



South Hams District Design Review Assessment

June 2009 Enquiry by Design Report

Appendices





The Prince's Foundation
FOR THE BUILT ENVIRONMENT

The Prince's Foundation for the Built Environment is an educational charity which exists to improve the quality of people's lives by teaching and practising timeless and ecological ways of planning, designing and building.

We believe that if we can understand and apply time-tested principles, building once more in a sustainable way, we will reap improvements in public health, in livelier and safer streets and in a more affordable lifestyle for families and individuals. The Prince's Foundation for the Built Environment believes that building in a sustainable way will reap benefits for communities and result in neighbourhoods that accrue higher value over time.



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1.0 Introduction

This document contains the appendices to the South Hams District Design Review Assessment report. This includes the EbD drawings produced with local residents and stakeholders during the eight days of collaborative EbD workshops, which support the growth strategy drawings found in the report, the workshop details and participants, the various processes used to determine growth sites and a summary of the key forward planning policies that underpin the growth strategies. A more detailed description of the process can be found in Section 1.0 of the Design Review Assessment Report.

1.1 The Prince's Foundation for the Built Environment

The Prince's Foundation for the Built Environment (PFBE) is an educational charity established by HRH The Prince of Wales to improve the quality of people's lives by teaching and practising timeless and ecological ways of planning, designing and building. PFBE has been involved in over 60 masterplanning, urban design, architectural, regeneration and heritage projects, contributing to the enhancement of their design and built quality, as well as greater community involvement in the planning process.

1.2 The Enquiry by Design Process

How does an EbD work?

By its nature, every Enquiry by Design is unique, developing a response appropriate to the specific site and issues raised by the local stakeholders

The EbD process is tailored to the requirements of the new planning systems in England, Scotland, Wales and Northern Ireland, at a range of scales and different stages of the processes. We are also currently adapting the EbD methodology internationally.

As the EbD process relies on a concentrated effort over a short period of time, assembling the right information in advance is critical. The process includes preparation and a lead-in



Stakeholders and PFBE members participating in round table discussion during Ivybridge Hinterland EbD



A breakdown of the participants invited to the EbD process

period of approximately six months prior to the workshop.

The number of days for an EbD can vary as every site is different. However, it is normal for an EbD to be preceded by preparatory sessions to explore key issues and familiarise key participants with the process ahead.

What is achieved?

At the close of the EbD, the product is a shared vision for the development site, which is illustrated in a series of plans. This vision is shared by those linked to the development. This makes quick delivery of the plan more achievable.

Who is involved?

The number of participants in a workshop can range from around twenty through to several hundred, at different points during the workshop.

Core team

Local politicians, relevant council officers and local community representatives need to be involved throughout the EbD process as they are the key decision makers. Along with PFBE's Team, these parties attend all sessions.

Second tier

Representatives of any group, including regulatory bodies, with an interest in, and knowledge about, the site will be involved in a number of key sessions – actively inputting technical knowledge into the evolution of the site design.

Third tier

Other participants – anyone interested in development of the particular site – are engaged through public open sessions.

1.3 EbD workshops outcome

The South Hams towns and villages were examined during eight days of EbD workshops by stakeholders, residents and the PFBE team. Through this collaborative effort, they developed a growth strategy for each town or village

Participants formed groups, and then recorded their outcomes on a map, which included their preferred sites for growth, and the required number of hectares for the 2016 and 2026 allocations. These maps are found in Section 2.

2.0 Participants

2.0 Totnes Town



Totnes Town Ebd

Tuesday 9th June 2009
Totnes Methodist Church

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
Bridget Green - Forward Planning Assistant
Denise Vigars - Forward Planning Officer

South Hams District Council Staff

Michael Cozens - Economic Development Officer
Stephen Forsey - Development Surveyor
Mark Harris - Urban and Rural Designer
Ross Kennerly - Landscape & Recreation Manager
Steve Munday - Head of Planning & Building Cont.
Nils White - Conservation & Design Officer

Statutory Bodies

Sue Scrivener - Devon Primary Care Trust
Andrew Ardley - Devon County Council
Vic Ebdon - Devon Country Council
Joe Keech - Devon County Council
Stuart Langer - Devon County Council
Cherry Herbert - Environment Agency
Sarah Fotherington - Environment Agency
Mike Smith - Millwood Homes (STA Panel)
Michael Hourican - Tor Homes (social landlord)

District Councillors

John Tucker - Leader of South Hams District Council
Michael Hicks - District Councillor for Dartington
Geoff Date - District Councillor for Totnes
Robert Vint - District Councillor for Totnes

Anne Ward - District Councillor for Totnes

Town/Parish Councillors

Anthony Roberts - Berry Pomeroy Parish Council
Brian Evans - Dartington Parish Council (Chair)
Robert Somerville - Dartington Parish Council
Tony Whitty - Totnes Town Council (Chair)
Tony Mead - Totnes Town Council
Bill Reeves - Totnes Town Council

Community Groups

Earl Saddler - Council for Senior Citizens for Devon
Marcus Taylor - Dartington Against Detrimental Developmen
Dawn Bishop - Dartington Traffic Action
Rev Joanna Abecassis - Chair of Bidwell Brook School/

Dartington Parish Council

David Mitchell - Design Our Space (DOS)
Kate Wilson - Friends of the Earth
Hilary Priest - Grove Primary School
Charles Fox - Heritage
Paul Wesley - Resident
Jill Tomalin - Strategy Group
Alan Blake - Sport/PE Teacher/Sports Hub
Jennie Beams - SOFA
Adrian Porter - Transition Town Totnes
Cathy Kiddle - Totnes Allotment Association
Colin Drew - Totnes Boating Association
Deborah Oakey - Totnes Children Centre
Ian Blackwell - Totnes Living Community
Alistair Sutherland - Totnes Market Traders
Louis Victory - TotSoc
Poppy Mosbacher - Young People's Representative

Participants listening to Presentations during the morning session at the Tones Workshop

2.1 Totnes Hinterland



Villages of Dartington, Habertonford, Marldon and Stoke Gabriel EbD

Wednesday 10th June 2009
Habertonford Village Hall

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
Rebecca Black - Forward Planning Assistant
Andrew Marlton - Strategic Monitoring and Research Officer
Denise Vigars - Forward Planning Office

South Hams District Council Staff

Michael Cozens - Economic Development Officer
Mark Harris - Urban and Rural Designer
Kay Kilgallon - Community Development Officer
Dave Kenyon - Area Planning Officer
Owen Saward - Landscape Planner

Statutory Bodies

Stuart Langer - Devon County Council
Cherry Herbert - Environment Agency

Stakeholders working with PFBE in Habertonford Village Hall on the villages outside of Totnes.

District Councillors

John Tucker - Leader of South Hams District Council
Paula Black - County Councillor
Robert Steer - District Councillor for Avon & Harbourne
Rosemary Roe - District Councillor for East Dart

Town/Parish Councillors

Alun Sherwood - Cornworthy Parish Council
Brian Ward - Dartington Parish Council (Chair)
David Hill - Habertonford Parish Council
Diana Crann - Habertonford Parish Council

David Hunt - North Huish Parish Council
Robert Somerville - Dartington Parish Council

Community Groups

Kate Wilson - Friends of the Earth

2.2 Dartmouth Town



Dartmouth Town EbD

Thursday 11th June 2009
Townstall Community Centre

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
Rebecca Black - Forward Planning Assistant
Denise Vigars - Forward Planning Team

South Hams District Council Staff

Michael Cozens - Economic Development Officer
Stephen Forsey - Development Surveyor
Mark Harris - Urban and Rural Designer
Ross Kennerly - Landscape & Recreation Manager

Statutory Bodies

Andrew Ardley - Devon County Council
Vic Ebdon - Devon County Council
Stuart Langer - Devon County Council
Dr Adam Morris - Devon Primary Care Trust
Cherry Herbert - Environment Agency
Michael Hourican - Tor Homes (social landlord)
Mike Smith - Millwood Homes (STA Panel Member)

Dan Salt - Millwood Homes (STA Panel Member)

District Councillors

John Tucker - Leader of South Hams District Council
Hilary Bastone - District Councillor for Dartmouth & Kingswear
Melvin Stone - District Councillor for Dartmouth & Kingswear
Ian Longrigg - District Councillor for Skerries

Town/Parish Councillors

Debbie Morris - Dartmouth Town Council (Mayor)
Stephen Smith - Dartmouth Town Council
Kate Ryder - Dartmouth Town Council

Community Groups

Dave Cawley - Dartmouth Chamber of Trade
Doug Twigg - Dartmouth and Kingswear Society
Sheri Haward - Friends of the Earth
Chris Long - Head of Dartmouth Community College
Brian Boughton - Market Coastal Towns Initiative
Laura Payne - Townstall Community Partnership

Member of PFBE answering questions regarding the DRA presentation in Townstall Community Hall

2.3 Dartmouth Hinterland



Villages of Blackawton, Kingswear and Stoke Fleming EBD

Friday 12th June 2009
Stoke Fleming Village Hall

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
Rebecca Black - Forward Planning Assistant
Bridget Green - Forward Planning Assistant

South Hams District Council Staff

Debbie Holloway - Housing Enabling Officer
Ross Kennerly - Landscape & Recreation Manager
Carol Trant - Business Support Officer
Mark Harris - Urban and Rural Designer

Statutory Bodies

Sarah Squire - Environment Agency
Dave Parsons - Devon County Council

District Councillors

John Tucker - Leader of South Hams District Council
Hilary Bastone - District Councillor for Dartmouth & Kingswear
Ian Longrigg - District Councillor for Skerries
Cllr Pennington -
Trevor Pennington - Marldon Parish Council

Town/ Parish Councillors

Trevor Bird - Blackawton Parish Council
Johnathon Hawkins - Kingswear Parish Council
Peter Pudduck - Kingswear Parish Council
Keith Baigrie - Stoke Fleming Parish Council

Community Groups

Doug Twigg - Dartmouth and Kingswear Society
Bea Foster - Resident Stoke Fleming

Presentation of the day's findings during the Dartmouth Hinterland Workshop

2.4 Ivybridge Town



Ivybridge Town EbD

Thursday 15th June 2009
The Watermark

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
Rebecca Black - Forward Planning Assistant
James Doxford - Forward Planning Officer

South Hams District Council Staff

Michael Cozens - Economic Development Officer
Malcolm Elliott - Area Planning Officer
Stephen Forsey - Development Surveyor
Mark Harris - Urban and Rural Designer
Amanda Harvey - Community Development Assistant

Statutory Bodies

Matthew Barnes - Devon County Council
Sarah Squire - Environment Agency
Michael Hourican - Tor Homes (social landlord)
Stuart Langer - Devon County Council

District Councillors

Bill Hitchens - Leader of South Hams District Council
Louise Jones - District Councillor for Ivybridge Woodlands

Town/Parish Councillors

Frances Reeve - Ivybridge Town Council - Mayor
Carol Beeson - Ivybridge Town Council
Philip Dredge - Ivybridge Town Council
Elizabeth Silsbury - Ivybridge Town Council

Community Groups

Kate Wilson - Friends of the Earth
Richard Peachey - Ivybridge Chamber of Trade
Lesley Hughes - Ivybridge Regeneration Group
Bill Luscombe - Land Owner
Tess Wimott - PL21 (Transition Town)
Yvonne Bithell - PL21 (Transition Town)

Group working in the afternoon at The Watermark.
The group was focusing on issues concerning Ivybridge

2.5 Ivybridge Hinterland



Villages of Brixton, Holberton, Modbury, Newton Ferrers, Ugborough, Wembury and Yealmpton EbD

16th June 2009

Modbury Memorial Hall

Forward Planning Team

Lee Bray - Head of Community Regeneration

Graham Swiss - Forward Planning Manager

Bridget Green- Forward Planning Assistant

Denise Vigers - Forward Planning Officer

South Hams District Council Staff

Mark Harris- Urban and Rural Designer

Carol Trant -Business Support Officer

Ross Kennerly - Landscape & Recreation Manager

Statutory Bodies

Sarah Squire – Environment Agency

District Councillors

John Tucker – Leader of South Hams District Council

John Squire - District Councillor for Brixton & Wembury

Basil Cane - District Councillor for Brixton & Wembury

Ian Blackler - District Councillor for Cornwood & Sparkwell

Geoff Feilden – District Councillor for Erme Valley

Suzie Cooper - District Councillor for Newton & Noss

Keith Baldry - Yealmpton Parish Council

Town/Parish Councillors

Ian Martin - Brixton Parish Council

Nick Toms - Ermington Parish Council

Vicky Rawlings - Holbeton Parish Council

Doreen Flood – Modbury Parish Council

Peter Preston – Modbury Parish Council

Alan Cooper - Newton and Noss Parish Council

Tom Holway – Ugborough Parish Council

Dermot Drought - Wembury Parish Council

John Lawson – Yealmpton Parish Council

Community Groups

Roger Gage – Modbury Society

Charlotte Cae - Modbury Resident

Rodney Bomford - Modbury Resident

Wendy Hopkins - Modbury Resident

Nigel Owen - Modbury Resident

Nigel Toms - Modbury Resident

Sally Axell – CPRE (South Hams and Plymouth)

PFBE member speaks to stakeholders about the Prince's Foundation's involvement in the process

2.6 Kingsbridge Town



Kingsbridge EbD

Tuesday 17TH JUNE 2009
Kingsbridge Methodist Church

Forward Planning Team

Lee Bray - Head of Community Regeneration
Graham Swiss - Forward Planning Manager
James Doxford - Forward Planning Officer
Bridget Green - Forward Planning Assistant
Denise Vigars - Forward Planning Officer

South Hams District Council Staff

Michael Cozens - Economic Development Officer
Malcolm Elliot - Area Planning Officer
Stephen Forsey - Development Surveyor
Mark Harris - Urban and Rural Designer
Ross Kennerley - Landscape & Recreation Manager
Kay Kilgallon - Community Development Officer

Statutory Bodies

Cherry Herbert - Environment Agency
Michael Hourican - Tor Homes (social landlord)
Matthew Barnes - Devon County Council
Stuart Langer - Devon County Council

District Councillors

Rufus Gilbert - District Councillor for Kingsbridge East
Denise O'Callaghan - District Councillor for Westville & Alvington
Mike Howarth - Kingsbridge Town Council and District

Town/Parish Councillors

Jim Romanos - Kingsbridge Town Council
Philip Yates - Kingsbridge Town Council
Simon Wright - West Alvington Parish Council

Community Groups

Kate Wilson - Friends of the Earth
Richard Gage - South Hams CPRE

A stakeholder reports group the findings from his table in the Kingsbridge Workshop

2.7 Kingsbridge Hinterland



Aveton Gifford, Chillington/Stokenham, Loddiswell, Malborough, Salcombe, Thurlestone, West Alvington EbD

Tuesday 18th June 2009

Chillington Methodist Church

Forward Planning Team

Lee Bray - Head of Community Regeneration
 Graham Swiss - Forward Planning Manager
 Rebecca Black - Forward Planning Assistant
 James Doxford - Forward Planning Officer
 Bridget Green - Forward Planning Assistant

South Hams District Council Staff

Malcolm Elliott - Area Planning Officer
 Mark Harris - Urban and Rural Designer
 Amanda Harvey - Community Development
 Ross Kennerly - Landscape and Recreation Manager
 Nils White - Conservation Officer

District Councillors

John Tucker - Leader of South Hams District Council
 Pam Cook - District Councillor for Allington and Loddiswell

Bryon Carson - District Councillor for Charterlands
 John Baverstock - District Councillor for Stokenham
 John Carter - District Councillor for Salcombe and Malborough
 Paul Coulson - District Councillor for Salcombe and Malborough

Town/Parish Councillors

Stephanie McTaggart - Aveton Gifford Parish Council
 Tim Abrahall - Aveton Gifford Parish Council
 Peter Roper - Loddiswell Parish Council
 John Yeoman - Malborough Parish Council (Chair)
 Gill Claydon - Salcombe and Stokenham Parish Council
 Charles Rogers - Salcombe and Stokenham Parish Council
 Roger Moore - Salcombe Town Council (Mayor)
 Simon Wright - West Alvington Parish Council

Community Groups

Alan Stapleton - South Hams Sustainability Group
 John Chalmers - South Hams Society

Stakeholders at Chillington for the Kingsbridge Hinterland Workshop on the 18th June 2009

3.0 Processes

The processes that preceded the DRA are the Strategic Housing Land Availability Assessment (SHLAA), the Sustainability Threshold Assessment (STA), and the Strategic Infrastructure Development (SID). These are explained below.

3.1 SHLAA (Strategic Housing Land Availability Assessment)

SHLAA is the process of identifying available sites for development of housing, and ensure that there is sufficient land available to meet the housing needs of the community.

Note - assessment considerations of panel: access, yield, existing structures, availability, flood risk, multiple ownerships, topographical constraints, size of site

The primary role of the SHLAA is to:

- ☒ identify sites with potential for housing
- ☒ assess their housing potential
- ☒ assess when they are likely to be developed (DCLG, 2007)

Annex C of Planning Policy Statement 3: Housing (DCLG, 2006) states that Strategic Housing Land Availability Assessment should amongst other points:

- ☒ Assess land availability by identifying buildings or areas of land (including previously developed land and green field) that have development potential for housing, including within mixed use developments
- ☒ Assess the potential level of housing that can be provided on identified land
- ☒ Identify constraints that might make a particular site unavailable and/or unviable for development
- ☒ Identify sustainability issues and physical constraints that might make a site unsuitable for development
- ☒ Identify what action could be taken to overcome constraints on particular sites

Sites with Potential for Housing in the SHLAA

1. Unimplemented/outstanding planning permissions for housing
2. Planning permissions for housing that is under construction
3. Local Plan Allocations
4. Local Development Framework Allocations
5. Land no longer required for those uses (ex-employment)
6. New free standing settlements
7. Vacant and derelict land and buildings.
8. Surplus public sector land
9. Land in non residential use which may be suitable for redevelopment
10. Windfall sites in existing residential areas, such as underused garage blocks
11. Large scale redevelopment and redesign of existing urban areas
12. Sites in rural settlements and rural exception sites.
13. Urban extensions
14. Empty homes

SHLAA Methodology

1. Planning the Assessment
2. Determining which sources of sites should be included in the Assessment
3. Desktop review of existing information
4. Determining which sites and areas will be surveyed
5. Carrying out the survey
6. Estimating housing potential of the site
7. Assessing when and whether sites are

likely to be developed

- 7a - Assessing suitability for housing
- 7b - Assessing availability for housing
- 7c - Assessing achievability for housing
- 8. Review of the Assessment
- 9. Identifying and assessing the housing potential in broad locations
- 10. Determining the housing potential of windfalls

SHLAA Stage 7: Assessing suitability for housing

1. Suitable sites are those which offer a suitable location for development that contributes to the creation of sustainable, mixed communities.
2. It is assumed each development will:

be of the highest quality design its aesthetics and layout, respect the local character of the surrounding area promote maximum energy efficiency on the site; promote walking and cycling; minimise crime provide affordable housing in the district.

3. Suitability criteria:

- ☒ Site – detail and ref number
- ☒ Planning information
- ☒ Ownership
- ☒ Greenfield/Brownfield - land type
- ☒ Current Use
- ☒ Physical constraints
- ☒ Ecology / diversity
- ☒ Topography
- ☒ Flood risk 1, 2 or 3

- ☒ Access to integrated transport
- ☒ Contamination and pollution
- ☒ Structures
- ☒ Tree Preservation Orders (TPOs)
- ☒ Other
- ☒ Infrastructure
- ☒ Landscape character of surrounds
- ☒ Adjacent land use
- ☒ Heritage and conservation
 4. Sites not rejected from the assessment on suitability grounds will be assessed against 'availability' and 'achievability' criteria by the panel

Availability was through call for sites and considered available when it is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.

'Achievability' is defined as whether there is a reasonable prospect that housing will be developed within specified time periods. This will be affected by market conditions, the costs associated with the development and the phasing of schemes; what infrastructure requirements may be needed and potential problems identified in the questionnaire - such as multiple ownerships, ransom strips, tenancies or other requirements of landowners.

SHLAA Stage 8: Review of the Assessment

Panel criteria to enable a consistent assessment of all sites.

1. Majority view will be upheld

2. A site is considered 'available' if in local plan or LDF or from 'call for sites'
3. If 'developable' in the first five year SHLAA period must have or be close to planning permission without ownership issues
4. Otherwise it will be for the 6-10 year or 11-15 year period
5. Where all or part of a site lies within Flood Zones 2 and/ or 3a the site will only be considered to be developable if it remains viable
6. Where a site is affected by a statutory designation (e.g. AONB, Conservation Area etc) it will only be considered developable if development remains viable
7. Large and adjacent sites will be phased over consecutive five year time periods
8. Development rates of 50 dwellings per year per developer
9. Sites with a threshold below five dwellings will not be considered
10. Sites with extant planning permission will be included in the trajectory at the specified number of dwellings
11. Sites considered unsuitable for residential development primarily due to location or existing use are discounted
12. Existing policies designed to constrain development should not be applied by the panel, as per SHLAA guidance. This is not a policy document – policy will be applied at the plan making stage

3.2 STA Sustainability Threshold Assessment

The STA is a process used to measure comparative suitability of sites for sustainable development. It is required that every LDF document must have a sustainability assessment.

Considerations of the STA panel include soil quality, water, land quality, biodiversity, protected landscape, visual impact and landscape character, historic and environmental and cultural heritage, air quality, movement and accessibility, quality of built environment, energy use.

3.3 SID Strategic Infrastructure Development

SID is a process that assesses the servability of a development.

A panel of service providers, representatives from groups such as district and county councils, primary care, trust, police, and key government agencies and statutory bodies, coordinate current and future infrastructure delivery programmes so they are in line with emerging development proposals of the LDF.

The purpose is to ensure that new developments can be well connected and serviced by infrastructure.

4.0 Forward Planning Policy

4.1 SEA Objective Strategic Environmental Assessment for Devon

1. Balanced Communities: to promote community viability and balance.

SEA topic: Population

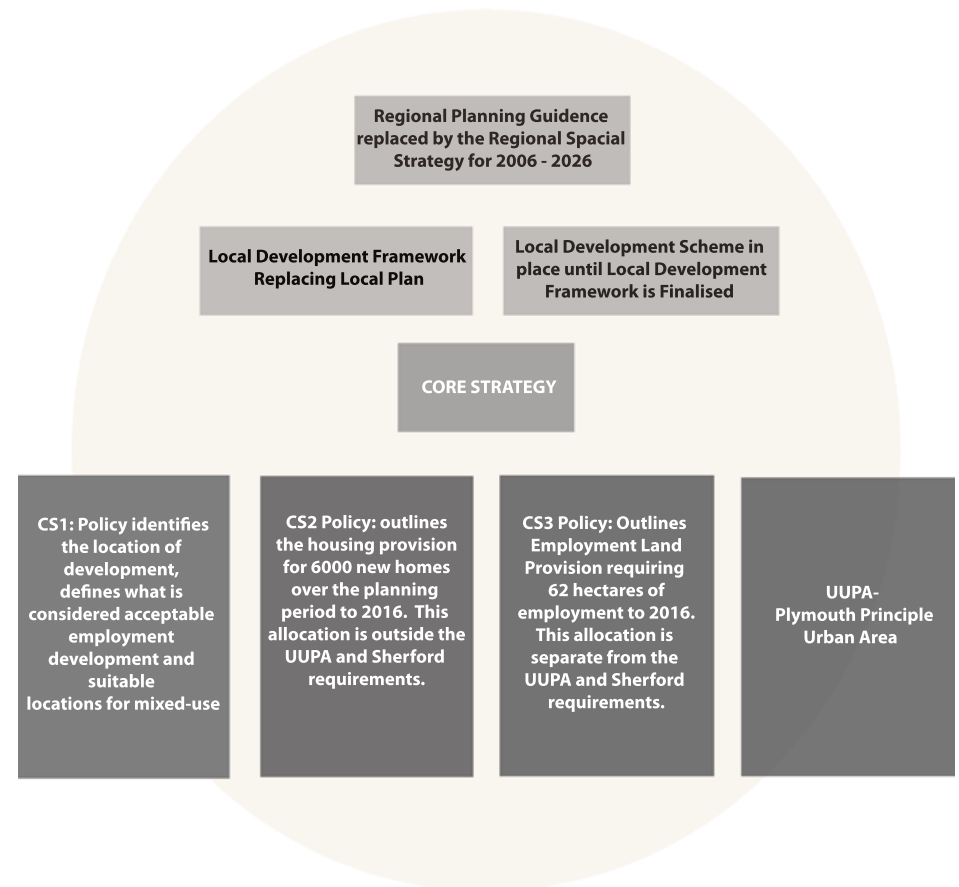
- Promote mixed use, mixed housing type and mixed tenure developments
- Encourage regeneration and enhancement of viable communities
- Enable independent lifestyles for the elderly and those with disabilities
- Provide sites for community services and facilities (education, health, recreation, social care etc)
- Provide sites for business and employment within communities
- Enable people to live near to where they work
- Promote social inclusion and community ownership

2. Movement and Access: to enhance access to jobs, education, services, cultural and leisure facilities for all.

SEA topic: Population and Human Health

- Enhance access, particularly in rural areas
- Promote accessible jobs, services, and facilities
- Improve quality and capacity of public transport, particularly in new developments is it served by public transport?
- Encourage integrated public transport
- Provide for basic services within walking distance of residents
- Reduce isolation of minorities and people with limited mobility

3. Housing: to ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs.



SEA topic: Population and Human Health

- Provide dwellings to allow local residents, including young people, to remain within their communities
- Restrict second home ownership

4. Quality of the Built Environment: to enhance the form and design of the built environment.

SEA topic: Population and Human Health

- Ensure new development is located in line with sustainable principles

- Promote high density in new development wherever appropriate
- Insist upon high design quality and respect for local character, distinctiveness, and surrounding environment in new development
- Protect and enhance the quality of green and open spaces

5. Health: to provide a healthy and safe environment.

SEA topic: Population and Human Health

- Provision of space for informal recreation
- Design out crime and fear of crime in local communities
- Contribute to a safe, secure built environment
- Encourage safe provision for walking and cycling
- Prevent unacceptable levels of noise, light, odour and air pollution, through application of the precautionary principle

6. Employment: to promote a range of quality employment opportunities

SEA topic: Population and Material Assets

- Encourage provision of jobs accessible to residents
- Support provision of employment to allow young people to remain within their communities
- Support indigenous growth of small and micro businesses

7. Economic Growth: to promote sustainable economic development that can capitalise on the local distinctiveness of the area.

SEA topic: Population and Material Assets

- Encourage growth of indigenous companies.
- Encourage diversification into key growth sectors, including the environmental sector

- Provide for the needs of businesses (range of premises, services, infrastructure, and skilled workforce)
- Enhance the vitality of town, district, and local centres and encourage their commercial renewal
- Provide for the purchase of goods and use of services locally

8. Landscape: to ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced.

SEA topic: Landscape

- Preserve and where possible enhance diverse landscape character and value
- Protect and enhance the Areas of Outstanding Natural Beauty (AONB)
- Maintain and enhance hedgerow cover and traditional field boundaries

9. Land and Soil Quality: to maintain and improve the quality of land and soil in the region

SEA topic: Soil and Water

- Promote high-density development
- Actively promote the re-use of previously developed land.
- Remediate contaminated land
- Protect the best and most versatile agricultural land

10. Biodiversity: to protect and enhance the diversity and abundance of semi-natural habitats and indigenous species.

SEA topic: Biodiversity, Fauna and Flora

- Promote ecological land management

- Protect and enhance valuable wildlife habitats and species, both those statutorily designated and those of local value
- Avoid habitat fragmentation
- Protect and enhance those species and habitats identified in the Devon BAP and the National BAP
- Protect and enhance the biodiversity value of the coastline, including estuaries

11. Historic Environment and Cultural

Heritage: to protect and enhance cultural resources.

SEA topic: Cultural Heritage

- Protect and enhance valued architecture, both buildings (including listed buildings) and their settings
- Support locally-based cultural resources and activities
- Protect and improve historical and archaeological environment (landscapes, site, buildings and settings), including Scheduled Ancient Monuments (SAMs)
- Protect the important geology of South Hams district
- Protect and enhance Conservation Areas

12. Minerals: to encourage efficient exploitation of mineral resources.

SEA topic: Material Assets

- Contribute to the supply of minerals while protecting local communities and the environment.
- Minimise demand for primary minerals

and aggregates.

- Recycle local stone, where possible, to reinforce local character

13. Energy: to encourage energy efficiency, and promote the generation and use of energy from renewable sources.

SEA topic: Material Assets and Climatic Factors

- Avoid exacerbating climate change by reducing energy usage (including through design of new development, and sustainable location of development to encourage accessibility by means other than the car)
- Support the generation and use of renewable energy, while protecting local communities and the environment
- Promote energy efficiency by locating development in such a way as to minimise the number of trips made by private car
- Promote energy efficiency in the design of new development