Sustainability Appraisal / Strategic Environmental Assessment - Adoption Statement

Tandridge Local Plan Part 2 Detailed Policies

Introduction
The Tandridge Local Plan Part 2 Detailed Policies (LP2) was adopted at a meeting of the Council on 24th July 2014. This Sustainability Appraisal / Strategic Environmental Assessment - Adoption Statement of the LP2 has been prepared in accordance with the following requirements:

- Regulation 16 of the Environmental Assessment of Plans & Programmes Regulations 2004
- Regulation 26 of the Town & Country Planning (Local Planning) (England) Regulations 2012

It explains how sustainability considerations have been incorporated into the LP2; how the SA has been taken into account; how the results of consultation have been taken into account; the reasons for choosing the adopted LP2, in the light of other alternatives considered; and how the significant sustainability effects of implementing the LP2 will be monitored. Full details of the SA process are set out in the final Sustainability Appraisal report submitted with the LP2.

Background
Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act (2004) and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42 (SEA Directive), which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). Those regulations and Government guidance have merged these processes to allow for a single joint Sustainability Appraisal to be carried out. Throughout the remainder of this statement, reference to SA encompasses the requirements of a merged SA / SEA.

The National Planning Policy Framework (March 2012) paragraph 165 for plan-making states:
“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

The SEA Directive requires local planning authorities to carry out formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The SEA process ensures that opportunities for public involvement are provided and the significant environmental effects arising from policies, plans and programmes are predicted, evaluated, mitigated and monitored.

The purpose of Sustainability Appraisal is to systematically appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development principles.
How has sustainability been integrated into the plan and how have the results of consultation been taken into account?

Tandridge District Council is required by law to produce a development plan for the district. Government guidance has stated this document should be referred to as the ‘Local Plan’.

The Tandridge Local Plan is made up of two parts, the first one of which is already adopted and in operation: Part 1: Core Strategy (adopted 2008). The Core Strategy includes strategic policies such as targets for housing and employment etc.

The document that is subject to this SA Adoption Statement forms part two of the Local Plan and provides detailed policies to manage individual development proposals in a way that meets local needs, both economic and social, while protecting the environment. It does not allocate land for development. The Tandridge Local Plan Part 2 Detailed Policies (LP2) was adopted at a meeting of the Council on 24 July 2013. The policies in this document replace those that remained (saved policies) in the District’s previous Adopted Local Plan (2001).

The integrated SA of the LP2 was a multi-stage process, as set out in the following sections.

**Scoping Stage**
The Scoping Report for LP2 was published in 2009. A scoping stage is required to propose and agree the appraisal methodology and collate the information needed to carry this out. The appraisal needed to be set within the context of existing plans and policies and an understanding of the current baseline situation was essential to predict effects and identify key sustainability issues and problems.

The scoping report consisted of an examination of other relevant plans and programmes so that relevant sustainability objectives could be brought into the sustainability appraisal framework. This ensured that the appraisal took those objectives into account when assessing the sustainability of policies and proposals in the LP2.

The SA Scoping Report listed the plans or programmes that were identified as being relevant to the Tandridge area. This included international, European, national, county and local plans and strategies. A separate baseline report about Tandridge was prepared to accompany the scoping report. This provided the baseline for assessing any effects of a policy or proposal on the district.

The scoping report identified a number of issues relative to SEA Regulations and sustainability issues and problems, many of which are already known from work on the Core Strategy. Others were identified from the baseline information and from relevant plans and programmes. These have been taken into account in the sustainability appraisal objectives when assessing the LP2.

The SA Scoping Report was made available for consultation in 2009. Three national organisations are statutory consultees - the Environment Agency, English Heritage and Natural England. All three, along with some other bodies were invited to comment on the scope of the report.

Replies were received from:-
- Natural England
- English Heritage
- South East England Partnership Board
- Surrey County Council

Where appropriate the document has been amended to take account of the comments. In some instances the comments relate more to the potential content of the proposed Plan rather than the Scoping Report. Such comments were borne in mind as LP2 was produced.
Preferred Approach Stage
Work began in earnest on the LP2 by the production of a preferred approach document which was issued for public consultation in January 2013 accompanied by a Sustainability Appraisal Progress Report.

To ensure sustainability considerations were taken into account during the development of the preferred approach, the SA was undertaken whilst the policies were being written. The policy development process involved a number of stages during which a proposal was subject to scrutiny. This included critical appraisal meetings with Development Management staff, SA findings were fed into these stages, creating a feedback loop that allowed policies to be amended in line with sustainability considerations.

Section 6 of the final SA Report set out the changes made as a result of the Preferred Approach abd an assessment of their impact on the SA objectives.

Proposed Submission Stage
The Proposed Submission version of the Local Plan Part 2: policies, was made available for consultation between June and August 2013.

The policies of the plan were subject to SA/SEA in accordance with EU and UK regulations. The main body of the document then undertook an analysis of the sustainability implications of the proposed policies, describing how those policies had been developed, the alternative options considered and the potential effects of implementing them.

The appraisal was undertaken for the proposed policy options, each policy was assessed for short/medium/long term impacts and scored as having a positive impact/negative impact/no impact/not applicable. The SA recommended changes to certain policies.

It was apparent that the sustainability effects of the Detailed Policies are generally minor. This was to be expected since the Detailed Policies represent the lowest tier in a hierarchy of planning policies, adding local detail to implement the broader principles of policies over and above the business as usual policy framework is generally positive is also to be expected since many of these policies are designed to avoid or mitigate some of the potential adverse effects of the development provided for in the Core Strategy, by addressing local issues.

Where potentially negative economic, social or environmental impacts were identified, it was concluded that the Detailed Policies would adequately alleviate or mitigate these impacts. Overall the emerging Detailed Policies will potentially result in positive impacts across the majority of the 19 sustainability objectives.

Sustainability Appraisal of Policy Amendments
In response to representations received during the consultation period, a number of amendments were proposed to the policies of the plan set out within the Schedule of Proposed Minor Amendments. Following the re-assessment of the policies, none of the changes proposed were considered to have a negative impact on the sustainability scoring. The proposed changes were minor modifications, and did not substantially change the emphasis of any policy. No changes were made to the original SA document. The Plan was submitted to the Secretary of State, accompanied by the final SA Report, the Schedule of Proposed Minor Amendments and other supporting material. The Examination hearings took place in January 2014.

Main Modifications
The Inspectors initial findings were received on 20th January 2014 in which he identified that a number of Main Modifications that would be required to make the Plan sound. The Council was asked to request formally that the Inspector recommend these modifications. The Council agreed the Main Modifications and undertook an SA of the Modifications. A Sustainability Appraisal Report
Addendum was published alongside the Main Modifications. The LP2 Main Modifications were consulted upon between 13th March and 25th April 2014.

It is apparent from the appraisal undertaken in this SA Addendum Report that the effects of the proposed Main and Minor Modifications are generally minor – resulting either in negligible/no effects or minor improvements to the sustainability of the policies. Of the Main Modifications, all but one was consistent with the SA objectives. The one Modification which conflicts with the SA objectives was Policy DP4 – Alternative use of commercial and industrial sites. The option of differentiating marketing times for employment sites based on their geographic location in the District was considered as an alternative policy at the ‘Preferred Approach’ stage of the plan-making process.

In terms of the conflict with SA objectives 16 and 17, both the submitted version of policy DP4 and the previously dismissed alternative option had scored a ‘minor negative impact’, as both options raised similar concerns that the policy may lead to increased pressure for the loss of employment land. The overall scoring of the policy therefore remained unchanged.

The Planning Inspectors Report was received on the 21st May 2014. The Inspector concluded that the Plan was sound subject to the Main Modifications being made.

Public involvement
A key component of the SA / SEA process is consultation of stakeholders. The consultation throughout the sustainability appraisal process has been in accordance with:

- Article 6 of the European Union Directive 2001/42/EC
- Regulations set out in the Environmental Assessments of Plans and Programmes Regulations 2004

There have been four main stages of consultation at Scoping, Preferred Approach and Proposed Submission, Main Modifications.

Reasons for choosing the document as adopted in light of other reasonable alternatives
The LP2 provides detailed policies to manage individual development proposals in a way that meets local needs, both economic and social, while protecting the environment. Following the examination the Inspectors concluded that with the recommended Main Modifications, LP2 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF. These tests included the test that the document must be the most appropriate strategy when considered against the reasonable alternatives.

Measures that are to be taken to monitor the significant environmental effects of the implementation of the plan
The LP2 was adopted at a meeting of the Council on 24 July 2014. The Council will monitor the effectiveness of the LP2 in delivering its objectives by assessing its performance against a series of indicators which are set out in Annex 3 of LP2. These will be reported on through the Authorities Monitoring report.

Tandridge District Council
29th July 2014