



Shaping our Place 2026

Polytunnels Supplementary Planning Document

Sustainability Appraisal

December 2008

Local Development Framework

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A. Non-Technical Summary

- A.1 As the role of an SPD is to expand on the provisions of existing policies, the Sustainability Appraisal of the Polytunnels SPD has focussed on assessing the effects of the SPD over and above the policies to which it relates.
- A.2 A Scoping Report for the Sustainability Appraisal was prepared in October 2007. This was based on the General Scoping Report prepared for the Sustainability Appraisal of the LDF. The Poly tunnels Scoping Report provides a review of a range of national, regional and local strategies and baseline data and was used to identify key sustainability issues for the SPD. The Scoping Report was consulted on in November 2007, comments received have been incorporated into this appraisal.
- A.3 A requirement of the appraisal is to develop and consider the sustainability or otherwise of options in relation to the SPD production. Three options were outlined in the Initial Consultation Paper on the Poly tunnels SPD and Poly tunnels Scoping Report:
- **Option 1** – No SPD approach, ‘ad-hoc’ negotiations on a case-by-case basis
 - **Option 2** – An SPD approach, Planning guidance for potential applicants, environmentalists, local residents and the Council, it would make specific reference to policies contained within the UDP.
 - **Option 3** – Informal Development Control Advice, setting out brief planning guidance to applicants and development control staff on requirements form planning applications
- A.4 Following the High Court case concerning development at Tuesley farm, in Goldalming, Surrey in 2006 in which they described the circumstances in which poly tunnels will require planning permission, the Cabinet agreed the production of an SPD to provide additional planning guidance as the policies within the UDP are not specific enough to the particular issues relating to poly tunnels, therefore further guidance is needed.
- A.5 Figure A1 summarizes the appraisal of the whole SPD on Poly tunnels against the objectives set out in the LDF General Scoping Report referred to above. The appraisal set out in Appendices 2-4, confirms that the use of Poly tunnels SPD zcan have a positive impact on sustainability issues addressed. The decision to choose Option 2 as the preferred approach is based on more practical considerations and issues of transparency, rather than on sustainability considerations.
- A.6 Further information on the production of a SA or SEA can be found in the following documents:
- PPS 12 Local Development Frameworks (ODPM)
 - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (OPDM November 2005)
 - SEA Directive 42/2001 on the Assessment of the Effects of Certain Plans and Programmes
 - The Environmental Assessment of Plans and Programmes Regulations (2004)
- A.7 All the document referred to in sections A1-A6 can be found on the Council’s website.

Figure A1 – Appraisal of likely significant effects of the Polytunnels SPD

SA Objective	Cumulative Effect
To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities	☺
Secure a more adaptable and higher skilled workforce	☹
Maintain or enhance conditions that enable sustainable economy and continued investment	☺
Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking	☹
Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all	☹
Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all	☺
Sustainable regeneration	☺
Raise educational achievement levels across the County	☹
Reduce and prevent crime/fear of crime and antisocial behaviour in the County	☹
Reduce poverty and promote equality, social inclusion by closing the gap between the most deprived areas in the county and the rest of the county	☹
Provide everyone with the opportunity to live in good quality, affordable housing of the type and tenure, in clean, safe and pleasant local environments	☹
Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encouraging recycling	☺☺
Value, maintain, restore and expand county biodiversity	☺☺
Use natural resources and energy more efficiency	☺
Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces	☺☺
Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem	☺
Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	☺☺
Minimise local and global pollution and protect or enhance environmental resources	☺☺
Ensure integrated, efficient and balanced land use	☺☺
Value, protect and enhance the character and built quality of settlements and neighbourhoods and the county's historic environment and cultural heritage	☺

1.0 Appraisal Process

- 1.1 A Scoping Report for the SA of the Polytunnels SPD was prepared in October 2007. This was based on the General Scoping Report prepared for the Sustainability Appraisal of the Local Development Framework (September 2006). It included a proposed framework of objectives and indicators to be used to assess the sustainability impacts of the SPD and discussed the options to how the SPD could be approached. Other sections of the SPD Scoping Report provided further information on how the objectives and indicators had been chosen, and how the sustainability appraisal would be carried out, including:
 - other relevant plans and policies considered;
 - baseline information about the main characteristics of the County and what some of the main sustainability issues are;
 - the broad options being considered for the SPD at this early stage; and
 - the proposed structure and level of detail to be included in the final SA report
- 1.2 The Scoping Report for the SA was released for consultation in November 2007, to the four main environmental bodies. Comments received have been considered and incorporated within this Sustainability Appraisal and used to extend the key issues section.
- 1.3 The Draft SPD and this associated Draft SA have been developed following from the Scoping Report SA and the initial consultation with stakeholders. The alternative options were considered against the SA objectives as set out in the General Scoping Report for the LDF, the analysis of which is reproduced in Appendix 2 of this report. In addition, the objectives of the SPD were analysed, this is reproduced in appendix 3. Finally, the cumulative sustainability effects of the whole SPD were considered against the SA objectives and this analysis is reproduced in Appendix 4.
- 1.4 The consultation of this final SA was undertaken in accordance with the SEA Directive, (2001/42/EC) to ensure the views of stakeholders helped to shape a more informed and inclusive Supplementary Planning Document (SPD) on Polytunnels.
- 1.5 Consultation took place over a six-week period, from 26th June 2008 to 8th August 2008. The comments received were logged and have helped to shape the final version of the Polytunnels SPD Sustainability Appraisal.
- 1.6 No further consultation is required on this Final SA Report in accordance with the Town and Country Planning (Local Development) (England) Regulations, 2004. Following adoption of the Polytunnels SPD the SA monitoring programme will start. Future Annual Monitoring Reports (AMRs) will reflect the results of the monitoring and will be published annually in the December.

2.0 Background

- 2.1 In accordance with the Planning and Compulsory Purchase Act 2004, all planning documents that make up a Councils Local Development Framework must undergo a Sustainability Appraisal (SA).

- 2.2 The main purpose of sustainability appraisal is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. This is done through appraising the social, environmental and economic effects from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. Sustainability Appraisal offers a systematic way of checking and improving plans as they are developed.
- 2.3 There is also an EU Directive, which requires a ‘Strategic Environmental Assessment’ (SEA) of plans and programmes, including development plans. The Office of the Deputy Prime Minister has issued guidance on how to incorporate the two processes. The scope of the process has been extended to include social and economic issues and has been designed so that by carrying out one appraisal process, local authorities can satisfy the requirements of both SA and the European SEA Directive. In this report, SA should be taken to mean SA incorporating SEA. The aim of this Directive is to ensure the compatibility of all land use plans with the environmental and conservation aims identified at a European level. (Appendix 1 details how this report complies with the SEA Directive)

3.0 Purpose of the Report

- 3.1 This report represents the SA of the Polytunnels SPD which is intended to be adopted September 2008. Its aim is to assess the SPD against social, environmental and economic objectives, and to set out the information on which the appraisal is based. Readers should refer back to the General Scoping Report published in September 2006 in order to gain a fuller understanding of the approach to SA the Council is taking for all of the documents in the LDF. The General Scoping Report contains much of the background work that has informed the appraisal of the Polytunnels SPD and some of the requirements of the SEA have been met in that work. All documents are available on the Local Development Framework pages of the Herefordshire website.
- 3.2 The Polytunnels SPD, which replaces a previous voluntary code of practice, will assist in clarifying which polytunnels developments will require planning permission and highlight the planning policy issues and requirements such proposals will need to address. It will expand upon and provide more detailed planning guidance on a number of relevant, but non-polytunnels specific UDP policies. As shown in figure 2 below.

Figure 2 – Relevant policies within the UDP for the Polytunnels SPD

Key UDP Policies	Examples of Issues Addressed through Policies
S1 Sustainable development	<ul style="list-style-type: none"> ▪ General sustainability considerations ▪ Protection & enhancement of natural environment & historic heritage ▪ Safeguarding of visual amenity & landscape character ▪ Support for sustainable economic activity & high and stable levels of employment ▪ Support for sustainable approaches to land use & management in rural areas

	<ul style="list-style-type: none"> ▪ Avoidance or minimisation of adverse impacts of human activities, land uses & development on the physical environment
S2 development requirements	<ul style="list-style-type: none"> ▪ Ensuring that new development is sustainable & is designed within environmental constraints ▪ Taking a risk-based, precautionary approach to flood risk ▪ Avoiding developments with significant negative environmental effects & providing mitigation/compensation where this is unavoidable ▪ Taking account of existing & proposed infrastructure (e.g. water supply, water resources, highway network)
S4 employment	<ul style="list-style-type: none"> ▪ Building a strong, competitive economy with a balanced mix of businesses, jobs & homes through which the local economy can flourish
S6 transport	<ul style="list-style-type: none"> ▪ Promotion of safe, efficient & sustainable movement of people & goods within the context of reducing the need to travel
S7 natural & historic heritage	<ul style="list-style-type: none"> ▪ Herefordshire's historic & natural heritage will be protected, restored or enhanced
DR1 design	<ul style="list-style-type: none"> ▪ Promoting or reinforcing character & appearance of locality in terms of layout, scale, mass etc. ▪ Respecting the context of the site ▪ Including measures to address the conservation of energy & water and avoiding nuisance & pollution
DR2 land use & activity	<ul style="list-style-type: none"> ▪ Avoiding prejudice to the amenity or continued use of adjoining land & buildings
DR4 environment	<ul style="list-style-type: none"> ▪ Minimising resource use, including water & energy ▪ Safeguarding the availability & quality of surface & groundwater supplies ▪ Avoiding the creation of or exacerbation of flooding or pollution problems ▪ Avoiding adverse effects to other land users, residential amenity or the environment
DR6 water resources	<ul style="list-style-type: none"> ▪ Resisting development where there is an unacceptable risk to the availability or quality of water resources
DR7 flood risk	<ul style="list-style-type: none"> ▪ Flood risk assessments ▪ Avoiding the unacceptable risk of flooding
DR13 noise	<ul style="list-style-type: none"> ▪ Inclusion of appropriate measures to mitigate noise impact to acceptable levels ▪ Consideration of the quiet enjoyment & tranquillity of the wider countryside, landscape, wildlife areas & historic features
E13 agricultural & forestry development	<ul style="list-style-type: none"> ▪ Avoiding adverse impacts on residential amenity and the environment
T6 walking	<ul style="list-style-type: none"> ▪ Acknowledgement of individual & network value of walking routes ▪ Demonstration that local/strategic significance of walking routes through development sites is considered ▪ Respecting utility, convenience, recreational value, attractiveness & historical significance of public rights of way ▪ Ensuring public right of ways are kept open and usable during development works
T8 Road Hierarchy	<ul style="list-style-type: none"> ▪ New accesses onto the strategic highway network will not be encouraged & should not inhibit the strategic function of these routes. ▪ Development proposals needing access onto the road network should have regard to certain issues (as set out).
LA1 Areas of Outstanding Natural Beauty	<ul style="list-style-type: none"> ▪ Giving priority to the protection & enhancement of the natural beauty & amenity of AONBs ▪ Providing guidance on which types of development will be permitted and of exceptions to this.
LA2 landscape character	<ul style="list-style-type: none"> ▪ Avoiding adverse effects on overall character of the landscape or its key attributes or features ▪ Landscape character should influence design, scale, nature & site

	selection
LA3 setting of settlements	<ul style="list-style-type: none"> ▪ Avoiding development which has adverse effects on the landscape setting of settlements ▪ Protection & enhancement of visual approaches into settlements, views of key buildings, ridgelines & valued surrounding open countryside, for example
LA4 protection of historic parks & gardens	<ul style="list-style-type: none"> ▪ Avoiding adverse effects on the historic character, appearance & setting etc of registered & unregistered parks & gardens ▪ Submission of historic landscape appraisal report & restoration scheme where proposals affects such areas
LA5 protection of trees, woodlands & hedgerows	<ul style="list-style-type: none"> ▪ Provides for the enhancement and protection of trees and hedgerows
LA6 landscaping schemes	<ul style="list-style-type: none"> ▪ Submission of landscaping schemes where development proposals will affect the visual amenity or character of the location
NC1 biodiversity & development	<ul style="list-style-type: none"> ▪ Consideration of the effects on biodiversity & features of geological interest ▪ Retention of existing wildlife corridors with layout & design ▪ Avoidance of adverse effects on adjacent biodiversity, or proposals which lead to fragmentation, increased isolation or damage to protected habitats or species
NC2 sites of international importance	<ul style="list-style-type: none"> ▪ Development which would adversely affect such sites will not be permitted other than in exceptional circumstances
NC3 sites of national importance	<ul style="list-style-type: none"> ▪ Development which would adversely affect such sites will not be permitted other than where the reasons clearly outweigh the nature conservation value of the site & the national policy to safeguard the network of such sites
NC4 sites of local importance	<ul style="list-style-type: none"> ▪ Development which would adversely affect such sites will not be permitted other than where there would be no harm to the substantive nature conservation value of the site, or where mitigation & compensatory measures can be taken, or where the reasons for development clearly outweigh the need to safeguard the nature conservation value of the site
NC5 European & nationally protected species	<ul style="list-style-type: none"> ▪ Development which would adversely affect particular species will not be permitted ▪ Where a need for development is demonstrated, strict conditions/agreements will be imposed
NC6 Biodiversity Action Plan priority habitats & species	<ul style="list-style-type: none"> ▪ Proposals that threaten priority species or habitats will not be permitted unless reasons for development clearly outweigh the need to safeguard the habitat or species
NC8 habitat creation, restoration & enhancement	<ul style="list-style-type: none"> ▪ The design of new developments should, wherever possible, enhance existing wildlife habitats & provide new habitats for wildlife as opportunities arise
NC9 Management of features of the landscape important for flora & fauna	<ul style="list-style-type: none"> ▪ Proposals including measures for the creation, restoration, enhancement or protection of biodiversity will need to provide for the management and monitoring of those features concerned.
HBA4 setting of listed buildings	<ul style="list-style-type: none"> ▪ Seeks to protect the setting of listed buildings
ARCH 1 – 6 Archaeology	<ul style="list-style-type: none"> ▪ Policies protecting sites / structures of archaeological importance.
RST9 Herefordshire & Gloucestershire Canal	<ul style="list-style-type: none"> ▪ Historic route of the H & G canal & associated infrastructure will be safeguarded. ▪ Where original alignment cannot be re-established, a corridor allowing for deviations should be safeguarded. ▪ New developments on/adjacent to Canal will be required to incorporate land for restoration. ▪ Development which would prevent or prejudice the restoration of a

	continuous route will not be permitted.
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- 3.3 Following consultation on both the SPD and this SA, a final SA report will be published to coincide with publication of the adopted SPD. The impact of the SPD will be monitored against the indicators as set out in Appendix 4. This will indicate to what extent the SPD is meeting its purpose and whether the policies need adjusting to more efficiently deliver its targets.

4.0 Sustainability Objectives, Baseline and Context

UDP Policy Appraisal

- 4.1 There is a requirement to appraise the base policy of an SPD to determine its sustainability impacts. The policies in the UDP underwent SA at the First and Revised Deposit stages. It assessed the sustainability issues relating to the policies in a similar way, by setting out the effects of the policy on a number of sustainability objectives. Given the existence of this prior assessment and the fact that the policies cannot be altered at this stage of the plan making process, it was not deemed constructive to undertake a further assessment of these base policies. After a review of that appraisal, the SA of the Poly tunnels Supplementary Planning Document itself focused on assessing the effects of the SPD over and above the provisions of the policies, using the assessment criteria set out in the General Scoping Report for the LDF and the Subsidiary Scoping Report on Poly tunnels.

Links to other strategies, plans and programmes and sustainability objectives

- 4.2 The General Scoping Report contains a comprehensive review of all plans, strategies, guidance and legislation that relate to sustainability. These documents range from international guidance and legislation at the highest level, through UK government policies and guidance, to corporate policies and strategies at the local level. They also include targets and objectives of regulatory and advisory organisations, e.g. Environment Agency. This information is set out in Appendix A1 of the General Scoping Report. Although all of the documents have implications for sustainability, not all of them are relevant to the preparation of the Poly tunnels SPD. Those plans and programmes, which are of particular relevance were extracted from the database and set out in the subsidiary Scoping Report for the SPD. Following consultation on the scoping report one further document was suggested to be reviewed for the local level was the 'Environment Agency Catchment Abstraction Management Strategies (CAMS) for the Wye & Severn Vale West Area. The review of this document is as shown below.

Figure 3: Review of Strategies, Plans and Policies

Plans, Programmes & Policies	Key Objectives Relevant to SPD and SA	Key Targets & Indicators Relevant to SPD and SA	Implications for the SPD	Implications for SA to SPD
Local				
Environment Agency Catchment Abstraction Management Strategies (CAMS) for the Severn Vale areas and western Wye areas	<ul style="list-style-type: none"> • Sets out how water will be managed within the region. • Outlines where water is available, and also where there is a need to reduce current rates of abstraction 	To develop 'River Basin Management Plans' which will be reviewed on a six-year cycle. Monitor the issuing of licences to ensure that habitats aren't affected.	Water abstraction will become a more important part of agriculture and the SPD should support the objectives of the Strategy.	Reflect objectives of the strategy within the SPD.

The social, environmental and economic baseline

4.3 There are many sources of baseline information about the County covering a range of environmental, social and economic issues. As part of the preparation of the General Scoping Report, a wide variety of information relating to a number of different sustainability issues was collected. Most of this was presented at countywide level. This provided a broad overview of the key sustainability issues affecting the county as a whole in order to inform the preparation of the LDF. This information is set out in Appendix A2 of the General Scoping Report. As the SPD is of countywide relevance, it was not deemed necessary to collect any further baseline data relating to specific areas. This baseline information will be updated regularly.

Key Sustainability Issues

4.4 The review of plans, policies and programmes (Task A1) and the collection of baseline data (Task A2) provides the basis for determining key sustainability issues which need to be considered as part of the production of the SPD. The SA provides a mechanism to assess the impact the SPD can have on addressing these issues. The review of plans and data outlined in the scoping report is not exhaustive but represents the Council's view on the information, which is most relevant to the SPD process. The identification of the key issues provides the basis for development of SA and SPD objectives to ensure that they are addressed as part of future policy making decisions.

Figure 4: The Key Issues outlined within the Scoping Report include:

Key Issue	Summary
Employment	Reduce and manage reliance on traditional employment sectors and ensure Herefordshire can attract business in technology and knowledge intensive sectors. Lower average wages than region or nation.
Skills	Lack of skilled workforce could affect investment potential and increase "commuting in" from other areas to bridge the skills gap.
Economic Activity	Increase Gross Value Added (GVA)
Transport and Travel	High reliance on the private car Low usage of public transport Traffic Congestion
Access to essential facilities	Many small rural settlements without access to health, education, employment, retail or recreational facilities and with little public transport availability.
Town Centres/Market Towns	Strengthen vitality and viability Strengthen role they play as focus for community activity
Fear of Crime	Three quarters of residents are concerned about crime
Water Usage	Issues relating to availability of resources
Reduction in waste/increase in recycling	Recycling targets not being met Increase in the amount of waste to landfill over time Reduced capacity of current landfill sites
Biodiversity	Protect and enhance sites and species of national, regional and local importance and minimise loss of biodiversity
Energy Use	Promote zero carbon development through energy efficiency and renewable generation
Climate Change and Flood Risk	Consider the impact of climate change on land use and manage the risk of flooding
Built Environment	Desire to maximise positive aspects of built environment and address areas in need of improvement
Reducing poverty and Social Exclusion	Reduce disparities and inequalities across district

(source: Table 5.1 of the General Scoping Report for the SA of the LDF)

SA Framework

4.5 This was identified in the Scoping Report of the Polytunnels SPD. Subsequently, it was considered relevant to include 13 objectives that were detailed in the General Scoping Report of the SA of the LDF. (See Appendix A3 of that report) and table 4 of the Polytunnels Scoping Report.

5.0 Assessment of Significant Effects of the SPD

Outcome of the SA process

- 5.1 The Scoping Report stated that it was intended to appraise the options and then the SPD as a whole rather than appraising the individual elements of the guidance. The results of the appraisal, which assesses the expected outcomes of implementing the SPD against the other options and the impact of the whole plan against the SA framework sustainability objectives, are set out in the appendices to this report.

Appraisal of Options

- 5.2 The Council consulted on a number of policy options in preparing the SPD. In accordance with the ODPM's SA guidance, the options included the 'do nothing' option (Option 1), essentially resulting in a continuation of the existing UDP policies. Other Options were:
- Producing an SPD which would provide further guidance on the UDP policies (Option 2), and
 - Providing informal Development Control advice (Option 3)
- 5.3 As a result of the Tuesley Farm judgement at the end of 2006, there were raised concerns over the uncertainty related to the planning status of polytunnels. It was no longer sufficient to just have the 'code of conduct' for Poly tunnels, further guidance was needed and as there are no exclusive policies for polytunnels within the UDP option 1 was not seen as viable. Option 3 was considered favourable however it lacked the formal guidance needed, therefore option 2 was considered viable and considered most suitable for Herefordshire.
- 5.4 Appraisal of Option 1 – 'do nothing' or continuation of existing policies, as set out in Appendix 2, identifies no true negative effects. However, positive effects are assessed against five of the sustainability objectives; the reduction in waste / recycling, landscaping and Biodiversity, Climate Change, reducing the risk of flooding and pollution. In respect of the other objectives, the effect was assessed as 'neutral' or 'uncertain' in the absence of specific guidance on the role of Poly tunnels.
- 5.5 In contrast, the appraisal of the preferred Option 2 – the SPD approach is assessed as positive against all but the few sustainability objectives to which the SPD doesn't address.
- 5.6 It is apparent from the appraisal that Option 3 also has many positives against the sustainability objectives, however it would not give enough detail and the effects are not as strong as option 2.

The Appraisal of the Objective of the SPD

- 5.7 It is recognised that no development is 100% sustainable; however it is sometimes possible to remove or reduce any potentially negative impacts by certain mitigation measures. Where relevant, Poly tunnel development will be required to provide appropriate compensation and/or mitigation wherever development would harm a local environmental or social factor. The appraisal in Appendix 3 demonstrates that the objective of the SPD are compatible against the sustainability objectives as set out in the LDF SA Framework, with no negative effects being identified.

Significant social, environmental and economic effects of the SPD

- 5.8 It is expected that the SPD will have an overall positive effect on matters such as biodiversity, landscape quality, reduce pollution, balanced land use and reduce waste and encourage recycling as well as other matters the SPD seeks to address. It will do so by clarifying for applicants and growers what they are expected to provide and mitigate for each of their particular developments and thereby increasing the speed, transparency and efficiency of the planning process (see Appendix 4).

Uncertainty and Risks

- 5.9 When assessing the SPD against most of the sustainability objectives there are obvious positive or negative effects and where there is such a precise effect this has been identified and explained in Appendix 4. The issue of uncertainty is a common theme in the SA process, as inaccuracies in the information and other aspects of the assessment process have the potential to create uncertainties and risks in the assessment outcomes. However, it is considered that the integration and incorporation of the SA process into the writing and assessment of the SPD will guide development in the most sustainable way and therefore reduce these uncertainties and risks as far as is possible.

Mitigation

- 5.10 Although the appraisal has not demonstrated any significant negative effects on the sustainability objectives it should be noted that the SPD can only give general guidance and may not identify specific mitigation measures required to deal with the impacts of particular developments. Other measures may be sought through more detailed policies or proposals or through the consideration of individual planning applications.

6.0 Further Work

- 6.1 This draft SA report will be published to coincide with publication of the Draft SPD and will be subject to 6-week consultation after which the final SA report, with any significant changes implemented, will be published alongside the Adopted SPD. The initial aim of the SA process is to ensure that the Polytunnels SPD is sound in meeting social, environmental and economic sustainability objectives. The Polytunnels SPD will form part of the Herefordshire Local Development Framework. It will be used in conjunction with the Unitary Development Plan in determining planning applications and the assessment of the impact of development. The use of the SPD will provide a clear, transparent approach, early in the development process ensuring that any adverse impacts of development are mitigated against and that development meets the sustainability objectives of the UDP and emerging LDF.

Monitoring

- 6.2 Each Planning application will be monitored and recorded with the policies used to determine the application and any mitigations undertaken by the applicant. This can then be used for monitoring the policies of the UDP in appraising their effectiveness in working towards sustainable development and referred to in the UDP Annual Monitoring Report. The sustainability or otherwise of the SPD will be reviewed through an annual review of the objectives, indicators and targets detailed in Appendix 4.

Appendix 1 – Compliance with the requirements for the environmental report under the SEA Directive

Information to be included in an Environmental Report under SEA Regulations	Relevant Sections in the SA Report
An outline of the Contents, main objectives of the plan and its relationship with other relevant plans and programmes.	Section 3 and 4
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	Appendix 2
The environmental characteristics of areas likely to be significantly affected.	4.3 and 4.4
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	4.4
The environmental protection objectives, established at International community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.2 and 4.3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between the above factors.	4.4 and Appendix 4
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	5.7 and Appendix 4
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	5.1, 5.2 and 5.3
A description of monitoring measures.	6.1
A non-technical summary of the information in the SA 1.0	A1 – A7, Figure A1.

Appendix 2 – Comparison of Options

SA Objective	Option 1	Option 2	Option 3
Employment	No specific guidance on polytunnels	SPD would not cover the aspects of employment	Employment likely not to be covered within guidance
Skills	No specific guidance on polytunnels	SPD would not cover skills	Skills would not be covered within the guidance
Sustainable Economy and Continued investment	No specific guidance on polytunnels	Would help to promote agricultural economy	Would help to promote agricultural economy
Transport & Travel	No specific policy for Poly tunnels, therefore effects uncertain	Sustainable travel promoted within SPD	Some guidance would be provided but not at a formal level
Ill-Health	Effects on ill –health uncertain	Not covered within SPD	No specific guidance would be given
Access to essential facilities	No specific guidance for polytunnels, effect uncertain	No specifically covered within SPD	No specific guidance would be provided
Sustainable Regeneration	Effects uncertain	Promotes improvements to local areas	Unsure as to the effects
Education	No specific requirements for polytunnels	No specific guidance within SPD	No specific guidance would be given
Provision of affordable housing	No specific requirements for polytunnels	No specific guidance within SPD	No specific guidance would be given
Reduction in Waste / recycling	The would be some provision with current policy	More formal guidance in SPD requesting for more recycling of plastic	Informal detailed guidance would be given

Landscaping and Biodiversity	There would be some provision with current policy	Formal guidance for enhancing landscape and encouraging biodiversity	Informal guidance would be given
Energy use	Uncertain as to effects with current policy	Unsure as to the effects	Unsure as to the effects
Climate Change and Flood Risk	Some guidance within current UDP policies however uncertain to extent	Formal guidance requesting flood risk assessments and mitigation	Some informal guidance would be given to the flood risk
Social Inclusion and Reducing Poverty	No specific policy within UDP	No specific guidance	No specific guidance would be given
Heritage, Archaeology and Built Environment	Some guidance within current UDP guidance	Requirements for protection of archaeological and heritage sites	Informal guidance would be given as to the effects on heritage and archaeology and request better provision
Crime and Fear of Crime	Uncertain as to effects	Some positive change may occur but unsure of effect	Uncertain as to the effects
Natural Resources	Uncertain as to effects	Guidance given but dependent upon location	Would be dependable on the location of proposals coming forward as to the effect
Balanced Land Use	No specific guidance for polytunnels	Provides guidance on land use and encourages it to be more balanced	More balanced land use would be encouraged
Reduce the risk of flooding and the resulting detriment	Some guidance within current policy	Mitigation requirements within SPD, as well as requirements for Flood Risk assessments	Mitigation requirements within guidance
Pollution	Some guidance within current policy, also within national policy	Guidance within SPD to help prevent pollution	Some informal guidance would be provided

Appendix 3 –Testing Plan Objectives against SA Objectives

Plan: Planning Obligations Supplementary Planning Document

Plan Objective: To assist in clarifying which polytunnel developments will require planning permission and highlight the planning policy issues and requirements such proposals will need to address.

SA Objective	Possible Effect (please tick)				Explanation	Mitigation and Enhancement
	Positive	Negative	Neutral	?		
To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities, suited to the changing needs of the local workforce	✓				Better employment maybe provided, as well as transport links.	
Secure a more adaptable and higher skilled workforce			✓		No request for higher skilled workforce	
Maintain or enhance conditions that enable a sustainable economy and continued investment	✓				More investment may be encouraged to the County, improvements to local infrastructure	Not to flood the County with Polytunnels
Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking			✓			
Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all			✓			
Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all	✓				More services may be provided.	
Sustainable Regeneration	✓				Improvements to local areas	
Raise educational achievement levels across the County			✓		No requirement for education facilities in SPD	
Reduce and prevent crime/fear of crime and antisocial behaviour in the County	✓				Improve security facilities and awareness	
Provide everyone with the opportunity to live in good quality, affordable housing of the right type and tenure, in clean, safe and pleasant local environments			✓		No requirement of affordable housing within SPD	
Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encourage recycling	✓				Improve waste disposal and recycling of plastic sheeting.	
Value, maintain, restore and expand county biodiversity	✓				Biodiversity enhancement, enhance landscape surrounding development	Return hedgerows buffer zones
Use natural resources more efficiently	✓				Provide renewable sources of energy or restrict use through design techniques.	
Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces	✓				Protect and enhance rural areas.	Enhance landscape and retain hedgerows
Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem	✓				More requirements towards sustainable modes of transport, flood risk reduction.	Improve drainage techniques
Minimise local and global pollution and protect or enhance environmental resources.	✓				Requirements for, more sustainable modes of transport, better infrastructure from growers. Better irrigation systems.	Monitor water abstraction

Ensure integrated, efficient and balanced land use	✓				Polytunnels to be balanced by other rural land uses	Monitor cumulative affect of polytunnels
Value, protect and enhance the character and built quality of settlements and neighbourhoods and the County's historic environment and cultural heritage	✓				Provide protection to historic heritage and character of rural areas	
Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	✓				Provide more adequate defences drainage systems and improvements to prevent run-off onto the road	
Reduce poverty and promote equality, social inclusion by closing the gap between the most deprived areas in the County and the rest of the County			✓		No requirement in the SPD for auxiliary development	

Appendix 4 – Predicting and evaluating the impacts of the whole SPD

Key: - 2 = major negative, -1 = minor negative, 0 =neutral, 1 = minor positive, 2 = major positive, ? = unknown

SA Objective and Appraisal Questions	Assessment of Effect (-2,-1,0,1,2,?)	Explanation of Assessment	Indicators	Target
01 To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities, suited to the changing needs of the local workforce				
1.1 Will it maintain or increase current employment rates in knowledge and technology intensive sectors?	0	Not covered within SPD.	Number employed in knowledge and technology intensive industries	Increase the number of people employed in knowledge and technology intensive industries from 9339 to 10,286 by 2007/8
1.2 Will it provide flexible employment land near to the workforce or provide opportunities easily accessible by public transport?	0	Not covered within SPD.	Employment land developed by type	
1.3 Will it encourage fair and decent work conditions and increase median weekly earnings?	0	Not covered within SPD.	Average level of earnings compared to the West Midlands region	Close the gap between Herefordshire and the rest of the West Midlands and nationally
1.4 Will it help to increase diversity of job opportunities?	0	Not covered within SPD.	Employment by sector	
02 Secure a more adaptable and higher skilled workforce				
2.1 Will it provide or facilitate through investment appropriate training and learning to help build, attract and retain a highly skilled workforce that meets existing and future needs?	0	Not covered within SPD.	Number of 16-19 year olds in education or training	
2.2 Will it reduce inequalities in skills across the county?	0	Not covered within SPD.	Percentage of adults without basic numeracy/literacy skills	By 2010 reduce the proportion of adults with low basic skills from 17% to 10%
03 Maintain or enhance conditions that enable a sustainable economy and continued investment				
3.1 Will it improve the resilience and/or diversity of business and the economy?	+1	Allows for growth within the agricultural sector	GVA per head	To raise GVA per head above the national average (RSS)

3.2 Will it provide or facilitate availability of appropriate sites and properties for new business opportunities or growth whilst using natural resources efficiently?	+1	Provide availability of using natural resources efficiently	Amount/area of allocated employment land available for development	
3.3 Will it encourage and support a culture of enterprise and innovation, including social enterprise or the voluntary sector?	0			
3.4 Will it encourage corporate social and environmental responsibility, with county organisations leading by example?	+1			
04 Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking				
4.1 Will it reduce the need to travel?	+1	Requirements within the SPD to locate polytunnel developments closer to the main farm		
4.2 Will it promote more sustainable transport patterns in areas suffering from congestion?	0	Generally polytunnel development is located within areas of low congestion	Change in annual average daily traffic volumes in Hereford and on the principle road network	Restrict average annual growth in daily traffic volumes to 1% in Hereford and on principle road network.
4.3 Will it improve the quality and/or provision of integrated transport options in areas of need and that are accessible to all?	+1	Growers could promote more sustainable transport options to and from the polytunnel development	Public transport patronage volumes	Increase by 16% the no. of passenger bus journeys per year
4.4 Will it increase the use of public transport, cycling and walking?	0	No requirement within the SPD	Percentage of resident population that travels to work by public transport, on foot or on cycle	Increase by 18% by 2010/11 (LTP2)
4.5 Will it secure the implementation of green travel plans?	0	Not covered within SPD.	Travel Plan coverage	
4.6 Will it minimise risks associated with car travel?	+1	Improvements to routes avoiding minor roads, improving access to sites and raising awareness	No. of people killed or seriously injured on Herefordshire's roads	Reduce by 30% (from 154/yr to 108/yr by 2010)
05 Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all				
5.1 Will it help to ensure there is adequate provision of healthcare services appropriate to local needs, which are accessible by sustainable modes of transport?	0	Not covered within SPD.	Percentage of households in rural towns, villages and dispersed areas from key services	
5.2 Will it help to reduce inequalities in health?	0	Not covered within SPD.	Life expectancy in males and females	

5.3 Will it encourage healthy lifestyles? E.g. reducing car use and maintaining or enhancing access to physical sports, green space, and recreation?	0	Not covered within SPD.	Measures of healthy lifestyles, e.g. physical activity, smoking rates, etc	Reduce smoking rate in 11-15yr olds by 50% from 1998 by 2010
06 Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all				
6.1 Will it maintain or increase the type or quality of facilities in areas where there is need, ensuring easy and equitable access by sustainable modes of transport?	0	Not covered within SPD.	% of population within 20 mins travel time of a range of 3 sports facility types	
6.2 Will it promote Herefordshire's facilities to local people and tourists encouraging participation by all?	+1	Improvements to public rights of way	Percentage of residents using authority's cultural and leisure facilities	
6.3 Will it promote the use of inland waterways for leisure, recreation, telecommunication, freight transport and/or as a catalyst for urban and rural regeneration?	0	Not covered within SPD.	Number of regeneration projects	
07 Sustainable Regeneration				
7.1 Will it support viability or develop services and facilities appropriate to the community, function, character and scale of the centre and existing facilities using sustainable, resource- efficient designs?	0		Commercial yields	
7.2 Will it help create an appropriate range of independent, competitive and national retailers?	0			
7.3 Will it help reduce the number of vacant properties and support vitality?	0		Vacancy rate of Hereford and the Market Town premises	
7.4 Will it support or create high quality public realm and community/amenity space that is safe and encourages positive community interaction?	+1	Improvements to crime prevention	Planning Obligations received towards improvements to town centres e.g. CCTV	
08 Raise educational achievement levels across the County				
8.1 Will it ensure that education infrastructure meets projected future demand and need?	0	Not covered within SPD.	Percentage of pupils achieving 5+ GCSE's or equivalent at grades A* - C	Increase from 93% to 95% by 2008
09 Reduce and prevent crime/fear of crime and antisocial behaviour in the County				
9.1 Will it enhance safety, security and reduce crime or fear of crime and anti-social behaviour?	+1	Reduction in fear of crime, location of development away from housing	Violent crimes per 1000 population	Decrease from 2844 to 2533

9.2 Will it help improve quality of life and address the opportunity for crime or anti-social behaviour through design measures?	+1	Designing of development away from residential areas	Number of planning applications addressing "designing Out Crime" issues	
9.3 Will it encourage respect for people and property?	+1	Location of development away from dwellings, reduction in noise levels from development through the day	Percentage of people satisfied with their community as a place to live	Increase proportion of adults satisfied with their community as a place to live
10 Reduce poverty and promote equality and social inclusion				
10.1 Will it ensure easy and equitable access to and provision of services and opportunities, including jobs and learning, and avoid negative impacts on different groups of people because of their ethnicity, gender, religion, disability, sexuality or age?	0	unknown	Percentage of Herefordshire households in rural towns, villages and dispersed areas from key services	
10.2 Will it enable the involvement of all affected parties, including hard to reach groups?	+1	Through consultation.	No. of applications involving Statements of Community Involvement	
10.3 Will it promote equality, fairness and respect for people and the environment?	+1	Through consultation and mitigation from the Growers	Percentage of Herefordshire households in rural towns, villages and dispersed areas from key services	
10.4 Will it address poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantages?	0	unknown	Percentage of population who live in areas that rank within the most deprived 20% of most deprived areas in the county	
11 Provide everyone with the opportunity to live in good quality, affordable housing of the right type and tenure, in clean, safe and pleasant local environments				
11.1 Will it increase access to good quality housing meeting people's needs? E.g. tenure, aspirations, location, affordability, size and type, accessible to disabled people?	0	Not covered within SPD.	Average property price against median weekly earnings	
11.2 Will it increase the supply of affordable housing?	0	Not covered within SPD.	Number of affordable housing provided in the County each year as a percentage of all new completions	2300 to be provided up to 2011 (UDP)
11.3 Will it reduce the percentage of unfit homes / empty homes?	0	Not covered within SPD.	Number of unfit and borderline unfit homes	

11.4 Will it improve the energy and resource efficiency of homes and reduce fuel poverty and ill health?	0	Not covered within SPD.	Energy efficiency for Decent Homes	Raise to current Building Regulations
11.5 Will it increase the use of sustainable design techniques , improve the quality of housing and use sustainable building materials in construction?	0	Not covered within SPD.		
11.6 Will it improve the wider built environment and sense of place?	0	Not covered within SPD		
12 Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encourage recycling				
12.1 Will it minimise the use of non re-usable materials?	+2	Promotes recycling of plastic sheeting		
12.2 Will it minimise waste from households, businesses etc including hazardous waste?	+1	Promotes reusable or recyclable materials	Amount of household waste collected per person per annum	Limit increase p.a. to 530.87kg per head
12.3 Will it promote re-use, recovery and recycling of waste?	+2	Actively encourages the recycling of waste.	Amount/percentage of all household waste that is recycled	
12.4 Will it deal with waste locally and/or through the best Practical Environmental Option?	0	Not covered in the SPD.	Number and location of recycling sites	
13 Value, maintain, restore and expand county biodiversity				
13.1 Will it protect or enhance habitats of international, national, regional or local importance – is an Appropriate Assessment required?	+1	AA only required in some areas, to be dealt with on a case by case basis	No., area and condition of international, national, regional and locally designated sites	To halt the loss of biodiversity by 2010
13.2 Will it protect international, national, regional or locally important terrestrial or aquatic species?	+1	Covered by UDP policies, but promoted further in SPD	Changes in area and population of protected species	By 2010 achieve a sustained increase in the regional wild bird population
13.3 Will it maintain wildlife corridors and minimise fragmentation of ecological areas and green spaces?	+1	Covered by UDP policies, but promoted in SPD	No net change in length of hedgerows	
13.4 Will it manage sites in a way that protects or enhances their nature conservation value?	+1	Promoted in SPD, to retain hedgerows etc...	Percentage of Biodiversity Action Plan habitats restored and created	
13.5 Will it create new appropriate habitats?	+1	Promoted in SPD through mitigation	No. of Planning Obligations entered into securing new wildlife areas	
14 Use natural resources and energy more efficiently				

14.1 Will it maximise energy efficiency and minimise the consumption of non-renewable energy i.e. from fossil fuels?	0	Not covered in the SPD	Energy consumption per capita	30% reduction in energy consumption by 2011
14.2 Will it minimise the consumption of water, land, soil, minerals, aggregates and other raw materials by all? E.g. through integrated transport, sustainable design, local supply chains. <i>(During the appraisal, each of these resources should be considered separately)</i>	Water +2 Land 0 Soil +1 Minerals etc 0	Water – efficient irrigation systems required Soil – Table-top growing within SPD, rotating of polytunnels	Percentage of homes built on previously developed land	68% of new dwellings to be built on previously developed land (RSS 2004)
14.3 Will it encourage the re-use/enhancement of existing buildings and minimise the need for new build?	0	Not covered in the SPD.	No. of empty homes brought back into use	
15 Value, protect and enhance the landscape quality of Herefordshire, including its rural areas and open spaces				
15.1 Will it value, enhance and protect natural environmental assets? E.g. AONBs, parks and open spaces	+2	Promote protection of AONB's	Number and area of designated landscapes	
15.2 Will it encourage local stewardship of local environments, e.g. by promoting best practices in agricultural management?	+1	Within growers interests to promote best practices in agricultural management		
15.3 Will it ensure that environmental impacts caused by mineral operations and the transport of minerals are minimised?	0		No. of applications for mineral operations requiring EIA	
15.4 Will it promote the use of rural areas and open space by all, encourage easy non-car based access and accommodate the needs of disabled users?	1	Enhancement to rural areas and public rights of ways	Percentage of Public rights of Way network that is easy to use and clearly signed	
16 Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem				
16.1 Will it reduce the county's contribution to climate change by reducing greenhouse gas emissions from transport, domestic, commercial and industrial sources?	+1	Promote development closer to farms and major highway networks	Co2 emissions per head per year	Reduce carbon emissions per head from baseline of 14.5 tonnes to 11.25 tonnes per head
16.2 Will it increase the proportion of energy generated from renewable and low carbon sources including by micro-generation, Combined Heat and Power (CHP), district heating and in transportation?	0	Not directly covered in SPD	Renewable electricity and CHP generated as percentage of total electricity	Renewables should supply 10% of electricity by 2020
17 Reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment				
17.1 Will it reduce flood risk both presently and taking into account climate change?	+1	Improvements to drainage systems		
17.2 Will it prevent inappropriate development of the floodplain and include flood protection systems?	+1	Flood risk assessments required for applications	No. of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	

17.3 Will it promote sustainable urban drainage systems where appropriate?	+1	The disposal of surface water will be a material consideration.	No. of additional developments granted planning permissions with SUDs incorporated	
18 Minimise local and global pollution and protect or enhance environmental resources				
18.1 Will it minimise water, air, soil, groundwater, noise and light pollution from current activities and the potential for such pollution?	+1	Reduces the need for pesticides	Annual levels of particles and ozone tranquillity (CPRE)	
18.2 Will it protect and enhance the quality of watercourses?	+1	Through sustainable urban drainage and improvements to contaminated land and reduction in pesticides	Water Quality	All inland waters to reach good ecological and chemical status by 2015
18.3 Will it provide opportunities to improve soil quality or reduce contaminated land?	+1	Rotating crops and soil management	No. of known sites affected by contamination	
18.4 Will it help achieve the objectives of Air Quality Management Plans?	0	Not covered by SPD	No./percentage population living within Air Quality Management Areas	
18.5 Will it encourage the use of clean technologies and water minimisation ?	0	Not covered within SPD.	No. of businesses with Environmental Statement ISO 14001/EMAS accreditation	
19 Ensure integrated, efficient and balanced land use				
19.1 Will it ensure new developments are in appropriate locations, optimising the use of previously developed land and buildings and are accessible by walking, cycling or sustainable transport and/or will increase the share of these transport modes?	+2	Encouraging development adjacent to farmhouses and major road networks	Access to key services	
19.2 Will it encourage an appropriate density and mix of uses using sustainable resource efficient design?	0		Percentage of new dwellings completed at: less than 30 dwelling per hectare, Between 30 and 50 dwellings per hectare and over 50 dwellings per hectare	30-70 dwellings per hectare (PPG3, 2000)
19.3 Will it promote ways of meeting local needs locally by encouraging local sourcing of food, goods and materials?	+1	Local sourcing of food		
20 Value, protect and enhance the built quality of settlements and neighbourhoods and the County's historic environment and cultural heritage				

20.1 Will it preserve, protect and enhance Conservation Areas, Listed Buildings, archaeological remains and other sites and areas of historical heritage and cultural value?	+2	Mainly covered under UDP, but promoted further in SPD		
20.2 Will it prevent development which is inappropriate in scale, form or design to its setting or to its function or local area?	+2	Detailed applications required from the growers	No. of applications refused for scale, form or design reasons	
20.3 Will it encourage development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity and promote local distinctiveness and sense of place?	0	Biodiversity will be promoted but unsure as to overall effects		
20.4 Will it encourage cleanliness and/or improve the general appearance of the area?	+1	Buffer zones to be provided limitations added to development	Public satisfaction surveys	

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