

6.0 References

6.1 Documents

Core Strategy, from the **Local Development Framework** published by South Hams District Council

Adopted: December 2006

http://www.southhams.gov.uk/core_strategy_adopted.pdf

Regional Spatial Strategy

Produced by the Secretary of State in the Department for Communities and Local Government

Yet to be published

http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=4945

PPS3 - Planning Policy Statement 3: Housing

Published: 29 November 2006

Summary: Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

This replaces Planning Policy Guidance 3: Housing (PPG3) which was published in March 2000. Annex C of the Planning Policy Statement 3: Housing (DCLG, 2006)

<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

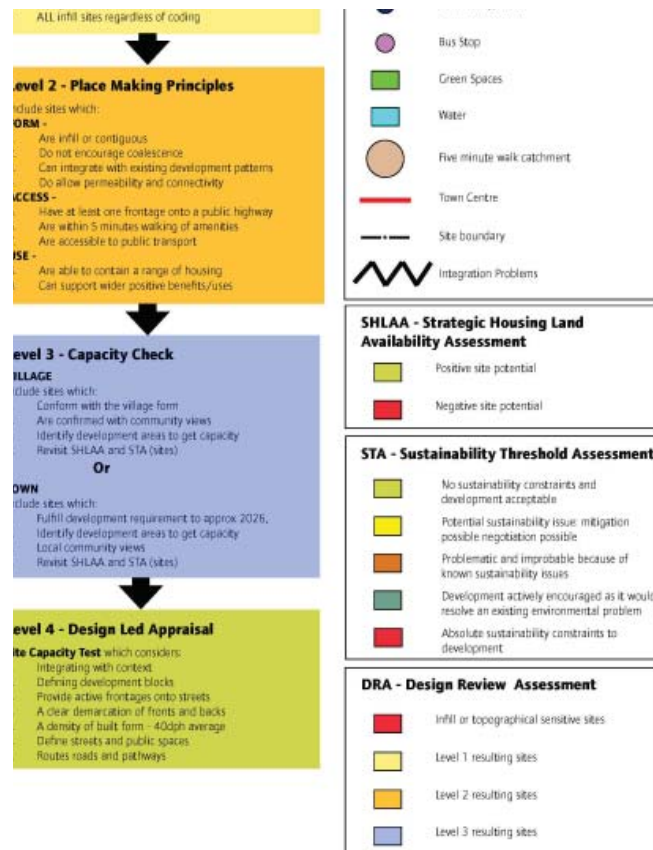
English Partnerships Urban Design Compendium

Summary: The purpose of the Urban Design Compendium is to help equip all those involved in the delivery of places with guidance on achieving and assessing the quality of urban design in developing and restoring urban areas.

<http://www.urbandesigncompendium.co.uk/>

6.2 Stakeholder Information

Stakeholders were provided with the following documents, which provided information on the DRA process and jargon.



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Glossary of Acronyms and Terms

Core Strategy

Sets the vision for future development in South Hams, and sets the planning strategy for the district.

Commonly used Acronyms*

DPD - Development Plan Document

Any part of the LDF that forms part of the statutory development plan.

DRA - Design Review Assessment

A site allocation assessment process based purely on the principles of good place making.

DLA - Design Led Assessment

Final stage in the DRA process. It determines a realistic evaluation and of a site's potential capacity through a basic design process considering sites at block, street and building scale.

Ha - (hectare)

A metric unit of area equal to 10,000 square metres or approximately 2.5 acres

LDF - Local Development Framework

Collective name for the portfolio of and documents that make up special planning framework for the district

SHLAA - Strategic Housing Land Availability Assessments

A process to identify sites by considering their sustainability and availability 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*

SID - Strategic Infrastructure Delivery Planning

A process used to inform the programming of necessary support infrastructure

STA - Sustainability Threshold Assessment

A tool to assess comparative suitability of sites for sustainable development

Note - objectives analysed: 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

Commonly used terms*

Coalescence – when separate built areas merge as a result of development of the land between them. This can result in a loss of distinctiveness for separate towns or villages

Contiguous – sites that are directly adjacent and connected to the built area of a town or village on at least 2 sides

Connectivity – how the site integrates to the surrounding areas through infrastructure, e.g. roads paths etc.

Dwellings per hectare – the number of units or houses accommodated in one hectare of land.

Five minute walkable catchment – the area that can be walked from mid-point to edge in five minutes, which is approximately 400 meters. Ideally, all daily amenities should be accessible within this walking distance

Frontage – the face of a building that is on the street

Housing Density – the number of units or houses per unit area of land, unusually number of dwellings per hectare

Infill – sites that are largely and wholly contained within existing development, usually inside the town envelope

Mixed use – a site that offers multiple functions in the built environment e.g. housing, employment, with flats above, etc.

Permeability – the ability to move through a site or urban area from point to point via multiple routes

Development boundary (town envelope) – boundary of built area of a town or village

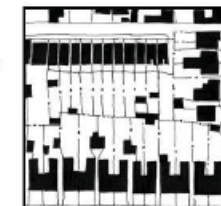
Urban fabric – refers to the collective elements of the built environment e.g. streets, buildings, green spaces...

*These are simple definitions of commonly used acronyms and terms. The terms have wider meanings and can vary, however this is a general reference to what is meant in relation to the DRA process.

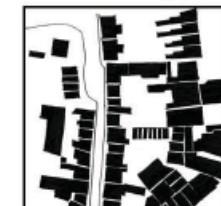
Example Densities from South Hams Town



30 dwellings per ha



30 dwellings per ha



45 dwellings per ha



64 dwellings per ha

* drawings not to scale

6.3 EbD Team

PFBE, alongside with the Forward Planning Department from the SHDC, conducted the DRA EbD. Below are the names of the team members. PFBE would also like to thank all the participants from each village and town who contributed in making this EbD a success.

From left to right: Lee Bray (SHDC), Peter Quinanilla (PFBE), Ross Kennedy (SHDC), Bridget Green (SHDC), Samantha Singer (PFBE), Jason Syers (PFBE), Nils White (SHDC), Dani Amarant (PFBE), Graham Swiss (SHDC), Rebecca Black (SHDC), Bethany Riter (PFBE), Mark Harris (SHDC), Claudia Piccioni (PFBE), Neil Bariskel (PFBE). Not in picture Jeremy Caulton (PFBE) and Nisha Kaduskar (PFBE).

