

# IVYBRIDGE NEIGHBOURHOOD PLAN



## Sustainability Appraisal and Scoping Report

June 2015

Submitted by the qualifying body:

Ivybridge Town Council

Town Hall

Erme Court

Leonards Road

Ivybridge

Devon

PL21 0SZ

[townclerk@ivybridge.gov.uk](mailto:townclerk@ivybridge.gov.uk)

<http://www.ivybridge.gov.uk>

CONTENTS

1. Introduction
2. Policy Context
3. Local Context
4. Methodology
5. The Key Issues and Objectives of the Plan
6. Sustainability Appraisal of Plan Policies
7. Conclusion

## **APPENDICES**

Appendix 1 – NPPF Extract regarding sustainable development

Appendix 2 – Ivybridge Neighbourhood Plan Objectives

Appendix 3 – Sustainability Appraisal of Plan Policies

## INTRODUCTION

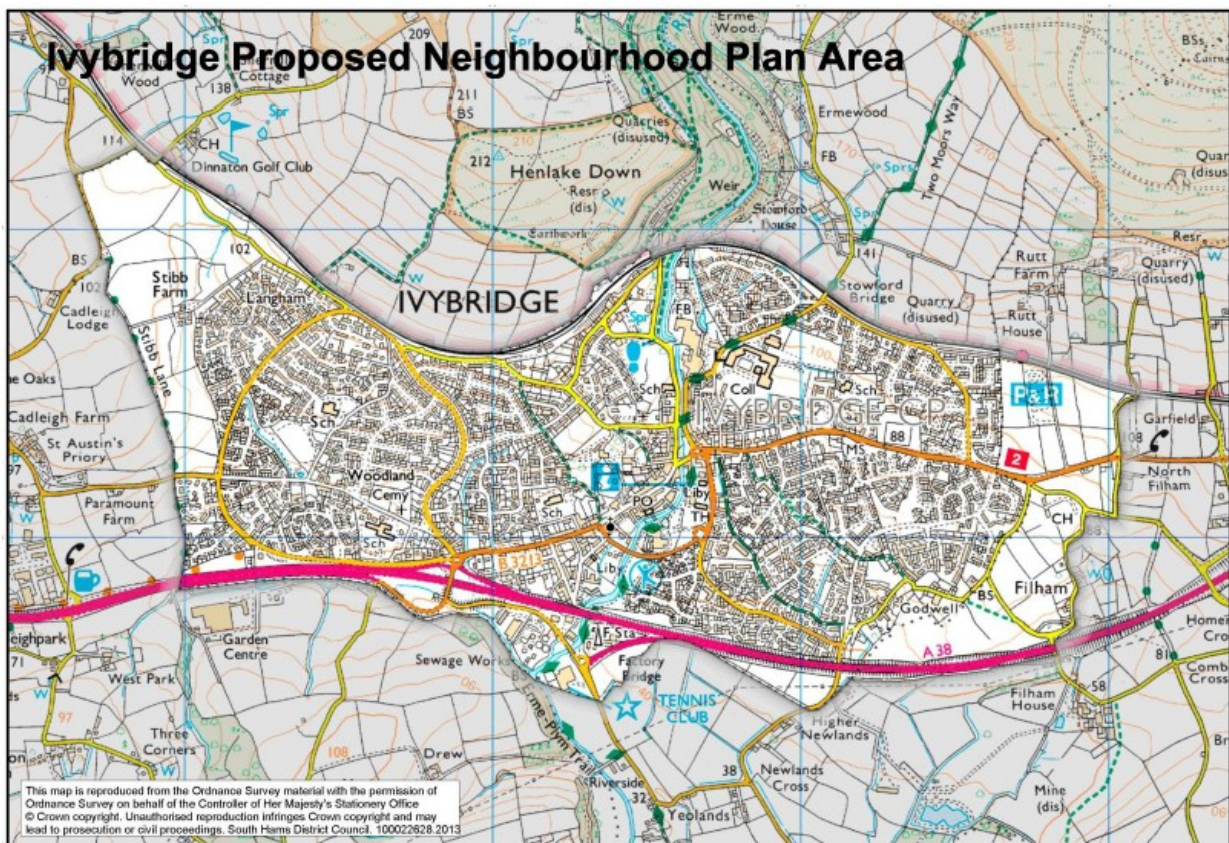
1. Ivybridge Town Council (ITC) is the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan, and has been assisted in the process by a steering group, focus groups and local consultants.
2. The objectives and policies of the Ivybridge Neighbourhood Plan are consistent with national guidance and the strategic content of the local development plan. This document aims to make sure not only that the plan's policies are sustainable in relation to existing national and local policies, but also that they will suitably and sustainably address the key issues and objectives identified by the local community.
3. A simple but robust methodology has been used, geared to enabling local people as well as professionals to understand and engage with the plan's appraisal. It addresses the fundamental aspects of sustainable development, considering current and long-term social, economic and environmental issues and impacts in an integrated and balanced way.
4. The land use planning process is a key part of the means by which development in England is kept within sustainable limits. The Ivybridge Neighbourhood Plan is a land use plan and will be a major part of the policy framework guiding future development in the town. The appraisal process aims to help ensure that its policies will positively help to meet local needs and wider concerns with minimal adverse effects, both now and in the future.
5. This document will, alongside the plan, be the subject of consultation with South Hams District Council, Devon County Council, the Environment Agency, Natural England, Historic England and a wide range of other consultees (as set out in a separate document: the Statement of Consultation).

## POLICY CONTEXT

6. A commitment to sustainable development is enshrined in national and European legislation, and the latter has also introduced a requirement to consider Strategic Environmental Assessment (SEA). An opinion has duly been sought from South Hams District Council as to whether the Ivybridge Neighbourhood Plan should be subject to SEA. The sustainability appraisal will form a basis for SEA to be carried out if it is required.
7. The plan must be consistent with the National Planning Policy Framework (NPPF) and the strategic policies of the local development plan.
8. The NPPF includes a presumption in favour of sustainable development. The Planning Portal includes helpful guidance, parts of which are extracted at **Appendix 1** and which can also be found at <http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/>.
9. The relevant adopted plans of the local planning authority (South Hams District Council) include in particular the LDF Core Strategy (2006) and the Ivybridge Site Allocations DPD (2011). These can be found on the district council's website at <http://www.southhams.gov.uk/article/3234/The-Development-Plan>.
10. It is considered that the plan is consistent with all of these and the sustainability appraisal will help to demonstrate that by testing the sustainability of the plan's policies.

## LOCAL CONTEXT

11. The Ivybridge Neighbourhood Plan area is shown on the map below. It includes a part of the neighbouring parish of Ugborough, which is that part where development adjoining Ivybridge is proposed in the Ivybridge Site Allocations DPD (2011).
12. The plan has been informed by earlier work. In 2011 the Prince's Foundation undertook a community planning process to add detail to the proposals of the Site Allocations DPD. This was followed up by a Town Team convened by Gary Streeter MP in 2013. These processes and their broad conclusions are described in the Consultation Statement also published alongside the neighbourhood plan.
13. The neighbourhood plan process, led by the steering group, has involved further consultation, focus groups and the plan and associated documents (including this one) are now open for comments.



## METHODOLOGY

14. The sustainability appraisal tests each of the policies of the plan against the objectives set by the community. These objectives are set out in the plan and are also at **Appendix 2**.
15. The methodology is designed to enable the sustainability objectives of the newly emerging development plan for South Hams (referred to by the district council as 'Our Plan') also to be tested when they are published. Meanwhile, the objectives which had been set for Sustainability Threshold Assessment of the adopted South Hams LDF have been referred to for comparison. These are set out at **Appendix 3**.
16. In a simple tabulation each of the plan's policies is set against the plan's objectives. Each policy is rated against each objective by showing:
  - three ticks to indicate very good performance
  - two ticks for good performance

- one tick for satisfactory performance
- a gap to indicate no significant affect

## THE KEY ISSUES AND OBJECTIVES OF THE PLAN

17. Ivybridge is a town of about 12,000 population lying about 10 miles east of Plymouth. It grew up on the southern slopes of Dartmoor, initially as a mill town and a staging post, then very rapidly in the latter part of the twentieth century following its designation as a location to help meet the demands for post-war growth.
18. The town's facilities have not always kept up with the pace of growth in Ivybridge and the plan aims to address this issue, particularly seeking the regeneration of the town centre.
19. The neighbourhood plan for Ivybridge has been shaped by the local community and its priorities respond to the issues and aspirations they have raised. The plan is based on the Vision produced by the local community early in the plan-making process:

***Ivybridge***  
***A friendly mill town - along the river, beside the moor -  
offering healthy, creative, sustainable future lifestyles***

20. The plan includes a range of objectives under several headings:
  - **Transport and Movement** – seeking more sustainable travel and movement, better air quality and improved access for all.
  - **Sport, Leisure and Tourism** – seeking to grow the town's good sporting reputation and enhance visitor experience.
  - **Employment** – seeking to boost local job creation and investment.
  - **Shopping and Town Centre** – seeking major regeneration and investment, particularly in the town centre.
  - **Community** – seeking better community infrastructure, including improved access to the river.
  - **Environment** – seeking to protect and enhance historic and green assets
21. The objectives are set out in full in the plan and at **Appendix 2**.

## SUSTAINABILITY APPRAISAL OF PLAN POLICIES

22. The sustainability of the plan's policies has been assessed against a framework designed to be easily understood but robustly testing.
23. The tabulation at **Appendix 4** shows an assessment of the performance of each of the plan's policies against the objectives set for the South Hams LDF.
24. That at **Appendix 5** shows an assessment against the neighbourhood plan's own objectives.

**Sustainability assessed against South Hams LDF objectives**
25. **Appendix 4** shows that the performance of the plan's policies against the objectives set for the South Hams LDF vary from neutral to very positive. The highest positive scores relate to those policies which aim to promote and secure regeneration of previously developed sites

in the town centre. This is an appropriate reflection of the plan's priority focus. The highest performing policy (INP4) relates to town centre land north of Fore Street which also lies wholly outside the areas identified with flood risk.

26. The neutral or low scores related to policies dealing with housing and employment, community facilities and the environment indicate that the plan is less strong in these areas. However, national policies and some contained in other parts of the development plan for the area also deal with these topics.
27. The plan's performance when measured against the objectives set for the LDF is yet more varied. Those objectives grouped under the heading 'development opportunities' receive consistently high scores, which relates to the plan's aim to regenerate the town centre. Those objectives grouped under the heading 'environmental constraints' range from strongly positive to slightly negative, and the latter relate to flood risk, contamination and air quality which can be challenging issues for redevelopment and regeneration initiatives.
28. The score in relation to the summary objective (balanced and healthy communities) is strongly positive, indicating that the plan successfully addresses the community's needs.

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

29. The matrix at **Appendix 5** shows that when the plan's policies are assessed in relation to its own objectives, as should be expected, each policy performs positively. This is a natural result of the policies being derived from the plan's objectives. The matrix also shows that the policies scoring most highly are those directly related to town centre regeneration and community facilities. This reflects favourably and affirms the plan's focus to secure a more vibrant and viable town centre and to enhance the town's facilities, particularly to enable its good sporting reputation to grow. The performance of the plan's objectives, when considered by set, shows a similar pattern, with the highest score relating to shopping and town centre objectives.
30. The balance of scores between the three sustainability objectives shows economic and environmental objectives out-performing social objectives. This again reflects the plan's focus on securing town centre regeneration, but adds assurance that this is not to be at the cost of environmental objectives.

#### **CONCLUSION**

31. The results of the process indicate that the plan generally succeeds in addressing the needs of the local community satisfactorily and with minimum adverse effects on sustainability considerations.
32. This sustainability appraisal should be revisited in light of (a) comments regarding the methodology and its application, (b) any changes or developments in the national or local contexts, and (c) any changes made to the plan's objectives and/or policies as a result of consultation.

## APPENDIX 1 – NPPF EXTRACT REGARDING SUSTAINABLE DEVELOPMENT

### Achieving sustainable development

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
  - **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
8. These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.
9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
  - making it easier for jobs to be created in cities, towns and villages;
  - moving from a net loss of bio-diversity to achieving net gains for nature;

- replacing poor design with better design;
  - improving the conditions in which people live, work, travel and take leisure; and
  - widening the choice of high quality homes.
10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

**The presumption in favour of sustainable development**

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.
13. The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

10. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

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

- local planning authorities should positively seek opportunities to meet the development needs of their area;
  - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
    - specific policies in this Framework indicate development should be restricted.
- For **decision-taking** this means:
- approving development proposals that accord with the development plan without delay; and
  - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
    - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
    - specific policies in this Framework indicate development should be restricted.

15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption



should be applied locally.

16. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

## **APPENDIX 2 – IVYBRIDGE NEIGHBOURHOOD PLAN OBJECTIVES**

### **TRANSPORT AND MOVEMENT OBJECTIVES**

- More sustainable travel and movement, with much more cycling and walking and many fewer car journeys.
- A transportation study to recommend measures to address key issues including:
  - improved access to and junction(s) with the A38.
  - a relief road to address air quality in Western Road and town centre congestion.
  - improved cycling and walking throughout the town, especially along the river corridor and in Western Road.

### **SPORT, LEISURE AND TOURISM OBJECTIVES**

- Grow and enhance the town's good reputation for sport.
- Whatever your talent or chosen sport or activity you should be able to pursue it in Ivybridge.
- Encourage sport and exercise particularly among teens and elderly.
- Improve facilities for football, rugby, cricket, athletics and swimming, including a 25m pool.
- Increase dual use of school pitches and facilities.
- Visitor accommodation to support town's role as a venue for sport and moorland activities.
- Improve cycle routes and link to those around the town.

### **EMPLOYMENT OBJECTIVES**

- Make Ivybridge a place where local jobs are created, especially in marketing and IT.
- Encourage entrepreneurs, creativity, small businesses and the professions.
- Retain vitality and key commercial role of Fore Street.
- New employment sites and satellite businesses around the town.
- All new housing sites to include employment and office space.

### **SHOPPING AND THE TOWN CENTRE OBJECTIVES**

- Enhance the town centre and make it more welcoming and attractive.
- Open up the River Erme to view and enhance safer access along the river corridor including bridges, riverside paths and open spaces, seating and lighting, cafes and restaurants.
- Increase retail space and the diversity and quality of the retail offer, including an anchor store.
- Aim for full occupation of town centre premises and create scope for evening trade.
- Redevelop Glanvilles Mill with improved linkage to Fore Street.
- Develop brownfield sites to the rear of Fore Street and in Chapel Place.
- Aim for quality development and shopping at Stowford Mill.
- Expand the core retail area and promote mixed uses in the town centre.
- Outside the town centre provide neighbourhood shops.
- Holistic redevelopment of Butterpark and Sportsmans Inn sites.

### **COMMUNITY OBJECTIVES**

- Undertake an audit of community facilities and their availability and maximise their use.

- Improve marketing, information about and co-ordination of community facilities.
- Promote the library as a key place for learning and community groups.
- Improve provision for theatre, the creative arts, youth,
- Promote public art and require it in all developments over a certain size.
- Redevelop the leisure centre to improve its offer.
- Increase access to the river with a new waterside square.
- Identify new premises for the Scouts.

#### **ENVIRONMENT OBJECTIVES**

- Protect informal open green spaces.
- Protect and enhance woodland biodiversity.
- Reduce pollution in the River Erme.
- Protect and invest in the conservation area.
- Protect important historic features and natural resources.

#### **SUSTAINABILITY**

- Sustainability is at the centre of all these objectives:
  - Economic sustainability through job creation and increased town centre activity;
  - Social sustainability through support and development of community groups; and
  - Environmental sustainability through travel management and care of natural resources.

## APPENDIX 3: SOUTH HAMS LDF SUSTAINABILITY THRESHOLD ASSESSMENT

SA Objectives and Decision-Aiding Questions for Site Comparison		
<b>Environmental Constraints</b>	<p><b>1 Land Quality:</b> to maintain and improve the quality of land (<i>SEA topic: Soil and Water</i>)</p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Make use of previously developed land?</li> <li>• Protect the best and most versatile agricultural land?</li> </ul>
	<p><b>2 Flood Risk:</b> to protect and enhance the water environment (<i>SEA topic: Water and Climatic Factors</i>)</p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Be in flood zone 3b</li> <li>• Be in flood zone 3a</li> <li>• Be in flood zone 2</li> <li>• Be in flood zone 1</li> </ul>
	<p><b>3 Contamination:</b> to maintain and improve the quality of land (<i>SEA topic: Soil and Water</i>)</p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Be constrained by land contamination?</li> </ul>
	<p><b>4 Biodiversity:</b> to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species (<i>SEA topic: Biodiversity, Fauna and Flora</i>)</p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Adversely effect an area with a defined significant environmental designation including:</li> </ul> <p><b>European Designated Sites &amp; Features</b></p> <ul style="list-style-type: none"> <li>• Special Area of Conservation (SAC), Ramsar site, Special Protection Area (SPA), Habitats Directive Networks of Natural Habitats</li> </ul> <p><b>Nationally Designated Sites &amp; Features</b></p> <ul style="list-style-type: none"> <li>• Sites of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), CROW Act Important Natural Features</li> </ul> <p><b>Locally Designated Sites</b></p> <ul style="list-style-type: none"> <li>• County Wildlife Site (CWS), Local Wildlife Site (LWS), County Geological Site (CGS), Devon or National BAP habitat</li> </ul> <p><b>Species</b></p> <ul style="list-style-type: none"> <li>• Devon or National BAP species</li> <li>• Protected Species</li> </ul>
	<p><b>5 Protected Landscapes:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced (<i>SEA topic: Landscape</i>)</p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Adversely affect the Areas of Outstanding Natural Beauty and/or Dartmoor National Park?</li> </ul>

	<p><b>6 Visual Impact and Landscape Character:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i></p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Preserve and where possible enhance landscape character and townscape</li> <li>• Avoid unacceptable adverse visual impact</li> <li>• Be integrated into existing landform, townscape and landscape features?</li> </ul>
	<p><b>7 Historic Environment and Cultural Heritage:</b> to protect and enhance cultural resources <i>(SEA topic: Cultural Heritage)</i></p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Conserve and enhance the setting of listed buildings, conservation areas, scheduled ancient monuments or historic parks and gardens?</li> </ul>
	<p><b>8 Air Quality:</b> to protect and improve local and global air quality <i>(SEA topic: Air, Climatic Factors and Human Health)</i></p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Avoid any adverse impact on air quality within an Air Quality Management Area?</li> </ul>
<b>Development Opportunities</b>	<p><b>9 Movement and Accessibility:</b> to enhance access to jobs, education, services, cultural and leisure facilities for all <i>(SEA topic: Population, Human Health &amp; Climatic Factors)</i></p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Provide access to a good range of job opportunities, services and facilities through: Walking</li> <li>• Cycling</li> <li>• Public Transport</li> <li>• Private Car</li> </ul>
	<p><b>10 Quality of the Built Environment:</b> to enhance the form and design of the built environment <i>(SEA topic: Population and Human Health)</i></p>	<p><b>Would development of the site?</b></p> <ul style="list-style-type: none"> <li>• Be well integrated with the existing urban form, townscape and landscape?</li> <li>• Relate well to adjoining land uses?</li> <li>• Contribute to improving the quality of the public realm?</li> </ul>
	<p><b>11 Energy</b> <i>(SEA topic: Material Assets and Climatic Factors)</i></p>	<p><b>Would development in this location deliver additional energy efficiency or energy generation through?</b></p> <ul style="list-style-type: none"> <li>• Orientation that favours passive solar heating or solar generation and/or</li> <li>• Topography that favours a decrease in built energy costs and favours walking and cycling</li> <li>• Close proximity to services</li> </ul>
<b>Overall Summary</b>	<p><b>12 Balanced and Healthy Communities</b> <i>(SEA topic: Population and Human Health)</i></p>	<p><b>Overall, would the development of the site ensure it is located in line with sustainable principles by:</b></p> <ul style="list-style-type: none"> <li>• Encouraging regeneration and enhancement of viable and vibrant communities?</li> <li>• Providing dwellings and employment provision to allow local residents to remain within their communities?</li> <li>• Conserve and enhance the local environment?</li> </ul>

## APPENDIX 4 – SUSTAINABILITY APPRAISAL OF PLAN POLICIES AGAINST LDF OBJECTIVES

Neighbourhood Plan policies →	Town Centre Policies			
Neighbourhood Plan objectives ↓	Policy INP1: Town Centre Regeneration	Policy INP2: Town Centre land east of the River Erme	Policy INP3: Glanville's Mill Site	Policy INP4: North of Fore Street
<b>ENVIRONMENTAL CONSTRAINTS</b>				
<b>1 Land Quality:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>	✓✓✓	✓✓✓	✓✓✓	✓✓✓
<b>2 Flood Risk:</b> to protect and enhance the water environment <i>(SEA topic: Water and Climatic Factors)</i>	xx	xx	xx	✓✓✓
<b>3 Contamination:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>	x	x	x	x
<b>4 Biodiversity:</b> to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species <i>(SEA topic: Biodiversity, Fauna and Flora)</i>	✓✓	✓✓	✓✓	✓✓
<b>5 Protected Landscapes:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>	✓✓	✓✓	✓✓	✓✓
<b>6 Visual Impact and Landscape Character:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>	✓✓✓	✓✓✓	✓✓✓	✓✓✓

<b>7 Historic Environment and Cultural Heritage:</b> to protect and enhance cultural resources <i>(SEA topic: Cultural Heritage)</i>	✓✓	✓	✓✓	✓✓
<b>8 Air Quality:</b> to protect and improve local and global air quality <i>(SEA topic: Air, Climatic Factors and Human Health)</i>	x	x	x	x
<b>DEVELOPMENT OPPORTUNITIES</b>				
<b>9 Movement and Accessibility:</b> to enhance access to jobs, education, services, cultural and leisure facilities for all <i>(SEA topic: Population, Human Health &amp; Climatic Factors)</i>	✓✓	✓✓	✓✓	✓✓
<b>10 Quality of the Built Environment:</b> to enhance the form and design of the built environment <i>(SEA topic: Population and Human Health)</i>	✓✓✓	✓✓	✓✓✓	✓✓
<b>11 Energy</b> <i>(SEA topic: Material Assets and Climatic Factors)</i>	✓✓✓	✓✓	✓✓	✓✓
<b>OVERALL SUMMARY</b>				
<b>12 Balanced and Healthy Communities</b> <i>(SEA topic: Population and Human Health)</i>	✓✓✓	✓✓✓	✓✓✓	✓✓✓

	Policies for the town as a whole			
	Policy INP5: Community Facilities	Policy INP6: Housing and Employment	Policy INP7: Traffic and Movement	Policy INP8: Historic and Natural Environment
<b>ENVIRONMENTAL CONSTRAINTS</b>				
<b>1 Land Quality:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>		x	x	
<b>2 Flood Risk:</b> to protect and enhance the water environment <i>(SEA topic: Water and Climatic Factors)</i>	x		x	
<b>3 Contamination:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>				
<b>4 Biodiversity:</b> to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species <i>(SEA topic: Biodiversity, Fauna and Flora)</i>	x	x	x	
<b>5 Protected Landscapes:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>				✓
<b>6 Visual Impact and Landscape Character:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>			x	✓✓
<b>7 Historic Environment and Cultural Heritage:</b> to protect and enhance cultural resources				✓✓✓



<i>(SEA topic: Cultural Heritage)</i>				
<b>8 Air Quality:</b> to protect and improve local and global air quality <i>(SEA topic: Air, Climatic Factors and Human Health)</i>		x	✓✓✓	
<b>DEVELOPMENT OPPORTUNITIES</b>				
<b>9 Movement and Accessibility:</b> to enhance access to jobs, education, services, cultural and leisure facilities for all <i>(SEA topic: Population, Human Health &amp; Climatic Factors)</i>	✓✓	✓	✓✓✓	
<b>10 Quality of the Built Environment:</b> to enhance the form and design of the built environment <i>(SEA topic: Population and Human Health)</i>				✓✓✓
<b>11 Energy</b> <i>(SEA topic: Material Assets and Climatic Factors)</i>			✓	
<b>OVERALL SUMMARY</b>				
<b>12 Balanced and Healthy Communities</b> <i>(SEA topic: Population and Human Health)</i>	✓	✓	✓	✓

## MATRIX OF POSITIVE EFFECTS BY POLICY AND BY OBJECTIVE.

POLICY	✓ X total balance
Policy INP1: Town Centre Regeneration	19
Policy INP2: Town Centre land east of the River Erme	16
Policy INP3: Glanville's Mill Site	18
Policy INP4: North of Fore Street	22
Policy INP5: Community Facilities	1
Policy INP6: Housing and Employment	0
Policy INP7: Traffic and Movement	3
Policy INP8: Historic and Natural Environment	10
<b>Total</b>	<b>89</b>
OBJECTIVE	✓ X total balance
ENVIRONMENTAL CONSTRAINTS	
<b>1 Land Quality:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>	10
<b>2 Flood Risk:</b> to protect and enhance the water environment <i>(SEA topic: Water and Climatic Factors)</i>	-5
<b>3 Contamination:</b> to maintain and improve the quality of land <i>(SEA topic: Soil and Water)</i>	-4
<b>4 Biodiversity:</b> to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	5

<i>(SEA topic: Biodiversity, Fauna and Flora)</i>	
<b>5 Protected Landscapes:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>	9
<b>6 Visual Impact and Landscape Character:</b> to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced <i>(SEA topic: Landscape)</i>	13
<b>7 Historic Environment and Cultural Heritage:</b> to protect and enhance cultural resources <i>(SEA topic: Cultural Heritage)</i>	10
<b>8 Air Quality:</b> to protect and improve local and global air quality <i>(SEA topic: Air, Climatic Factors and Human Health)</i>	-2
DEVELOPMENT OPPORTUNITIES	
<b>9 Movement and Accessibility:</b> to enhance access to jobs, education, services, cultural and leisure facilities for all <i>(SEA topic: Population, Human Health &amp; Climatic Factors)</i>	14
<b>10 Quality of the Built Environment:</b> to enhance the form and design of the built environment <i>(SEA topic: Population and Human Health)</i>	13
<b>11 Energy</b> <i>(SEA topic: Material Assets and Climatic Factors)</i>	10
OVERALL SUMMARY	
<b>12 Balanced and Healthy Communities</b> <i>(SEA topic: Population and Human Health)</i>	16
<b>Total</b>	<b>89</b>

## APPENDIX 5 – SUSTAINABILITY APPRAISAL OF PLAN POLICIES AGAINST PLAN OBJECTIVES

Neighbourhood Plan policies →	Town Centre Policies			
Neighbourhood Plan objectives ↓	Policy INP1: Town Centre Regeneration	Policy INP2: Town Centre land east of the River Erme	Policy INP3: Glanville's Mill Site	Policy INP4: North of Fore Street
<b>TRANSPORT AND MOVEMENT OBJECTIVES</b>				
More sustainable travel and movement, with much more cycling and walking and many fewer car journeys.	✓✓✓	✓	✓	✓
A transportation study to recommend measures to address key issues including: 33. improved access to and junction(s) with the A38. 34. a relief road to address air quality in Western Road and town centre congestion.	✓			
<b>SPORT, LEISURE AND TOURISM OBJECTIVES</b>				
Grow and enhance the town's good reputation for sport.		✓✓✓		
Whatever your talent or chosen sport or activity you should be able to pursue it in Ivybridge.		✓✓		
Encourage sport and exercise particularly among teens and elderly.		✓✓		
Improve facilities for football, rugby, cricket, athletics and swimming, including a 25m pool.		✓✓		
Increase dual use of school pitches and facilities.				
Visitor accommodation to support	✓	✓✓✓		

town's role as a venue for sport and moorland activities.				
Improve cycle routes and link to those around the town.			✓	
<b>EMPLOYMENT OBJECTIVES</b>				
Make Ivybridge a place where local jobs are created, especially in marketing and IT.	✓	✓✓	✓	✓
Encourage entrepreneurs, creativity, small businesses and the professions.	✓	✓	✓	✓
Retain vitality and key commercial role of Fore Street.	✓✓✓		✓✓✓	✓✓✓
New employment sites and satellite businesses around the town.				
All new housing sites to include employment and office space.				
<b>SHOPPING AND THE TOWN CENTRE OBJECTIVES</b>				
Enhance the town centre and make it more welcoming and attractive.	✓✓✓	✓✓✓	✓✓✓	✓✓✓
Open up the River Erme to view and enhance safer access along the river corridor including bridges, riverside paths and open spaces, seating and lighting, cafes and restaurants.	✓	✓✓✓	✓✓✓	
Increase retail space and the diversity and quality of the retail offer, including an anchor store.	✓✓✓	✓✓	✓✓✓	✓✓
Aim for full occupation of town centre premises and create scope for evening trade.	✓✓	✓	✓	✓
Redevelop Glanvilles Mill with improved linkage to Fore Street.	✓		✓✓✓	

Develop brownfield sites to the rear of Fore Street and in Chapel Place.	✓			✓✓✓
Aim for quality development and shopping at Stowford Mill.	✓✓			
Expand the core retail area and promote mixed uses in the town centre.	✓✓✓	✓✓	✓✓	✓✓
Outside the town centre provide neighbourhood shops.				
Holistic redevelopment of Butterpark and Sportsmans Inn sites.				
<b>COMMUNITY OBJECTIVES</b>				
Undertake an audit of community facilities and their availability and maximise their use.		✓		
Improve marketing, information about and co-ordination of community facilities.	✓	✓		
Promote the library as a key place for learning and community groups.	✓			
Improve provision for theatre, the creative arts, youth	✓	✓✓		
Promote public art and require it in all developments over a certain size.	✓			
Redevelop the leisure centre to improve its offer.		✓✓✓		
Increase access to the river with a new waterside square.	✓	✓	✓	
Identify new premises for the Scouts.				
<b>ENVIRONMENT OBJECTIVES</b>				
Protect informal open green spaces.		✓		

Protect and enhance woodland biodiversity.				
Reduce pollution in the River Erme.				
Protect and invest in the conservation area.	✓			
Protect important historic features and natural resources.	✓✓	✓	✓	✓
<b>SUSTAINABILITY</b>				
Economic sustainability through job creation and increased town centre activity.	✓✓✓	✓✓✓	✓✓✓	✓✓✓
Social sustainability through support and development of community groups.	✓✓	✓✓✓		
Environmental sustainability through travel management and care of natural resources.	✓✓	✓	✓	✓
	<b>Policies for the town as a whole</b>			
	<b>Policy INP5: Community Facilities</b>	<b>Policy INP6: Housing and Employment</b>	<b>Policy INP7: Traffic and Movement</b>	<b>Policy INP8: Historic and Natural Environment</b>
<b>TRANSPORT AND MOVEMENT OBJECTIVES</b>				
More sustainable travel and movement, with much more cycling and walking and many fewer car journeys.		✓	✓✓✓	
A transportation study to recommend measures to address key issues including: 35. improved access to and junction(s) with the A38. 36. a relief road to address air quality in Western Road and		✓	✓✓✓	

town centre congestion.				
<b>SPORT, LEISURE AND TOURISM OBJECTIVES</b>				
Grow and enhance the town's good reputation for sport	✓✓✓			
Whatever your talent or chosen sport or activity you should be able to pursue it in Ivybridge.	✓✓			
Encourage sport and exercise particularly among teens and elderly.	✓✓✓			
Improve facilities for football, rugby, cricket, athletics and swimming, including a 25m pool.	✓✓✓			
Increase dual use of school pitches and facilities.	✓✓✓			
Visitor accommodation to support town's role as a venue for sport and moorland activities.				
Improve cycle routes and link to those around the town.			✓✓✓	
<b>EMPLOYMENT OBJECTIVES</b>				
Make Ivybridge a place where local jobs are created, especially in marketing and IT.	✓	✓✓	✓	
Encourage entrepreneurs, creativity, small businesses and the professions.		✓		
Retain vitality and key commercial role of Fore Street.				
New employment sites and satellite businesses around the town.		✓		
All new housing sites to include employment and office space.		✓✓✓		
<b>SHOPPING AND THE TOWN CENTRE OBJECTIVES</b>				

Enhance the town centre and make it more welcoming and attractive.	✓	✓		
Open up the River Erme to view and enhance safer access along the river corridor including bridges, riverside paths and open spaces, seating and lighting, cafes and restaurants.				
Increase retail space and the diversity and quality of the retail offer, including an anchor store.				
Aim for full occupation of town centre premises and create scope for evening trade.				
Redevelop Glanvilles Mill with improved linkage to Fore Street.				
Develop brownfield sites to the rear of Fore Street and in Chapel Place.				
Aim for quality development and shopping at Stowford Mill.				
Expand the core retail area and promote mixed uses in the town centre.				
Outside the town centre provide neighbourhood shops.				
Holistic redevelopment of Butterpark and Sportsmans Inn sites.				
<b>COMMUNITY OBJECTIVES</b>				
Undertake an audit of community facilities and their availability and maximise their use.				
Improve marketing, information about and co-ordination of community facilities.	✓			



Promote the library as a key place for learning and community groups.	✓			
Improve provision for theatre, the creative arts, youth	✓✓✓			
Promote public art and require it in all developments over a certain size.	✓✓			
Redevelop the leisure centre to improve its offer.	✓			
Increase access to the river with a new waterside square.	✓			
Identify new premises for the Scouts.	✓			
<b>ENVIRONMENT OBJECTIVES</b>				
Protect informal open green spaces.				✓✓✓
Protect and enhance woodland biodiversity.				✓✓✓
Reduce pollution in the River Erme.				✓✓✓
Protect and invest in the conservation area.				✓✓✓
Protect important historic features and natural resources.		✓	✓	✓✓✓
<b>SUSTAINABILITY</b>				
Economic sustainability through job creation and increased town centre activity.		✓		
Social sustainability through support and development of community groups.	✓✓✓	✓		
Environmental sustainability through travel management and care of natural resources.		✓	✓✓✓	✓✓✓

## MATRIX OF POSITIVE EFFECTS BY POLICY AND BY OBJECTIVE.

POLICY	✓ total
Policy INP1: Town Centre Regeneration	41
Policy INP2: Town Centre land east of the River Erme	44
Policy INP3: Glanville's Mill Site	28
Policy INP4: North of Fore Street	22
Policy INP5: Community Facilities	29
Policy INP6: Housing and Employment	14
Policy INP7: Traffic and Movement	14
Policy INP8: Historic and Natural Environment	18
<b>Total</b>	<b>210</b>
OBJECTIVE	✓ total
<b>TRANSPORT AND MOVEMENT OBJECTIVES</b>	<b>15</b>
More sustainable travel and movement, with much more cycling and walking and many fewer car journeys.	10
A transportation study to recommend measures to address key issues including: <ul style="list-style-type: none"> <li>37. improved access to and junction(s) with the A38.</li> <li>38. a relief road to address air quality in Western Road and town centre congestion.</li> </ul>	5
<b>SPORT, LEISURE AND TOURISM OBJECTIVES</b>	<b>31</b>
Grow and enhance the town's good reputation for sport	6
Whatever your talent or chosen sport or activity you should be able to pursue it in Ivybridge.	4
Encourage sport and exercise particularly among teens and	5

elderly.	5
Improve facilities for football, rugby, cricket, athletics and swimming, including a 25m pool.	5
Increase dual use of school pitches and facilities.	3
Visitor accommodation to support town's role as a venue for sport and moorland activities.	4
Improve cycle routes and link to those around the town.	4
<b>EMPLOYMENT OBJECTIVES</b>	<b>27</b>
Make Ivybridge a place where local jobs are created, especially in marketing and IT.	9
Encourage entrepreneurs, creativity, small businesses and the professions.	5
Retain vitality and key commercial role of Fore Street.	9
New employment sites and satellite businesses around the town.	1
All new housing sites to include employment and office space.	3
<b>SHOPPING AND THE TOWN CENTRE OBJECTIVES</b>	<b>55</b>
Enhance the town centre and make it more welcoming and attractive.	14
Open up the River Erme to view and enhance safer access along the river corridor including bridges, riverside paths and open spaces, seating and lighting, cafes and restaurants.	7
Increase retail space and the diversity and quality of the retail offer, including an anchor store.	10
Aim for full occupation of town centre premises and create scope for evening trade.	5
Redevelop Glanvilles Mill with improved linkage to Fore Street.	4

Develop brownfield sites to the rear of Fore Street and in Chapel Place.	4
Aim for quality development and shopping at Stowford Mill.	2
Expand the core retail area and promote mixed uses in the town centre.	9
Outside the town centre provide neighbourhood shops.	
Holistic redevelopment of Butterpark and Sportsmans Inn sites.	
<b>COMMUNITY OBJECTIVES</b>	<b>24</b>
Undertake an audit of community facilities and their availability and maximise their use.	1
Improve marketing, information about and co-ordination of community facilities.	3
Promote the library as a key place for learning and community groups.	2
Improve provision for theatre, the creative arts, youth	6
Promote public art and require it in all developments over a certain size.	3
Redevelop the leisure centre to improve its offer.	4
Increase access to the river with a new waterside square.	4
Identify new premises for the Scouts.	1
<b>ENVIRONMENT OBJECTIVES</b>	<b>24</b>
Protect informal open green spaces.	4
Protect and enhance woodland biodiversity.	3
Reduce pollution in the River Erme.	3
Protect and invest in the conservation area.	4
Protect important historic features and natural resources.	10

<b>SUSTAINABILITY</b>	<b>34</b>
Economic sustainability through job creation and increased town centre activity.	13
Social sustainability through support and development of community groups.	9
Environmental sustainability through travel management and care of natural resources.	12
<b>Total</b>	<b>210</b>