than an SEA, The Great Torrington Neighbourhood Plan Forum (see below) is ensuring that policies are tested against social and economic appraisal criteria as well as environmental criteria.
- 1.4 The Neighbourhood Plan Area
- 1.5 In order to protect the Town's history and enhance its uniqueness, Great Torrington Town Council applied for the area to be formally designated as a neighbourhood area. The application letter included a map which identified the area to which the application relates, a statement as to why the area is considered to be designated as a neighbourhood area, and a statement that Great Torrington Town Council is a 'Qualifying Body'. Torridge District Council approved the designation of the Parish of Great Torrington as a Neighbourhood Area on 24th November 2014, following a six-week period of consultation on the draft Neighbourhood Area.
- 1.6 The boundary includes the entire area in the administrative jurisdiction of Great Torrington Parish Area, which serves the Community of Great Torrington. The boundary follows the River Torridge from north to south and encompasses the outskirts of the Town such as Rosemoor, Torrington Wood, Week Bottom, Daracott Moor, Woodhouse Wood and Van's Wood.



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 Great Torrington Neighbourhood Area
 Designated November 2014

Scale 1:20000



2.0 PLANNING POLICY CONTEXT

2.1 How the Neighbourhood Plan fits into the Planning System

2.2 Great Torrington Neighbourhood Plan, once adopted, in conjunction with the North Devon and Torridge Local Plan will guide future development in Great Torrington and will be a primary consideration when determining planning applications in the area. In cases where a decision is sought on the basis of material considerations not in accordance with the Plan, applicants and appellants have to clearly demonstrate that this is necessary.

2.3 Additionally, the Plan has been prepared in strict accordance with all relevant primary and secondary legislation – principally Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012 – to ensure that it comprises a set of policies that are procedurally sound in their preparation and in accordance with the ‘basic conditions’.

2.4 The basic condition for EU obligations includes the Strategic Environmental Assessment Directive, which requires an assessment for Neighbourhood Plans that are likely to have significant environmental impacts. As Great Torrington allocates sites for development and the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the Plan, an Environmental Report has been prepared.

2.5 National Planning Policy Framework

2.6 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and was revised in July 2018. The NPPF provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.

2.7 The National Planning Policy Framework states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies. It states that neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.

2.8 The North Devon and Torridge Local Plan

2.9 Great Torrington lies within the administrative area of Torrridge District, in the County of Devon. Along with national policy, Torrridge District Council has policies and proposals that have a significant influence on the strategy and detailed content of the Great Torrington Neighbourhood Plan.

2.10 The North Devon and Torrridge Local Plan was adopted on 29th October 2018 and sets out a vision for Great Torrington as follows:

Great Torrington will develop as a self-sufficient local service centre with a vibrant, independent retail and employment offering. Great Torrington will be enhanced and promoted through tourism and leisure utilising its unique cultural heritage as well as the natural environment of the Commons. Its future will be supported through small to medium scale employment and housing development and the successful regeneration of key sites and buildings both within the historic town centre and urban fringe. A creative and dynamic community will be fostered through improved access to arts, culture and leisure facilities.

2.11 In synopsis, the Spatial Development Strategy for Great Torrington sets out a plan for:

- (a) High quality, sustainable development in appropriate locations;
- (b) the provision of a minimum of 632 dwellings, including affordable and supported homes;
- (c) the redevelopment on brownfield sites and modest urban extensions to the east and south to meet the housing requirement;
- (d) a new primary school and enhanced early year provisions;
- (e) additional employment land: 4 hectares to the east of Hatchmoor Industrial Estate, and safeguarding of employment activity at the former abattoir site;
- (f) regeneration opportunities being actively pursued, including the former Creamery site;
- (g) delivering economic growth through capitalising on enhanced levels of assistance offered by the Assisted Areas Status;
- (h) improvement and enhancement of the town's retail function; and
- (i) enhancement and promotion of the town's heritage and cultural assets.

2.12 Summary

2.13 The Plan does not seek to repeat National or Local policies but, where appropriate, to add local detail to those policies. It sets out the clear wishes of the community of Great Torrington in respect of the management and control of development, to attain appropriate sustainable growth within the Great Torrington Neighbourhood Plan Area.

3.0 ISSUES RAISED THROUGH COMMUNITY ENGAGEMENT

3.1 Local involvement and consultation is at the heart of neighbourhood planning. The Town Council of Great Torrington started the process at the beginning of June 2014. A public meeting was held by the Town Council to explain the concept and invite volunteers. From this, a Steering Group was formed of Town Councillors and local volunteers as the Council considered it important that the Plan was not simply seen as something produced by the Town Council but as a community effort. A Consultation Statement has been prepared and accompanies the Plan, which goes into greater detail regarding the consultation process.

3.2 The Steering Group has identified a number of key issues, as a result of public consultations and household questionnaires. These are grouped under five themes; environment, housing, transport and infrastructure, community facilities and employment, which will form the structure of the policy section.

3.3 Environment

3.4 An 'area of waste called the Common', was given to the people of Torrington in 1194. This was formalised in 1889, when the Common's Act was presented in Parliament. 'An Act for vesting Great Torrington in a body of Conservators'. Since then the Act has been continually updated, with the latest byelaw in 2010. The Commons today are an important feature of Great Torrington, the land adjoins the town on three sides, extending to an area of 132.6 hectares. The Commons provides substantial informal open space and contains two play areas. It is rich in flora and fauna, contains ancient woodland, and includes part of the River Torridge and the Tarka Trail, which is well used by local residents and tourists.



3.5 The Great Torrington Conservation Area extends from west to east, Castle Street to Halsdon Terrace and north to south. New Street to the south of Castle Hill Car Park where it borders the Great Torrington Commons. A large number of listed buildings are contained within the Conservation Area, which reflects the town's historic importance. The majority of the town has been built on gentle to moderate sloping land commanding a hilltop location. The steep-sided river valleys are significant constraints to future development.

3.6 Housing

3.7 The Great Torrington Town Study 2011 identified that there were 2,529 properties in Great Torrington. Currently there is a requirement in the North Devon and Torrridge Local Plan for at least an additional 632 houses to be built in the Great Torrington area between 2011 and 2031. Over the period April 2011-December 2016, 99 dwellings were built in Great Torrington, therefore in respect of addressing the Local Plan requirement, there is a balance of at least 553 dwellings to be provided by 2031.

3.8 Building over the next 15 years must not only provide the appropriate type of housing, but also remain within the limits set out in the North Devon and Torrridge Local Plan.

3.9 The average house price in Torrridge is below that of the Devon average¹. Yet, there remains a strong need for affordable housing, as the average household income in Great Torrington is lower than Devon County Council collectively², which has not been met by developers to date, and a local demand for assisted living developments to accommodate the growing elderly population and the disabled.

3.10 Transport & Infrastructure

3.11 There are regular bus services between Great Torrington, Bideford and Barnstaple. However, it is limited in respect of employment accessibility, evening travel, and connection to the outlying villages and regional centres are infrequent. Improved connections to other centres would help reduce car dependency, reduce carbon emissions and improve people's quality of life, especially the youth.

3.12 Great Torrington is well served by walking and cycling opportunities, most significantly through the Tarka Trail and the network of paths provided across the Great Torrington Commons. Future development will need to consider how it would link with existing facilities in the town centre and established sustainable transport options. Priority should be given to the provision of a cycle link from the Tarka Trail to the town centre. Improved cycling and pedestrian links, could further support the sought enhancement of the town's tourism role and through improved modal options for residents encourage non-car borne movements that would have



¹ 2017. Torrridge Profile 2017. P.28. Available at:

<http://www.torrridge.gov.uk/CHttpHandler.ashx?id=18130&p=0>

² 2009. Great Torrington Town Study. P.5. Available at:

<http://www.torrridge.gov.uk/CHttpHandler.ashx?id=8280&p=0>

benefits in respect of health, climate change and congestion within the towns network of historic streets.

3.13 There is sufficient water supply to support new development. However, it is recognised that because of the dual water run off/sewerage system found in older properties, Great Torrington has an inadequate sewerage treatment system (see appendix A). This is exacerbated by the large number of new housing built in recent years. South West Water has recognised this problem and given Great Torrington priority for improvement in their forward Plan. The sewerage treatment systems require urgent attention irrespective of new development occurring over the Plan period.

3.14 Due to the loss of part of the New Road car park and the proposed restrictions on on-street car parking within the centre, public car parking in the town centre is proving to be a major issue (see appendix B).

3.15 Community Facilities

3.16 Great Torrington has a good range of community facilities and services which serve the town and outlying villages. Residents in the surrounding parishes have a high dependency on Great Torrington for key services such as education and healthcare.

3.17 The District Council's Open Space Assessment determined that there was a good supply of open space. Although there is not a shortage of sports pitches, existing courts such as tennis courts require enhancement. There is also a demand for allotments as there are currently 13 people on the waiting list. Although Great Torrington has a good variety of leisure and recreational facilities, there will be even greater pressure for additional facilities as the town grows over time. In terms of educational facilities, the primary, junior and infant schools are nearing full capacity and an additional primary school and early year's provision is severely needed. Currently Great Torrington children are being bussed out to village schools. As of January 2016, the Great Torrington Bluecoat C of E primary school was at 98% capacity³.

3.18 Employment

3.19 Employment within Great Torrington is mainly supported by businesses at Hatchmoor Industrial Estate and through the services and facilities provided throughout the town

³ 2017. Great Torrington Bluecoat Church of England Primary School data. Getthedata.com. Available at: <https://www.getthedata.com/school/great-torrington-bluecoat-church-of-england-primary-school-113377>

centre. Just over half of the town's working residents, work within and around Great Torrington, with a further significant number commuting to Bideford and Barnstaple⁴.

- 3.20 Great Torrington has experienced limited employment development on allocated employment estates in the past. For over 5 years, 4.62 hectares of undeveloped land has been available east of the Hatchmoor Industrial Estate, with no indication of progression for employment purposes. The North Devon and Torridge District Local Plan has now allocated 4 hectares for the delivery of economic development that provides a mix of premises reflective of the site and appropriate to enable business startup and expansion; this will hopefully improve the availability of employment provision in Great Torrington.
- 3.21 In addition to the Hatchmoor site, opportunities for employment based development exist on the former Creamery and abattoir sites. Although both are subject to significant constraints, it is considered that there are opportunities for the sites to be redeveloped on a mixed use basis. The Creamery site will be redeveloped with a focus on housing, as set out in Local Plan Policy GTT01 and reflected in planning application 1/0039/2016/OUTM.
- 3.22 Although employment growth may be limited with regard to site allocations, opportunities should be provided to support the expansion of existing businesses within the town. Regard must also be given to the economic benefit and potential to be achieved through supporting tourism, hospitality and other serviced based proposals that will not require land release on traditional industrial estates.

⁴ 2011, Great Torrington Town Study. Available at:
www.torridge.gov.uk/CHttpHandler.ashx?id=8280&p=0

4.0 OUR VISION- GREAT TORRINGTON NEIGHBOURHOOD IN 2031

- 4.1 A friendly, welcoming town that serves the local population, rural surroundings and visitors. A thriving neighbourhood where - regardless of age, health or status - people have access to suitable housing, employment and community facilities. The stability and cohesion that are central to the character of the town have been maintained by making it attractive and safe for all ages. Innovative approaches to the challenges of the 21st century are encouraged where they enhance the highly valued natural setting. Appropriate development is supported where it is matched by the provision of relevant infrastructure.
- 4.2 The natural **environment** is managed for the benefit of residents and visitors; creating a town that is known for its natural beauty and accessible open spaces for all to enjoy.
- 4.3 Great Torrington will be a sustainable settlement in which to live, with sufficient and appropriate **housing** to meet local needs.
- 4.4 **Transport and Infrastructure.** Strong and flexible connections between the town centre and its residential surroundings are established, achieving a high level of social and economic integration. Traffic management ensures minimal congestion and adequate parking, and pedestrian infrastructure ensures accessibility for all users. Great Torrington will be an environmentally-friendly neighbourhood.
- 4.5 The value of **community** is reflected in the availability of facilities for people of all ages, including sport and recreational facilities and opportunities for artistic and creative engagement.
- 4.6 The economic strength of the town continues to derive from its role as an important local centre. **Employment** opportunities are diverse and plentiful.

6.0 THE RELEVANT ASPECTS OF THE CURRENT STATE OF LOCAL SOCIAL, ENVIRONMENTAL AND ECONOMIC ISSUES AND THE LIKELY EVOLUTION THEREOF WITHOUT IMPLEMENTATION OF THE NEIGHBOURHOOD PLAN

- 6.1 The over-riding sustainability issue in the Parish to which the Neighbourhood Plan responds is managing the effect of the recent and future scale of housing development on the infrastructure of Great Torrington. The Neighbourhood Plan adopts a positive stance to planning for housing development but this must be done in ways that do not exacerbate capacity problems in the local infrastructure nor cause any significant detrimental effects on the environment of the parish.
- 6.2 The local community is especially concerned about the availability of primary school places to meet the growing demands of the local population and the effect of recent and planned health cuts in the area.
- 6.3 In addition, the community remains concerned about the effects of heavy traffic using the main routes through the Parish and the higher number of trips of local traffic accessing services as described above.
- 6.4 There is also a strong desire of the local community to encourage more employment to the parish to reduce its dependency on commuting to jobs in surrounding towns. The number of jobs in the parish has not kept pace with its housing growth of the last decades, resulting in greater congestion on the local roads.
- 6.5 Without the Neighbourhood Plan, proposals for housing development in the parish would be left to individual planning applications and opportunities to manage change positively and cumulatively may be lost. This would make little difference to controlling the environmental impact of those proposals as they must in any event demonstrate they conform to development plan and National Planning Policy Framework (NPPF) policy. Rather, the Plan emphasis is on delivering a series of proposals that have positive social and economic outcomes within the environmental limits imposed by the North Devon and Torridge Local Plan and by the environmental designations.

7.0 THE ENVIRONMENTAL CHARACTERISTICS OF AREAS LIKELY TO BE SIGNIFICANTLY AFFECTED

- 7.1 Great Torrington Commons forms part of the southern and western areas of the parish.
- 7.2 There are many local nature reserves. There are Ancient & Semi-Natural Woodland and lots of areas of Deciduous Woodland Habitat spread in pockets across the Parish.
- 7.3 The parish lies within landscape character areas and as such they have been assessed as having overall moderate/high sensitivity to change due to the decline in traditional land management, largish scale housing and commercial /industrial development, minor road improvements and visibility on the valley sides.
- 7.4 The Parish contains x Grade I, xx Grade II* and a large number of Grade II listed buildings and structures. There is one conservation area in Great Torrington within the centre of the town.
- 7.5 The Neighbourhood Plan policies and proposals are almost entirely confined to the Parish of Great Torrington. In addition, although the local community may regard the scale of development proposals of the Plan as considerable, they are not in relation to the existing building stock of the parish, to the scale of housing development over the last decade or so, or to the strategic development provisions elsewhere in the district provided for by the North Devon and Torridge Local Plan.
- 7.6 It is therefore difficult to assess either the individual or cumulative effects of the Plan policies. Rather, the policies should avoid any obvious environmental harm in terms of the proximity of development proposals to the natural or heritage assets referred to above. Thereafter, the expectation is that planning applications in future will be screened for the need for Environmental Impact Assessment and other assessments (e.g. heritage) and they will be determined using the development management policies of the Plan and of other development plan documents.

8.0 ANY EXISTING SOCIAL, ECONOMIC OR ENVIRONMENTAL PROBLEMS THAT ARE RELEVANT TO THE NEIGHBOURHOOD PLAN

- 8.1 The problems are described in Sections above. The ability of the Plan to address these problems is limited as many are the result of land use and other policy decisions taken by other bodies at higher levels than the Town Council. The Plan can only seek to ensure that those problems are not made worse in respect of the limited land use planning matters that are within the scope of neighbourhood plans.
- 8.2 This is difficult for the local community to understand and accept, especially as the Plan has to remain positive about development to be consistent with the NPPF. In other cases, the solutions lie beyond the ability of the land use planning system to rectify – for example in changing retail trends – or the considerable extension of permitted development rights of recent years has removed the opportunity for the development plan to intervene.
- 8.3 However there is an expectation that the Neighbourhood Plan will address the problems of infrastructure and employment in the parish. The number of jobs created in the parish in recent years has fallen well below the number of new homes, resulting in a significant increase in commuting by car. The scale and location of new housing, also increased pressure on local public services and utilities infrastructure.

9.0 THE SOCIAL, ENVIRONMENTAL AND ECONOMIC OBJECTIVES THAT ARE RELEVANT TO THE NEIGHBOURHOOD PLAN AND THE WAY THOSE OBJECTIVES AND ANY CONSIDERATION OF ITS SUSTAINABILITY HAVE BEEN TAKEN IN ACCOUNT DURING ITS PREPARATION

- 9.1 The Neighbourhood Plan has been prepared alongside the North Devon and Torridge Local Plan, which contains all the appropriate strategic policies to address social, economic and environmental issues across the district, including the Neighbourhood Plan area. The Neighbourhood Plan must be in general conformity with those policies and it does not therefore seek to repeat them.
- 9.2 To assess the sustainability performance of the Neighbourhood Plan, the following assessment framework has been adopted.
- 9.3 The six objectives have been chosen to provide a relevant framework within which to distinguish policy attributes and to compare them with any reasonable alternative policy approaches. They reflect the environmental characteristics of the parish and the intended focus of the Neighbourhood Plan. The absence of an objective does not necessarily mean that it is of no value but that its inclusion would not have helped the assessment of the Plan's objectives and policies.

10.0 NEIGHBOURHOOD PLAN SA/SEA OBJECTIVE AND NEIGHBOURHOOD PLAN SA/SEA MEASURES

1. Housing 1A - will the GTNP improve the availability of decent, affordable housing? 1B – will the GTNP provide a range of housing types of various sizes and tenures? 1C – will the GTNP make better use of brownfield land for housing?
2. Community Facilities 2A - Will the GTNP sustain or increase the provision of community facilities?
3. Biodiversity 3A - Will the GTNP lead to the loss to biodiversity, flora or fauna as a result of development, either directly or through habitat fragmentation? 3B – Will the GTNP lead to any significant effects on Great Torrington?
4. Landscape 4A - Will the GTNP result in a deterioration of the quality of the landscape or townscape?
5. Heritage 5A - Will the GTNP sustain and enhance heritage assets (e.g. Listed buildings, archaeological sites, ancient monuments, Conservation Areas?) and their settings?
6. Employment 6A – Will the GTNP lead to the creation of new jobs in the parish or, at the very least, the retention of existing jobs?

11.0 OBJECTIVES

11.1 In order to achieve the aforementioned vision, and through further consultation and questionnaire surveys, the community focused its objectives on six groups of key issues, they are:



11.2 ENVIRONMENT

The Plan will make sure that:

- The Torrington Commons, the distinctive rural landscape, settlement pattern and historical nature of the town is protected and enhanced;
- The wildlife value of the area is protected and where possible enhanced to ensure ecosystem function;
- Access to and provision of open spaces should be protected and additional, accessible open spaces provided for the benefit of people and

11.3 HOUSING

The Plan will make sure that:

- Developments include a suitable mix of housing suited to local needs, including dwellings suited to older residents;
- There is provision of affordable housing, both for sale and for social rent, that will be subject to a local connection;
- Development will be of high quality, well designed to fit in with the local area and contribute to creating a strong sense of place.





11.4 TRANSPORT AND INFRASTRUCTURE

The Plan will make sure that:

- The number of town centre car parking spaces will be maintained or increased;
- Any new development in the neighbourhood area will take account of the needs of pedestrians, cyclists, car users and public service vehicles, with safety for all and carbon reduction being paramount;
- Any new development will ensure that car parking is appropriate for the scale and context of the development;
- To retain Great Torrington's rural edge;
- To encourage renewable energy initiatives.

11.5 COMMUNITY FACILITIES

The Plan will make sure that:

- Support is given for proposals to create new play facilities for young people;
- Proposals for new sporting and recreational facilities, including allotments, will be supported and encouraged;
- The developers of new housing must make appropriate financial contributions towards new and existing community facilities.





11.6 EMPLOYMENT

The Plan will make sure that:

- Existing employment sites are kept for employment use;
- The vitality of Great Torrington's town centre is protected;
- Sustainable green tourism activities are encouraged;
- New employers are attracted, increasing local jobs.

12.0 ASSESSING THE IMPACT OF THE NEIGHBOURHOOD PLAN STRATEGIC OBJECTIVES

12.1 The strategic objectives of the Neighbourhood Plan are outlined in the sections above. They cover a range of economic, social and environmental issues in support of realising the community's vision for the parish. Each of these objectives has been assessed against the SA/SEA objectives in Table A below by Clayewater Planning Group, with the support of the Steering group. There is, not surprisingly, a strong correlation between the Plan objectives and those of the SA/SEA. Its environmental goals will ensure that the Plan takes full account of the special biodiversity, landscape and heritage assets and features within the parish. The community objective matches well with the desire to see improvements in existing community facilities. The housing and employment objectives could be regarded as being in an inevitable tension with the biodiversity and landscape (and potentially the heritage) SA/SEA objectives given the need for the Plan to meet new housing need from edge of settlement sites. However, the assessment assumes that any such impacts will be avoided through the policy choices made in pursuit of those objectives.

12.2 The Neighbourhood Plan contains 39 policies and 9 site allocations, which have a series of social, environmental and/or economic impacts. Using the sustainability framework of Table A, the assessment of each policy is summarised below in Table B.

Table A

Key					
Very Positive	Positive	Neutral	Negative	Very Negative	
✓✓	✓	N	-	--	
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Environmental	Housing	Transport & Infrastructure	Community Facilities	Employment
Nature Conservation	✓✓	✓✓	✓✓	✓✓	✓✓
Landscape and Heritage	✓✓	✓✓	✓✓	✓✓	✓✓
Air and Climate	✓✓	✓✓	✓✓	✓✓	✓✓
Water	✓✓	✓✓	✓✓	✓✓	✓✓
Soil	✓✓	✓✓	✓✓	✓✓	✓✓
Population	✓✓	✓✓	✓✓	✓✓	✓✓
Human Health	✓✓	✓✓	✓✓	✓✓	✓✓
Infrastructure and other Facilities	✓✓	✓✓	✓✓	✓✓	✓✓
Employment and Skills	✓✓	✓✓	✓✓	✓✓	✓✓
Equalities	✓✓	✓✓	✓✓	✓✓	✓✓

Table B: Summary Assessment of Proposed Policies

ENV1: Landscape Protection		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Protection	No Protection
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓	-
Equalities	✓✓	--
conclusion	✓✓	

ENV2: Wildlife Enhancement		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Enhancement	No Enhancement
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓	-
Equalities	✓✓	--
conclusion	✓✓	--

ENV3: Enhance the Green Infrastructure of the Parish		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Enhancement	No Enhancement
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	-
Soil	✓✓	-
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	-
Employment and Skills	✓✓	-
Equalities	✓✓	--
conclusion	✓✓	--

ENV4: Dark Skies		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Improvement	No Improvement
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓	--
Water		✓
Soil		✓
Population	✓	--
Human Health	✓	--
Infrastructure and other Facilities	✓	--
Employment and Skills		✓
Equalities	✓✓	--
conclusion	✓	

ENV5: Renewable Energy		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Use of renewables	No use of renewables
Nature Conservation	-	✓
Landscape and Heritage	-	✓
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	

H1: Housing Types		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Restriction	No Restriction
Nature Conservation	N	--
Landscape and Heritage	✓	-
Air and Climate	✓	-
Water	N	-
Soil	✓	-
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

H2: Allocation of Affordable Housing		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Local connection	No Local Connection
Nature Conservation	✓	-
Landscape and Heritage	✓	-
Air and Climate	✓	-
Water	✓	-
Soil	✓	-
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

H3: Design and Layout		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Restriction	No Restriction
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

T11: Car Parking		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Resisting Loss of car Parking	No Resisting Loss of car parking
Nature Conservation	-	✓
Landscape and Heritage	✓	✓
Air and Climate	--	✓
Water	-	✓
Soil	-	✓
Population	✓✓	--
Human Health	✓✓	-
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	

T12: Pedestrians and Cyclists		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Provision	No Provision
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

T13: Residential Parking		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Standards	No Standards
Nature Conservation	✓	-
Landscape and Heritage	✓	-
Air and Climate	✓	-
Water	✓	-
Soil	✓	-
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

T14: Visitor Parking		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Provision	No Provision
Nature Conservation	✓	-
Landscape and Heritage	✓	-
Air and Climate	✓	-
Water	✓	-
Soil	✓	-
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

CF1: Community Facilities		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Retention/Improvement	No Retention/Improvement
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

EM1: Employment uses on Urban Brownfield Land		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Mixed Use on PDL sites	No Policy
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	

EM2: Retail Development		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Additional Retail	No Additional Retail
Nature Conservation	-	✓✓
Landscape and Heritage	-	✓✓
Air and Climate	-	✓
Water	✓	✓✓
Soil	✓	✓✓
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	

EM3: Innovation in Tourism and Hospitality		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Encourage	Discourage
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

EM4: Opportunities for Employment		
Compared to what would happen if there was no neighbourhood plan, what would be the alternatives impacts on:	Proposals	No Proposals
Nature Conservation	✓✓	--
Landscape and Heritage	✓✓	--
Air and Climate	✓✓	--
Water	✓✓	--
Soil	✓✓	--
Population	✓✓	--
Human Health	✓✓	--
Infrastructure and other Facilities	✓✓	--
Employment and Skills	✓✓	--
Equalities	✓✓	--
conclusion	✓✓	--

12.3 In overall terms, the sustainability effects of the Neighbourhood Plan are generally assessed as neutral but are occasionally positive. The proposed mitigation measures of most policies will effectively avoid any negative impacts. Only in respect of the reasonable alternatives are there any negative potential impacts. Further, the scale and location of specific development policies is such that there should be no cumulative effects on the objectives and nor with the effects of policies contained within the adjoining neighbourhood plans

