



APPENDIX A

Strategic Environmental Assessment - Screening Statement

Teignbridge Design Guide Supplementary Planning Document

1. Background and Context

- 1.1 The draft Teignbridge Design Guide Supplementary Planning Document (SPD) has been prepared in line with the Teignbridge Local Plan 2013-2033.
- 1.2 The draft Design Guide SPD contains:
 - Policy context based upon the Teignbridge Local Plan regarding design with particular focus on:
 - setting standards and parameters for the design of land;
 - providing a reference point for character and identity of settlements within the district; and
 - setting expectations for information that influences design quality.
 - Advice and guidance on: Principal Layout Strategies, Urban Structures, Streets and Movement, Green Structures and Building Design.
- 1.3 The draft Design Guide SPD provides detail on the implementation of Policy S1, S2 and WE4 as set out in the Teignbridge Local Plan 2013-2033. As such these policies have already been subject to a higher level of Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment.

2. SEA Screening

- 2.1 Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. The requirement to assess certain plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the European Strategic Environmental Assessment Directive (2001/42/EC). An SEA is required where plans, may have significant environmental effects. Schedule 1 of the regulations set out the criteria for determining whether an SEA is required and these are considered below:

“1. The Characteristics of plans and programmes, having regard, in particular, to –

- a) the degree to which the plan or programmes sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*
- b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;*
- c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;*
- d) environmental problems relevant to the plan or programme; and*
- e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).*

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -

- a) the probability, duration, frequency and reversibility of the effects;*
- b) the cumulative nature of the effects;*
- c) the transboundary nature of the effects;*
- d) the risks to human health or the environment (for example, due to accidents);*
- e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);*
- f) the value and vulnerability of the area likely to be affected due to —*
 - i. special natural characteristics or cultural heritage;*
 - ii. exceeded environmental quality standards or limit values; or*
 - iii. intensive land-use; and*
- g) the effects on areas or landscapes which have a recognised national, community or international protection status.”*

2.2 The draft Design Guide SPD sets out additional detail on the implementation of Local Plan policies S1 (Sustainable Development Criteria), S2 (Quality Development) and WE4 (Inclusive Design and Layout) which have already been subject to Strategic Environmental Assessment and Sustainability Appraisal. The Local Plan assessment took account of the environmental characteristics of the area, which have not changed since those assessments were prepared. The draft Design Guide SPD concentrates on providing a framework and reference point to achieve high quality development within Teignbridge. Therefore, whilst setting out details in relation to the implementation and requirements of these policies, this is within the reasonably detailed framework already set by the Local Plan.

2.3 The draft SPD will not influence other plans in a hierarchy, but is itself highly influenced by the Local Plan, which has already been subject to Strategic Environmental Assessment. Its room for manoeuvre is relatively limited. It

clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development; but does not go beyond the Local Plan requirements. Where there are minor variations from the Local Plan in detail, these are set out and justified, but there is no indication that these will have a significantly different environmental impact compared with the Local Plan policies.

- 2.4 The [SA/SEA Report 2012](#) accompanying the Proposed Submission Local Plan assessed the potential environmental impacts of policies S1, S2 & WE4. The following tables demonstrate any implications or variations which have arisen from the draft Design Guide SPD and which may require further SEA.

Table 1: Local Plan SA/SEA conclusions - Policy S1 (Sustainable Development Criteria)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	The policy ensures that all development proposals take account of biodiversity and natural environment issues.	In particular Green Structures chapter/advice, including individual design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Moderate benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The policy ensures that all development proposals take account of built environment issues including the quality of the built environment.	Design Guide (DG) sets out a framework and reference point to achieve high quality development. All sections of the guide provide fitting advice for the built environment, including layout strategies, urban structure & building design.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
C. Climate Change	Appropriate accessibility by foot, cycle and public transport is a key policy requirement.	DG clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development.	No additional implications than those identified in full SA/SEA of Local Plan. DG does not provide environment policy in its own right.	No

		<p>In particular Principal Layout Strategies, Streets and</p> <p>Movement chapters, including individual design codes on Movement Networks, Land Use & Street Design Parameters.</p>		
D. Resource Use	The impact on minerals, agricultural production, and measures to reuse construction waste are to be considered in all development proposals.	In particular Urban Structure, Green Structures and Building Design chapters with specific reference to waste and recycling, Suds and construction materials codes.	Moderate benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
E. Jobs and Local Economy	The economic benefits of a proposal should be taken into account in all development proposals	DG provides relevant advice concerning layout requirements for employment/business development schemes under Principal Layout Strategies chapter with particular reference to non-residential uses land use code.	No additional implications	No
F. Town Centres	The economic benefits of a proposal should be taken into account in all development proposals.	In particular Streets and Movement chapter, including individual design codes on street	Positive benefits for this SA/SEA factor.	No

		design parameters, civic spaces & paving materials.		
G. Housing	The social benefits of a proposal, which encompasses new housing should be taken into account. The impacts of development on existing residents is also a consideration.	DG sets a reference point for character and identity of settlements within the district which is an important starting point for new housing integration. Building Design chapter provides holistic approach for factors.	Positive benefits for this SA/SEA factor.	No
H. Health	The social benefits of a proposal, which encompasses new housing should be taken into account. The impacts of development on existing residents is also a consideration.	DG provides important points to ensure a network of routes allowing direct, safe and attractive movement from place to place against a Movement Network Code and value of well-designed open space under codes within the Green Structures section.	There will be clear benefits for this SA/SEA factor, with no additional implications than those identified in the full SA/SEA of Local Plan.	No
I. Infrastructure	The need for infrastructure is referred to within the policy.	Infrastructure aspects are comprehensively covered within all sections of the guide.	Positive benefits for this SA/SEA factor. DG is not however the only or main source of guidance on infrastructure related issues.	No

Table 2: Local Plan SA/SEA conclusions - Policy S2 (Quality Development)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	The protection of key environmental assets and the requirement to respect the landscape character of the area will ensure natural environment benefits.	The DG advocates a clear design process which involves a detailed site appraisal to identify environmental context of the site. In particular Green Structures chapter contains advice through design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The policy will ensure that design of new developments is of a high quality and heritage assets are protected. The policy will help make the built environment accessible to all, including people with disabilities.	The DG contains important design parameters and principles to guide future schemes. All sections of the guide provide fitting advice for the built environment including layout strategies, urban structure & building design.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No

C. Climate Change	References to the importance of movement by walking, cycling and public transport will support reductions in carbon emissions. The reference to SuDs will ensure climate change mitigation infrastructure is in place.	DG clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development. In particular, Principal Layout Strategies chapter contains code advice on Movement 'to provide publicly accessible connections between existing and proposed development areas for pedestrians, cyclists and vehicles at intervals that create a well - connected network.' Green Structures chapter contains code advice on Sustainable urban Drainage Systems – 'SuDs are to be designed as an integral part of new development in order to reduce the impact of upstream and downstream flooding and bring about wider environmental and amenity benefits ...'	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
D. Resource Use	The most efficient and effective use of the site will help to minimise land take.	Guidance for Residential Density (within Principal Layout Strategies) stresses aim 'to help ensure that land is well used'.	Moderate benefits for this SA/SEA factor. No additional implications to those identified	No

		Other chapters for Urban Structures, Green Structures, and Building Design contain specific reference to waste and recycling, SuDs and construction materials codes.	in the full SA/SEA for Policy S2 of the Local Plan.	
E. Jobs and Local Economy	No impact	Limited relevance. Codes on residential density and neighbourhoods do though provide strong context for places to shop, work and live with associated merits for local economy.	No additional implications.	No
F. Town Centres	Policy objectives including good quality design, public safety and ensuring accessibility for all will help to support the town centres.	In particular Principal Layout Strategies chapter, including individual design codes on legibility and residential density provide relevant details about value of living in town centres and related mixed uses.	Positive benefits for this SA/SEA factor. Codes for Principal Layout Strategies provide a strong framework for enhancing connection between new development schemes and centres.	No
G. Housing	The policy will ensure that design, quality and safety of new housing developments is of a high quality although this	Building Design chapter provides holistic approach for factors. Principal Layout Strategies section in terms of design codes on Legibility, Movement Networks	Positive benefits for this SA/SEA factor. Relevant Codes within the DG to ensure that development will deliver a high quality design.	No

	will in part depend on further more detailed guidance.	& Neighbourhoods provide practical guidelines for helping create balanced places with access to an appropriate mix of services and facilities. The latter Code states from the first: 'Development in Teignbridge is to be arranged to function as walkable neighbourhoods with options to access facilities, goods and services, jobs and public transport' (with x5 related conditions)		
H. Health	The policy refers to accessibility for different age groups and people with disabilities, which will support a healthier more accessible environment. Extra physical activity arising from more cycling and walking provision will improve health generally.	DG provides important points to ensure a healthier more accessible environment. Individual codes on Movement prioritise people on foot and those with disabilities when planning new development; urban parks to 'be designed as a component of the wider network of spaces contributing to the full range of uses, including informal active or passive recreation and socialising and sports facilities' incorporation amongst other facilities. Defined links to Active Places context.	There will be clear benefits for this SA/SEA factor, with no additional implications than those identified in the full SA/SEA of Local Plan. Relevant Codes within the DG to ensure that development must deliver well designed urban parks, sports facilities and play areas amongst others. Together with layout strategies for such aspects as 'green and blue space' to cater	No

			for valuable networks within urban areas.	
I. Infrastructure	No impact	Infrastructure aspects are comprehensively covered within all sections of the guide.	Positive benefits for this SA/SEA factor. The DG details a range of infrastructure items; such as green structures & street facilities that will all have a positive impact on the provision of services and facilities.	No

Table 3: Local Plan SA/SEA conclusions - Policy WE4 (Inclusive Design and Layout)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	No impact	In particular Green Structures chapter contains advice through design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The proposal will allow for better more inclusive layouts and design.	The DG contains important design parameters and principles to guide future schemes. In particular Urban Structure & Building Design chapters, including individual design codes on Block Design, Parking Court Blocks and Good Building Design amongst others.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
C. Climate Change	No impact	None	None	No
D. Resource Use	No impact	None	None	No
E. Jobs and Local Economy	No impact	None	None	No
F. Town Centres	No impact	None	None	No

G. Housing	No impact	Building Design chapter provides holistic approach for factors. Principal Layout Strategies chapter, in terms of design code on Neighbourhoods details practical guidelines for helping create balanced places with access to an appropriate mix of services and facilities.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
H. Health	Inclusive design and layout should support efforts to reduce crime and increase social cohesion, with benefits for health	DG places a strong emphasis on high quality design and layout and value of well-designed open space under Codes within the Green Structures chapter. Other relevant chapters include Principal Layout Strategies and Urban Structure.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
I. Infrastructure	No impact	None	None	No

3. Variations

- 3.1 The SEA screening should assess any variations to the relevant policies that the SPD has introduced. In this case, whilst the draft SPD has added considerable detail to frame delivery of high quality designed development; it has not made any variations which would result in environmental impacts needing to be identified that would not have already been picked up in the Local Plan SA/SEA.

4. Conclusion

- 4.1 Accordingly, the SEA Screening (as set out in Section 2) indicates the draft version of the Teignbridge Design Guide SPD contains no new significant negative effects on the environment likely to arise through implementation of the guide. Therefore a Strategic Environmental Assessment of the Teignbridge Design Guide SPD is not required.