

South Hams
Local Development Framework
2006 - 2016

Development Policies DPD

Pre-Submission Publication

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1 Introduction

The Planning and Compulsory Purchase Act 2004 has introduced major changes to the way the planning policy system operates. The old system of Structure Plans, Local Plans and Supplementary Planning Guidance is replaced with a new system of Regional Spatial Strategy and Local Development Frameworks (LDFs).

South Hams District Council welcomes the new system and has already adopted the first parts of its new planning framework for the area – including the South Hams LDF Core Strategy, Affordable Housing DPD and the Sherford New Community Area Action Plan. The South Hams LDF is a portfolio of documents, with more scope for community involvement and a positive approach to sustainable development.

A project plan setting out the timetable for producing LDF documents is included in the Local Development Scheme. The LDF also includes a web based interactive Proposals Map which contains all the policy designations and will be continually updated as more DPDs become adopted.

This Development Policies Development Plan Document is the Pre-Submission publication version, which will be submitted to the Secretary of State. It sets out a suite of policies for the determination of planning applications. In line with the Core Strategy it will cover a period up to 2016, but will be kept under review as required. It is available from the Council or on the Council's website: www.southhams.gov.uk.

This Pre-Submission publication was preceded by consultation on the Issues and Options stage in autumn 2004, and Preferred Options consultation in July 2007 (when it was known as the Development Control Core Policies). This provided an opportunity for our communities and other interested parties to get involved and to help shape the contents of the new development policy framework. The LDF includes a Statement of Community Involvement which sets out how the Council will engage and involve people in the planning process. Previous consultation undertaken for this document is explained fully in Chapter 6.

The Council is determined to address vigorously local priorities, particularly the delivery of affordable housing. It has adopted the aim of "improving the well-being of the people of the South Hams" and has set itself the following priorities:

- Secure a supply of housing for local people at affordable levels;
- Create the conditions for the growth and maintenance of quality economic activity;
- Maintain the district's distinctive environment whilst enabling access and sensitive development;
- Maintain a clean environment;
- Work with others to improve access to key services; and
- Improve core service performance in a cost-effective way.

The South Hams LDF reflects these priorities, particularly those with a spatial dimension.

The Development Policies are now published ahead of submission to the Secretary of State. This DPD is published together with its Sustainability Appraisal, Habitats Regulation Assessment and Statement of Consultation. There is an opportunity to make formal representations on the document, relating to the issue of soundness. These will then be considered by a Planning Inspector at an examination. If you would like to make

any representations about the soundness of the Development Policies, the Council needs to receive them by **4pm on.....**

To help you structure your views, a response form and guidance note have been produced. Please relate your comments on the form to the Tests of Soundness. More details on the Tests of Soundness are available in the Planning Inspectorate document 'Examining Development Plan Documents – Soundness Guidance' at www.planning-inspectorate.gov.uk Copies of this Development Policies document, the response form and guidance note, are available at the Council offices, in local libraries or via the Council's website. Completed forms should be sent to the Forward Planning team by post, fax or e-mail.

- **Post:** to the Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.
- **Fax:** marked Forward Planning, Development Policies Pre Submission Publication to 01803 861404.
- **E-mail to:** forward.planning@southhams.gov.uk

All comments must be received by 4.00pm on

All our publications are available in alternative formats, such as large print or a language other than English. Please contact us on 01803 861234 or email forward.planning@southhams.gov.uk

2 Context for Development Policies DPD

The development policies deliver on the four key themes of the South Hams Strategic Partnership's Sustainable Community Strategy 2007-2011:

- Sustainable Development;
- Competitive Local Economy;
- Community Vibrancy; and
- Quality Environment.

The Sustainable Community Strategy also sets two cross-cutting themes, Social Inclusion and Climate Change, which are integrated into development policies, where appropriate.

The Vision for South Hams

The LDF Core Strategy was adopted in December 2006 and establishes the overall vision for the South Hams LDF. The first five aims of the vision are equally applicable to the Development Policies and therefore form the vision for this document. They are as follows:

- Meeting communities' needs locally;
- Securing sustainable development;
- Promoting the regeneration of market towns and villages and rural diversification;
- Prioritising developments for affordable homes and new jobs; and
- Protecting and enhancing the area's precious environmental heritage.

Sustainable development and the creation of sustainable communities lie at the heart of the planning system, and are the fundamental objective of the South Hams LDF. The aim of sustainable development is to create a better quality of life for all communities, through balancing the objectives of providing housing and employment land and accessible facilities, against those of conserving and enhancing the landscape and the social and cultural realm.

The context of delivering sustainable development was set by the 1999 Government publication 'Sustainable Development Strategy'. This was further developed by 'Securing the Future: delivering UK sustainable development strategy' published in 2005, which sets the guiding principles of sustainable development as:

- Living within environmental means;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

Within this broad framework, the Government published Planning Policy Statement 1 (PPS 1) Delivering Sustainable Development (February 2005) setting the context of sustainability in the planning system.

In the South Hams this means creating sustainable communities which balance and integrate the social, economic and environmental aspects of their community in a holistic

manner and having regard to likely changes in the local climate. Sustainable development works in tandem with rural and urban regeneration. To deliver the vision and deliver sustainable development in the South Hams 23 strategic objectives have been set for the LDF. These cover housing, economy, transport and accessibility and environment and are set out in detail in the Core Strategy. The relationship between the strategic objectives and these development policies is explained in chapter 4 and set out in the monitoring framework at Appendix 8.

From these strategic objectives a set of development principles have been produced. All development proposals will aim to embrace the following principles:

- A sequential approach to all development with an efficient use of land;
- Provide well designed, mixed communities that are safe and accessible places;
- Protect and enhance the character, quality, amenity, and local distinctiveness of places;
- Provide a supportive environment for economic growth;
- Provide of required infrastructure, services and community facilities in phase with development;
- Protect and enhance biodiversity and geology;
- A reduction in the need to travel; and
- Safeguard natural resources, including through waste minimisation, energy conservation, and the use of renewables.

Government policy is set out in PPS12 'Creating strong safe and prosperous communities through Local Spatial Planning'. This, together with the Plan Making Manual (www.pas.gov.uk/pas/core/page.do?pageId=51391), provides general advice on the content of Development Plan Documents. This states that policies should not repeat or reformulate national or regional policy, but provide effective and justified locally interpreted policies.

Decisions on planning applications will be decided against the development plan (LDF policies and the Regional Spatial Strategy) and other material considerations, such as national guidance and policies. Therefore, where there may not be a policy in this document for a specific development type, the theme will be covered by the relevant RSS policy, other LDD policy and/or national policy. All national guidance and policies, the Regional Spatial Strategy and LDF policies will be used to make decisions on planning applications, as set out in the sections below.

National Policy

At a national level, Government sets out planning policies and principles within Planning Policy Guidance (PPGs), which are currently being rewritten and replaced by Planning Policy Statements (PPSs). The full list of PPGs and PPSs are set out in Appendix 1 and available on the Community and Local Government (CLG) website at www.communities.gov.uk.

National guidance and policy, including relevant annexes, are material and can be used to determine decisions on individual planning applications.

In many cases national and regional policy and the Core Strategy provide comprehensive policy coverage of an issue. This means that not every circumstance and type of development is included in these development policies.

Regional Policy

All development proposals will be subject to the emerging Regional Spatial Strategy (RSS) 2006-2026 produced by the South West Regional Assembly. This is at the proposed changes stage and is expected to be adopted in 2009. The RSS forms part of the development plan for South Hams, along with the Local Development Framework. Therefore both the RSS and LDF will be used to determine planning applications.

The most relevant RSS policies, to each policy in the Development Policies DPD, are listed within the supporting text. A comprehensive list of all the key RSS policies is provided in Appendix 1.

Local Policies

The Core Strategy, the overarching strategic document of the South Hams LDF, sets out the key elements of the planning framework for the district (apart from the area that lies within the Dartmoor National Park, which will be covered by the Dartmoor LDF). The Core Strategy was adopted in December 2006. The Development Policies are in conformity with the Core Strategy and both will be used to determine planning applications.

All the policies in this document, and the rest of the LDF, are interdependent of one another and must be read alongside each other, particularly the policies of the Core Strategy and Affordable Housing DPD, the Proposals Map and the forthcoming Site Allocations DPDs. When the Development Policies are adopted they will replace those contained in the 1996 South Hams Local Plan Part 1: General Policies as set out in the table at Appendix 10.

The Development Policies is an integral document in the South Hams LDF portfolio and builds on the strategic content of the Core Strategy. It provides more detailed policy advice on the key issues and development pressures facing the South Hams, and relating to the applications received. This suite of development management policies will be used in determining planning applications district wide. It aims to enable sustainable development, whilst protecting, conserving and enhancing the environment. It is intended that when the Core Strategy is reviewed, the key development policies are included within it.

The Site Allocations DPDs will set out the key allocations for housing, employment, retail and other uses across the South Hams. These documents are currently being prepared and are expected to undergo their formal regulation 25 consultation in the summer, with formal submission expected next year.

Planning applications will also need to take into account other plans and strategies, which provide the detail and local framework relating to local policies, such as the Sustainable Community, Housing and Prosperity Strategies, Local Transport Plan, Public Space Strategy and the South Devon and Tamer Valley AONB Management Plans, for example.

In summary, the policies within the next chapter form part of the Development Plan for the South Hams, along with the Regional Spatial Strategy and other Local Development Framework policies, in the Core Strategy and the Affordable Housing DPD, and forthcoming Site Allocations DPDs. The Development Plan, along with national policy and guidance documents, will be used to make decisions on planning applications.

3 Development Policies for the South Hams

In considering any development proposal, the Council will consider all relevant planning issues. Decisions will be made in accordance with the development plan (the RSS and the LDF) unless any other material considerations outweigh its provisions. This may rarely lead to consent being refused for development which might seem to accord with the policies in this plan. This may be because national or regional policies have changed and over-ride local considerations, because of the relationship of the proposed development to adjoining areas, because of infrastructure considerations, or because of other detailed issues.

Detailed planning issues include the effect on local distinctiveness, landscape character, setting, biodiversity, accessibility, traffic movement, road safety, parking provision, flood risk, drainage, slope and configuration of a site, neighbouring properties, local amenity in general and any undue public expenditure that might arise from the proposal. Design, local distinctiveness and landscape character are particularly important considerations in the designated landscapes, Conservation Areas and in relation to Listed Buildings.

Each policy sets out what is required of development proposals in South Hams. Some policies are relevant to all proposals (such as, Design, Residential Amenity, Sustainable Construction, Biodiversity, Transport, Access and Parking) and others are relevant to the Countryside and to specific development proposals (such as, Replacement Dwellings in the Countryside).

The supporting text explains what the main issues are in South Hams, and consequently sets out the reasons and evidence for each policy. It explains the requirements from national and regional planning policy, and the links to the Sustainable Community Strategy, it also sets out the relationship with the Core Strategy.

Each policy sets out what guidance is available to assist applicants in preparing appropriate development proposals. Appendix 2 provides the full list of guidance relevant to the policies in this document.

All applications will be required to submit a Design and Access Statement. This must demonstrate that the applicant has a thorough understanding of the site, surroundings and townscape or landscape character, access issues and that the proposal responds appropriately to its context.

The Council may also require additional evidence to be submitted to justify the development proposals. Where this is necessary the policy identifies the test to be passed and the supporting text identifies and explains what evidence is required. A bulleted list is also provided setting out what is required from applicants. These lists of evidence required from the applicant are not exhaustive, but gives guidance and may inform any pre-application discussions with officers. They should be read alongside the relevant validation checklists that inform all planning applications.

South Hams encourages the submission of planning applications via the planning portal using standard application forms. These are available at www.southhams.gov.uk. In preparing any application the validation checklists, and Validation of Planning Applications Draft SPD, should be consulted. These provide detailed guidance on what information is required to support the application, and set out the relevant thresholds which will trigger these requirements. It should be noted that if you do not send all the information required the application will be deemed invalid. Other relevant consents may also be required at the same time as the planning application. These include

Conservation Area Consent, Listed Building Consent and also Scheduled Monument Consent.

The information required as part of the validation procedure may include, amongst others:

- Design and Access Statement
- Masterplans, Concept Statement, Development Briefs for larger developments
- Affordable Housing Statement
- Air Quality Assessment
- Assessment of agricultural activity
- Contaminated Land Reports
- Environmental Statement
- Flood Risk Assessment
- Foul Sewage Treatment
- Historical features/Archaeological assessment
- Landscaping details
- Lighting scheme (for major applications)
- Nature conservation/ecology assessment
- Noise Impact Assessment
- Open Space Statement (for major applications)
- Parking provision
- Photographs/photomontages
- Planning Obligations/draft Head(s) of Terms
- Private water supplies
- Regeneration Statements (for major applications)
- Site Survey
- Structure Survey
- Supplementary Planning Statement
- Transport Assessment (different thresholds for different uses)
- Travel Plan
- Tree Survey – Arboricultural Statement
- Utilities Statement
- Ventilation details
- Viability Assessments
- Visual Impact Assessment (for major developments)
- Waste Audit Statement

Other information that may be required includes:

- BREEAM Assessment
- Code for Sustainable Homes/ Building for Life Assessment
- Construction Environmental Management Plans
- Energy Statement
- Health Impact Assessment
- Landscape Character Assessment
- Landscape Management Improvement Plan
- Retail Impact Assessment
- Sustainability Statements
- Statement of Historical Significance
- Wildlife Surveys and Assessment

Proposals Map

Where appropriate to the policy illustrative maps are provided in the Appendices which show the areas affected by the relevant policy designations. For each policy where a designation is made, it is shown on the Proposals Map.

The LDF Proposals Map provides details of all the policy designations that apply across the district, cross referenced to each DPD policy. It is contained within the Council's interactive web based mapping service. This is available at www.mapping.southhams.gov.uk and will be continually updated.

DP1: High Quality Design

The South Hams is a rural district with a wealth of historic character providing places for people to live, work and visit. Providing a good quality built and natural environment is a key priority theme identified in the Sustainable Community Strategy.

High quality and inclusive design will be a core aspect of promoting sustainable development in the South Hams. Only good design should be acceptable, where a proposal responds well to the local physical, social and economic context, improves the quality of life, and promotes local distinctiveness and identity. In doing this it will create places that are functional, durable, viable, and good for people to use.

National policy PPS1 Delivering Sustainable Development and Core Strategy policy CS7 Design provides an overarching policy setting out the principles of good design. This policy builds on PPS1 and the Core Strategy policy and provides a more detailed framework for decision making responding to the coastal and upland character of the South Hams. It is important to highlight that it is not the aim of South Hams Council to dictate vernacular styles, but to reinforce good local design. At times this will involve promoting innovative architecture and originality. The central aim of high quality design is to create better places to live, work and visit.

Retaining high quality historic settlements and countryside across the South Hams is fundamental to the economy of the area. Good design makes an important contribution to this objective. It is therefore considered appropriate that this design policy is included to provide clear guidance on the need for high quality design which is based on a good and thorough understanding of the site and its context. This policy together with others such as DP3 Residential Amenity and DP4 Sustainable Construction will apply to all proposals, especially those such as house extensions, conversions and replacements within settlement boundaries, which do not have a specific policy in this DPD.

The LDF aims to make the best possible use of available land to meet housing needs, whilst achieving high standards of design and layout sensitive to the individual site and its surroundings. Priority is given to the use of previously developed land and the achievement of high densities as appropriate to reflect the site and its surroundings. A range of housing types and sizes, and a mix of uses should be provided to help achieve balanced communities and avoid social exclusion.

A requirement of national planning policy (PPS1) is to deliver the agendas of other stakeholders, such as designing out crime, enhancing the historic environment, creating healthy environments, retaining landscapes and townscapes, as well as creating places where people enjoy. High quality design can contribute to all of these agendas.

Good design should 'design out' and reduce the fear of crime and take account of the 'Secured by Design' initiative to reduce crime and maximise personal safety. The Council will work in partnership with the Devon and Cornwall Constabulary and where necessary applicants will have to consult with the local Police Architectural Liaison Officer prior to submitting a formal application.

Good design also has a role to play in mitigating and adapting to climate change and promoting a more efficient use of resources (DP4 Sustainable Construction). Furthermore, good design can also aid the conservation, enhancement and where possible restoration of biodiversity (DP7 Biodiversity and Geological Conservation).

South Hams District Council support the CABI Home Builders Federation 'Building for Life' criteria as the standard for the design quality of new homes. It is a government endorsed assessment benchmark, which sites of more than 10 dwellings should seek to incorporate. The Council will monitor the number of homes built to the different levels in the Annual Monitoring Report.

Good design responds to the site and its surroundings. A thorough understanding of this must be demonstrated. All proposals will need to provide evidence, within a Design and Access Statement, that the applicant has a good understanding of the site and its setting within the surrounding area, and satisfies the policy criteria of DP1 and CS7, and specific criteria in other national, regional and local policies. This will include a demonstration of how the development will be tailored to the wider site context, explain the scale, layout and appearance of buildings and public spaces and detail access issues. Site specific proposals on scale, siting, massing, density, housing mix, landscaping, layout and access will appear in site specific DPDs, concept statements, site briefs or other site specific guidance adopted by the Council. Where it is considered appropriate proposals may be referred to the South Hams Design Panel.

Related planning policies:

- Planning Policy Statement 1 Delivering Sustainable Development
- South West Regional Spatial Strategy (Proposed Changes) policy E High Quality Design, SD1 The Ecological Footprint
- Core Strategy policy CS7 Design
- Development Policies DP4 Sustainable Construction, DP6 Historic Environment, DP7 Biodiversity and Geological Conservation, DP15 Development in the Countryside

Further guidance for applicants:

- Manual for Streets, DfT/CLG
- Conservation Area Appraisals and Management Plans
- Parish Plans
- Landscaping and Development and Trees and Development Supplementary Planning Guidance
- Design in South Hams Supplementary Planning Guidance
- Buildings for Life, CABI
- Lifetime Homes Standards
- Power of Place, English Heritage

Evidence required from applicants to accompany planning applications:

- Masterplans, Concept Statements, Development Briefs, Historic Appraisals, where appropriate
- Design and Access Statement

DP1: High Quality Design

1. All development will display high quality design which respects and responds to the South Hams unique coastal and undulating upland character in terms of its historic settlements and landscape. New development should:
 - a. be based on a good understanding of the context of the site, and contribute positively to its setting by enhancing the local character, taking account of the layout, scale, appearance, existing materials and built features of the surrounding area;
 - b. creates places offering variety and choice including compatible mixed uses which provide for an inclusive community;
 - c. creates clearly distinguishable, well defined and well landscaped public and private spaces which are attractive, easily accessible and safe for all users, and provide a stimulating environment for play;
 - d. incorporates layouts which allow ease of movement within the site and between adjacent areas and place the needs of pedestrians, cyclists and public transport users above those of the motorist;
 - e. protects local and strategic landmarks and buildings, and enhances views and skylines;
 - f. incorporates layouts which are inclusive, take account of and promote health and well-being, deter crime, and promote community cohesion and safety; and
 - g. make provision for public art, where appropriate, in the public realm as an integral part of the design.

DP2: Landscape Character

The district has a high quality, unique and distinctive local landscape. It is characterised by a unique coastal area including its cliffs and estuaries, its river valleys and slopes and its undulating uplands. South Hams has 2 AONB landscape designations (see Appendix 7) and is bordered by Dartmoor National Park. It has a large number of different landscape types which contributes to its distinctive local character. This landscape character plays an important role in the local economy and quality of life for its community and the visitors that are attracted to it.

There is significant pressure on the landscape in the South Hams, a mainly rural district, for development. Careful protection is required to ensure that this local distinctiveness is not at risk from a wide range of threats, most notably insensitive and unsustainable development. One of the Council's key objectives is the retention of this distinctive environment and character.

There are other development plan policies which protect landscape character in South Hams, which should be read in conjunction with this policy. The most relevant are the forthcoming RSS policies ENV1 Protecting and Enhancing the Regions Natural and Historic Environment, ENV2 Landscape Character Areas and ENV3 Protected Landscapes. ENV3 protects all designated landscapes in the south west of England. The Core Strategy policy CS9 Landscape and Historic Environment requires that the quality, character, diversity and local distinctiveness of the natural environment must be conserved and enhanced.

A landscape character approach will allow the recognition and enhancement of specific and valuable attributes across the whole district. This approach is based on an assessment of the character, which are particular to each locality, of the surrounding built and natural environment, based on the defining characteristics of the local area, i.e. what makes the area unique. The assessment is a means for describing landscape, based on the identification of common landscape types. Characteristics include vegetation type, geology, landform, land use and field boundaries. A Devon wide assessment of Landscape Character Types (LCT) has been undertaken. Appendix 6 provides a map and key landscape features and characteristics of each Character Type for the South Hams. A more detailed district wide study has complemented the County work and divided the district into different Landscape Description Units (LDU) and sets out individual profiles for each unit (cultural, ecological, visual and summary).

The Landscape Description Units are unique, discrete geographical areas. They are available on an interactive map on the Council's website. The aim within any LDU is to maintain specific landscape, wildlife, cultural and historic features which contribute to local character whilst enabling appropriate development that responds positively to its landscape setting.

Landscape character will apply to the area defined as "the countryside", i.e. areas outside the development boundaries of the towns and villages of the district, but may also be appropriate for development on the edges of settlements. It will be applied for all development, including large scale agricultural buildings and is an important part of ensuring the landscape character is conserved and enhanced. Any proposals or development need to incorporate design, form, materials, layout and new landscaping consistent with the key identified characteristics and the objectives for the conservation, enhancement and restoration of the relevant LDU. This will guide the location, form and detail of new development. Other means that may be used include design guides and concept statements. Therefore, it is very important that this policy is read alongside policy DP1 Design. Where necessary, development proposals will also need to consider providing effective mitigation and/or compensatory measures.

The protection of important landscapes can conflict with the benefits of developing renewable energy schemes. The Council is keen to promote and encourage the development of renewable energy resources from macro generation schemes, such as biofuel and wind power, through to micro-generation technologies, in line with PPS 24 Renewable Energy. Sources of on-site generation include the harnessing of energy from wind, biomass, ground-sourced heat, photovoltaic equipment and solar energy. Renewable energy sources are carbon-neutral and therefore play a key role in tackling climate change by reducing overall emissions.

Further work is being done to set renewable energy targets for the district. In the meantime the Council will encourage renewable energy schemes, where proposals take into consideration the setting of a site, through the scale, design and location of proposals. These types of schemes will be tested on a case by case basis, using RSS

and national policies, considering the diverse objectives of developing renewable energy schemes in the countryside and protecting and enhancing landscape character.

The Coastal Zone

The South Hams is renowned for its scenically beautiful coastline which extends 88 km between the district's boundaries with Plymouth in the west and Torbay in the east. This coast is a feature of acknowledged national importance recognised through its designation as the South Devon Heritage Coast and the South Devon Area of Outstanding Natural Beauty.

Recognising the particular pressures for development on the coast, this finite and sensitive resource had been given additional protection through local landscape policies for the coastal zone (Coastal Preservation Area) since the 1960s.

The emerging RSS policy CO1 Defining the Coastal Zone, and Core Strategy policy CS9 Landscape and Historic Environment should be read in conjunction with the policy below. The RSS policy states there will be a presumption against development, and sets out when development may be permitted. It requires coastal local authorities, in partnership with other relevant agencies, to define the coastal zone, including developed and undeveloped coast. The South Hams undeveloped coast is shown on the map in Appendix 7 and is defined on the Proposals Map. It is based on the current coastal preservation areas. Boundaries are currently being re-validated, which will take account of the landscape character assessment.

The coast is an important asset and resource in terms of its landscape character, environment and wildlife, employment, recreation and tourism opportunities, as well as for the rural communities. It is a finite resource and as such needs to be preserved. However, some development requires a coastal location, specifically those related to marine industries, tourism and recreation. It is essential that any development within the undeveloped coastal zone respects the special character and qualities and is carefully sited and designed.

In addition to its role in the landscape there are other resources management issues associated with the coastal zone. The forthcoming Shoreline Management Plan (SMP) will provide more detail relating to the shoreline issues in South Hams. All development will need to take into account the objectives and issues arising from the SMP. Further information about the SMP is available from the South Devon and Dorset Coastal Authorities Group.

All proposals will need to provide evidence, by way of a site specific Landscape Character Assessment within the Design and Access Statement, that the applicant has a sound understanding of the landscape character, on and around the site, and how the proposal conserves, enhances, and where appropriate, restores landscape character. This will include a demonstration of how the location, siting, layout, scale and design conserves and enhances what is special and locally distinctive to the site.

Related planning policies:

- Planning Policy Statement 7 Sustainable Development in Rural Areas
- South West Regional Spatial Strategy (Proposed Changes) policies ENV1 Protecting and Enhancing the Regions Natural and Historic Environment, ENV2 Landscape Character Areas, ENV3 Protected Landscapes, CO1 Defining the Coastal Zone, CO2 Coastal Planning

- Core Strategy policies CS7 Design, CS9 Landscape and Historic Environment
- Development Policies DP1 High Quality Design, DP4 Sustainable Construction, DP6 Historic Environment, DP15 Development in the Countryside, DP16 Conversions and Reuse of Existing Buildings in the Countryside, DP17 House Extensions and Replacement Dwellings in the Countryside, DP18 Horse Related Uses and Structures

Further guidance for applicants:

- Proposals Map: AONBs, Undeveloped Coast (also shown in Appendix 7)
- Landscape Features and Key Characteristics, including map (Appendix 6)
- South Hams Landscape Character Assessment and Guidelines
- Historic Landscape Character mapping
- Planning for Quality of Life in a Sensitive Landscape
- South Devon AONB Management Plan
- Tamar Valley AONB Management Plan
- Dartmoor Management Plan
- Forthcoming Shoreline Management Plan

Evidence required from applicants to accompany planning applications:

- Evidence the applicant has a good understanding of the site and its setting within the surrounding landscape.
- Site specific landscape character assessment

DP2: Landscape Character

1. All development proposals will demonstrably need to conserve, enhance and, where appropriate, restore the South Hams unique coastal areas, estuaries, river valleys and undulating uplands, and other local landscape features and characteristics by:
 - a. reflecting the needs and issues set out in the Landscape Description Units identified through the South Hams Landscape Character Assessment, and take account of other management plans;
 - b. ensuring its location, siting, layout, scale and design conserves and enhances what is special and locally distinctive about the landscape character (including its historic, biodiversity and cultural character);
 - c. retaining, integrating and enhancing distinctive features such as trees, ancient woodlands, field boundaries, walls, hedgerows, watercourses and river valleys;
 - d. avoiding unsympathetic intrusion in the wider landscape, such as detrimental impact on the character of skylines or views from public vantage points and light pollution; and
 - e. respecting the unspoilt nature and tranquillity of the area.
2. The undeveloped coast (defined on the Proposals Map) will be protected and proposals will be considered against the relevant Shoreline Management Plan, as appropriate.

DP3: Residential Amenity

Due consideration needs to be given to the potential impact of development on the surrounding residential amenity. The amenity of the existing residents and character of the area should be taken into consideration for all proposals. The opportunity to protect, and enhance where possible, the amenity of existing residential properties, will be the aim of all new development.

When considering the impact of development on residential amenity, there are several factors to take into account, including privacy, general impact, loss of daylight or sunlight, noise, disturbance, odours and fumes.

Related planning policies:

- Core Strategy policy CS7 Design
- Development Plan DP1 High Quality Design, DP4 Sustainable Construction

Evidence required from applicants to accompany planning applications:

- Evidence to demonstrate how the development will respect the residential amenity of neighbouring dwellings.

DP3: Residential Amenity

1. Development will be permitted provided it does not have an unacceptable impact on the living conditions of occupiers of nearby properties.
2. Unacceptable impacts will be judged against the level of amenity generally accepted within the locality and could result from:
 - a. loss of privacy and overlooking;
 - b. overbearing and dominant impact;
 - c. loss of daylight or sunlight;
 - d. noise or disturbance;
 - e. odours or fumes.

DP4: Sustainable Construction

Climate change issues are a growing concern at an international, national and local level. The Stern Report provided a significant body of scientific evidence showing that climate change is a serious and urgent issue. Housing currently contributes around 27% of UK CO² emissions¹, therefore there is considerable scope for this figure to be reduced through more sympathetic and efficient development.

The use of natural resources has become an issue of concern, and development can have a direct impact on reducing the use of natural resources, or at least making efficient use of resources by the reduction of construction waste, reducing travel of goods/material or providing storage for waste in new developments to encourage recycling.

Good design can play a role in the mitigation and adaptation to the impact of climate change and promote a more efficient use of resources. Measures should include provision to minimise energy demand through good design, as well as maximising the use of renewable energy and efficient energy supply. A reduction in the environmental impact of new developments will be promoted and involve the use of 'greener' construction techniques to reduce carbon dioxide emissions from construction and use. The choice of locally sourced building materials can contribute to energy efficient measures and the achievement of sustainable development.

Climate change is identified in the South Hams Sustainable Community Strategy as a cross cutting theme, with priority to addressing the causes and impacts across the South Hams. The Council has a Climate Change Policy and Strategy, and in March 2005 the Council signed the Devon Wide Declaration on Climate Change and Fuel Poverty. Addressing mitigation and adaptation to the impact of climate change in South Hams is a key priority for the Council.

The district faces a growing risk of flooding from rivers and the sea due to the effects of sea level rise and climate change. PPS25 Flood Risk provides the national policy framework for development and flood risk, and requires that flood risk is taken into account at all stages of the planning process. It aims to direct development away from areas at greatest risk and sets out a sequential risk based approach to determining the suitability of land for development. All proposals will accord with PPS25 and this approach.

A level 1 Strategic Flood Risk Assessment (SFRA) has been completed for the district. This illustrates areas of flood risk and will be shown on the Proposals Map for information. A SFRA is a live document that will be continually updated. Therefore applicants will need to refer to the latest version of the document and must ensure mitigation measures are part of any proposal where there is a risk of flooding. The protection of water resources and the promotion of sustainable water management practices is vital. Sustainable Urban Drainage Systems (SUDS) are appropriate in practically all developments and will reduce the risks of flooding and pollution.

Contaminated land and pollution are also issues of concern. These policy issues are covered more comprehensively within national policy PPS23 Planning and Pollution

¹ Town and Country Planning Association (TCPA): Sustainable design and construction: Guidance for planners on preparing development plan policies at the regional and local levels: 2006

Control, which will be used to make decisions on planning applications, where appropriate.

The Core Strategy provides an overarching policy on climate change (CS11). This states the need to address its causes and potential impacts through such measures as reduction of energy usage to a minimum, reduction of private car usage and encouragement of alternative forms of public transport. CS11 Climate Change requires that 10% of a scheme's energy requirement need to be provided on-site through renewable energy sources. DP4 policy clarifies which developments this applies to and builds on the RSS policies.

The Government has developed a Code for Sustainable Homes that looks to build upon the EcoHomes standards and drive-up sustainable home construction. Development should at least meet Code for Sustainable Homes level 3 or above.

The Building Research Establishment (BRE) has developed the Building Research Establishment Environmental Assessment Method (BREEAM) standard for all non-residential buildings. This approach incorporates sustainability credentials and encourages good environmental design and construction in addition to reduced running costs through greater energy efficiency.

Specialised accommodation, such as for the elderly or disabled, also need to be considered and the need to meet Lifetime Home Standards to create accessible and adaptable housing (further details are available from www.lifetimehomes.org.uk) will be crucial in this respect.

All development where either the Code for Sustainable Homes or BREEAM standards apply will have to submit a Sustainability Statement with the proposal. This will describe how the proposal responds in terms of sustainability to the policies in the LDF, particularly this policy and policy DC1 High Quality Design.

Combined Heat and Power (CHP) is the simultaneous generation of usable heat and power (usually electricity) in a single process. CHP is a highly efficient way to use both fossil and renewable fuels and can therefore make a significant contribution to reducing emissions and making savings for the occupier. CHP can achieve overall efficiencies in excess of 70% at the point of use. Therefore, proposals of large development should provide CHP, where possible, to help deliver on a range of environmental, economical and social benefits.

Related planning policies:

- Planning and Climate Change: Supplement to Planning Policy Statement 1
- Planning Policy Statement 22 Renewable Energy
- Planning Policy Statement 23 Pollution Control
- Planning Policy Statement 25 Flood Risk and associated practice guide
- South West Regional Spatial Strategy (Proposed Changes) policies SD1 The Ecological Footprint, SD2 Climate Change, SD3 The Environment and Natural Resources, G Sustainable Construction, W4 Controlling, Reusing and Recycling Waste in Development, RE5 Decentralised Energy to Supply New Development, H2 Housing Densities, CO1 Defining the Coastal Zone, F1 Flood Risk
- Core Strategy policies CS1 Location of Development, CS7 Design, CS11 Climate Change

- Development Policies DP1 High Quality Design, DP6 Historic Environment, DP15 Development in the Countryside

Further guidance for applicants:

- South West Sustainability checklist
- BREEAM
- Code for Sustainable Homes
- South Hams Climate Change Strategy (March 2005)
- Environment Agency Flood mapping for South Hams

Evidence required from applicants to accompany planning applications:

- Sustainability Statement – providing evidence of how the development addresses the issues of resource and energy use, and use of local materials
- Code for Sustainable Homes
- BREEAM – non residential developments
- Construction Environmental Management Plans
- Site specific flood risk assessments as appropriate

DP4: Sustainable Construction

1. Development should be adaptable, anticipating change in household needs and family structures throughout their lifetime as well as anticipating the impacts of climate change.
2. Development should use locally sourced materials where possible, and minimise the use of materials, by using recycled materials in the construction of the development and minimising waste during construction.
3. Development will avoid or mitigate any increase to the risks of floods occurring or to their severity both on site and elsewhere.
4. Development should demonstrate that there is no risk to occupants from contaminated land, erosion or instability.
5. Development should avoid or mitigate any harm to water, land or air from noise, fumes, dust, vibrations, light or heat.
6. New homes and non-residential buildings should meet level 3 or higher of the Code for Sustainable Homes or “very good” of the BREEAM environmental standards.
7. Development comprising 10 or more dwellings, or exceeding 1000m² gross floorspace, should accommodate micro renewable energy schemes which generate sufficient on-site renewable energy to off-set at least 10% of their predicted carbon dioxide emissions.
8. Development comprising 10 or more dwellings should meet “Lifetime Home Standards” on at least 25% of homes.
9. Large scale development should provide for Combined Heat and Power schemes, where appropriate.

DP5: Biodiversity and Geological Conservation

South Hams is rich in sites for wildlife, geology and geomorphology. Internationally, nationally and locally important nature conservation sites in the district support a wide variety of wildlife species including a number of rarities. The protection of these sites is essential, and is inextricably linked to the area's attraction, sense of place, economy, tourism and general environmental quality. Protecting and enhancing the quality of the natural environment is a main theme identified in South Hams Sustainable Community Strategy.

There is a wide range of legislation and guidance relevant to biodiversity conservation, all of which must be taken into account by the Council in its Local Development Framework and in decisions that it makes on individual developments. With the conservation and enhancement of biodiversity the Council is charged with two primary tasks:

1. The protection of existing habitats and species; and
2. The enhancement of habitats for both the rare and the common species and the provision of a network of sites and linking corridors to allow species and habitats to survive.

This policy expands on the national and regional policy, as well as that in Core Strategy CS10 Nature Conservation. It provides a link to those habitats and species that need to be retained in the South Hams.

It is also important to protect and enhance biodiversity and the natural environment which is not designated. Where possible, all new proposals should facilitate enhancement and realise the benefits of providing a net gain in biodiversity.

The LDF Proposals Map provides the relevant biodiversity and geological designations in the South Hams, which relate to the designations identified in the policy. This is available on the South Hams website. For information the map at Appendix 7 shows the locations of these biodiversity and geological sites.

South Hams has 29 Sites of Special Scientific Interest (SSSI) and 5 areas of international importance for nature conservation; Special Areas of Conservation (SAC's) or Special Protection Areas (SPAs). There are also a range of Important Natural Habitats which sustain the wide range of species within the South Hams and are of merit in their own right. These Important Natural Habitats are identified in the following strategies or documents:

- National, Regional and Devon Biodiversity Action Plans;
- South West Nature Map; and
- List of habitats and species of principal importance for the conservation of biological diversity under section 74 (2) of the Countryside and Rights of Way Act 2000.

The Regional Spatial Strategy, through its Habitat Regulations Assessment, has identified the South Hams SAC, as a site of particular concern in the South West, where development of housing, employment and transport infrastructure has the potential to

adversely affect bat foraging and commuting habitat. The impact of the policies on this SAC is considered through the HRA to this document.

Biodiversity cannot thrive in isolation. Protecting sites and important habitats can only have limited benefit if those habitats are not connected within the wider landscape as part of a network (defined as Green Infrastructure in the Regional Spatial Strategy). These networks of natural habitats provide a resource in their own right and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Development should aim to maintain the networks by avoiding or repairing fragmentation and isolation of natural habitats. Important networks should be protected from development and where possible strengthened or integrated within it. This includes biodiversity prevalent on previously developed land that needs to be conserved and enhanced within any future development. Key natural habitats are identified in Appendix 4.

Appendix 3 lists all the protected sites and species in the South Hams, including those protected under the Wildlife and Countryside Act 1982 (British protected species) and those protected under the Habitats Regulations 1994 (European protected species). They are of fundamental importance to biodiversity conservation and will be given full and proper weight in consideration of planning applications.

Where European Natura 2000 sites have been designated because of European Protected Species, proposals must be given special scrutiny to ensure that there is no significant impact on the roosts, dispersal network or foraging areas for these species.

Related planning policy:

- Wildlife and Countryside Act 1982 (British protected species)
- Natural Environment and Rural Communities Act 2006
- Habitats Regulations 1994 (European protected species)
- Planning Policy Statement 9 Biodiversity and Geological Conservation
- South West Regional Spatial Strategy (Proposed Changes) policies ENV1 Protecting and Enhancing the Region's Natural and Historic Environment, ENV4 Nature Conservation, RE8 Woodlands and Forests, GI1 Green Infrastructure
- Core Strategy policy CS10 Nature Conservation

Further guidance for applicants:

- Proposals Map: biodiversity and geological designations (Appendix 7)
- National, Regional and Devon Biodiversity Action Plans
- South West Nature Map
- South Hams District Council Guidance on Wildlife and Development
- List of habitats and species of principal importance for the conservation of biological diversity under section 74 (2) of the Countryside and Rights of Way Act 2000
- AONB and Dartmoor National Park Management Plans

Evidence required from applicants to accompany planning applications:

- In proposals where a wildlife or geological site/interest is affected, an appropriate ecological survey and assessment will be required. These may also be required where a site/interest is suspected of being affected.

DP5: Biodiversity and Geological Conservation

1. Development will conserve, enhance and, where appropriate, restore the biodiversity within the South Hams by:
 - a. protecting habitats and species identified for retention in the Biodiversity Action Plans;
 - b. providing compensation for the loss of any habitats through off-setting actions;
 - c. providing for the management of habitats and species;
 - d. maintaining the integrity of important networks of natural habitats, such as the strong network of river valleys linking Dartmoor National Park to the sea; and
 - e. enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species.
2. Development likely to have an adverse effect on a Site of Special Scientific Interest (SSSI), as shown on the proposals map, will not be permitted unless the benefits of the development outweigh both the impacts on the site itself and any impacts on the wider network of SSSIs.
3. Development likely to have an adverse effect on the nature conservation or geological interest within County Wildlife Site, County Geological Site, National Nature Reserve Important Natural Habitat, Ancient Woodland or sites/features identified as having similar substantive interest, including veteran trees, will not be permitted unless the benefits of the development outweigh the identified biodiversity or geological value of the site/feature.

DP6: Historic Environment

The South Hams' historic environment is one of the richest and most varied in England. Features of architectural, archaeological or historic interest abound, contributes towards the distinctive character and identity of the district's towns, villages and countryside. However, it is a finite resource and effective protection and enhancement of all aspects of the historic environment is vitally important. The conservation and enhancement of the historic environment is a key objective of the South Hams LDF, and the quality of the built and natural environment is a main theme identified in the Sustainable Community Strategy.

PPG15 Planning and the Historic Environment and PPG16 Archaeology and Planning provides the national policy framework for the protection and enhancement of the historic environment and archaeology. This local policy reflects the importance of the historic environment to the South Hams environment and economy.

The historic environment consists of the following designations: Conservation Areas, Listed Buildings, Historic Parks and Gardens, and also of non-designated buildings, structures and areas that are of local architectural and/or historic interest. Archaeology consists of Schedules Ancient Monuments. It is important

that the principles in national and regional policy, the Core Strategy, and in policy DP1 High Quality Design are applied to all historic environments.

Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The South Hams currently has 47 Conservation Areas designated in settlements and their boundaries are shown on the Proposals Map at www.southhams.gov.uk. Their designation, however, is part of a continuous process. The objective for any development proposals within a Conservation Area will be to preserve or enhance the area's special character or appearance, its setting and views into and out of the area. This also applies to development proposals outside Conservation Areas that may have a direct impact on them.

Conservation Area Appraisals are being conducted for each Conservation Area. 11 have so far been completed and adopted. Work will continue on these appraisals and these will provide a sound basis for determining the appropriateness of development or enhancement proposals.

Listed buildings are properties of special architectural or historic interest designated by English Heritage on behalf of the Government. They contribute to the character, sense of identity, urban fabric and economy of an area. There are approximately 3500 listed buildings in the South Hams. The objective will be to preserve the building, its setting and any special features of interest it possesses.

The Register of Historic Parks and Gardens of Historic Interest is compiled by English Heritage, as shown on the Proposals Map at www.southhams.gov.uk and Appendix 7. The principal purpose of the register is to help ensure that the features and qualities which make these parks and landscapes of national importance are safeguarded. PPG15 'Planning and the Historic Environment' makes it clear that the existence of a Historic Park and Garden is a material consideration. There are currently 8 Historic Parks and Gardens within the district.

Where appropriate, proposals need to demonstrate, within a Design and Access Statement, Listed Buildings Consent application and/or Conservation Area Appraisal, that there is a good understanding of a site and its relationship with the historic environment. Applications will only be determined where they provide sufficient information to allow assessment of the effect of the proposal on the special character and appearance of the area. Applications may be referred to the South Hams Design Panel.

PPG16 Archaeology and Planning sets out in detail the national policy in relation to archaeology, which will also be used for proposals affecting archaeology in the South Hams. Archaeological remains are finite resources that provide an irreplaceable source of information on the past. They are a fragile resource and vulnerable to damage or destruction. The most nationally important archaeological sites are designated as Scheduled Ancient Monuments. They are given statutory protection and a Scheduled Monument Consent is required for works that affect them. There were 411 Scheduled Monuments in the South Hams in 2008, although a high proportion of these are located within the Dartmoor National Park, outside the scope of this document and covered by the National Park's LDF. The locations of Scheduled Ancient Monuments are shown on the Proposals Map and are set out for information in Appendix 7.

Scheduled Ancient Monuments represent only a small proportion of archaeological remains. There are a vast number of archaeological remains of local, regional and

national importance, which are recorded in the County Historic Environment Record. Proposals will be expected to preserve nationally important remains and their settings whether they are scheduled or not. This will be a material consideration when determining the suitability of all development proposals.

For those archaeological remains that are not of national importance, there is a need to reconcile the relative importance of the remains with the need for development. Wherever possible development should be located through careful design, layout and siting to avoid archaeological remains to ensure that they remain preserved in situ. Where preservation in situ is not possible the developer will be required to make appropriate provision for the excavation and recording of the remains before and / or during development. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area.

Related planning policies:

- Heritage Bill (proposed changes)
- Planning Policy Guidance 15 Planning and the Historic Environment
- Planning Policy Guidance 16 Archaeology and Planning
- South West Regional Spatial Strategy (Proposed Changes) policies ENV1 Protecting and Enhancing the Region's Natural and Historic Environment, ENV5 Historic Environment
- Core Strategy policies CS7 Design, CS9 Landscape and Historic Environment
- Development Policies DPD policies DP1 High Quality Design, DP2 Landscape Character, DP15 Development in the Countryside, DP16 Conversions and Reuse of Buildings, DP17 House Extensions and Replacement Dwellings in the Countryside

Further guidance for applicants:

- Proposals Map: Conservation Areas (www.southhams.gov.uk), Parks and Gardens of Historic Interest and Scheduled Ancient Monuments.
- See guidance listed for DP1 High Quality Design and DP2 Landscape Character
- Power of Place, English Heritage
- Adopted and forthcoming Conservation Area Appraisals and Management Plans
- Information sources are held with English Heritage: Register of Parks and Gardens of Historic Interest, and Listed Buildings
- Devon County Council Historic Environment Record

Evidence required from applicants to accompany planning applications:

- Listed Building, Conservation Area and Scheduled Monument Consent application
- Historic Features/Archaeological Appraisals
- An Archaeological Assessment will be required as part of any application for any development affecting known archaeological sites or areas of archaeological potential.
- Evidence the applicant has a good understanding of the site and situation and how it enhances the surrounding historic environment and special character of the area.

DP6: Historic Environment

1. Development will conserve and/or enhance the quality of the historic environment, its features, character, architecture, setting and appearance, through high quality and sensitive design. The design, siting, bulk, height, materials, colour and visual emphasis should be in keeping with the special character and appearance of the area. Building materials and techniques will be appropriate to the contextual setting.
2. Proposals will not be permitted for alterations to, extensions to, or partial demolition of a listed building or a non-listed historic building, which adversely affect:
 - a. its special architectural or historic interest either internally or externally; and
 - b. the character and appearance of its setting.
3. Where an alternative use is sought for a listed building it will only be permitted where it can be shown that the alternative use is compatible and will preserve the special architectural or historic interest of the building and its setting.
4. Consent for the demolition of any non-listed historic or architecturally important building or structure will not be granted, unless the Council is satisfied that its loss will not detract from the special character or appearance of the area, or that it is wholly beyond repair and re-use.
5. The quality of all archaeological sites and scheduled ancient monuments will be conserved and enhanced. Development that adversely affects the site or setting of a Scheduled Ancient Monument or other nationally-important archaeological site will not be permitted. Development should not harm archaeological remains of local importance.

DP7: Transport, Access and Parking

Social inclusion and enabling access to services and facilities via sustainable modes of transport is difficult in a mainly rural district where the population is dispersed. Those people without access to the private car are at a significant disadvantage particularly in the rural areas of the district. There is a need to improve access to services and facilities. Well serviced accessible communities can help enhance quality of life and increase choices and opportunities.

PPG13 Transport provides the national policy guidance and the Devon Local Transport Plan and Regional Spatial Strategy also set out policy to access and transport for the district. The approach is to improve safety, reduce the need to travel and minimise environmental impact through co-ordinated land-use and travel planning. This policy compliments Core Strategy policy CS1 Location of Development which provides for development to be located in sustainable and accessible locations.

The Department of Trade and Industry set out in 'The Energy Challenge' that current transport accounts for around 30% of total UK energy use and around 25% of UK carbon emissions. Effective transport planning can help towards mitigation of and adaptation to

climate change. More sustainable patterns of transport will also help limit the impact of climate change.

Social inclusion, particularly in rural areas, and addressing climate change are main themes of the Community Strategy. These themes can be directly influenced by addressing transport issues through the appropriate location of development to sustainable settlements, reducing the use of cars and in the promotion of more sustainable modes of transport, as well as encouraging walking and cycling.

The Core Strategy focuses new development to the larger settlements where access to facilities and services can be maximised and there is a choice in transport modes available. The Core Strategy strictly controls development in the countryside and outside designated development boundaries. However, the needs of more rural communities must also be addressed in order that their sustainability and potential self-sufficiency can be improved.

The Devon Local Transport Plan indicates that pedestrian and cycle routes should link residential areas to main destinations, and investment in the road network should allow for improved public transport. One aim is to improve accessibility for all sections of the community to town and village centres through a choice of means of transport, including walking, cycling and public transport.

A Transport Assessment will be prepared for all major development (exceeding 25 dwellings or 1000m of non residential floor space). This should set out how the transport impacts will be mitigated. A Transport Assessment is a comprehensive review of all the potential transport impacts of a proposed development, with an agreed plan to mitigate any adverse consequences. Transport Assessments should be prepared in conjunction with planning applications for all major developments. The Assessment will need to consider the likely modal split of journeys to and from the site, the impact of the development upon the road network and identify any mitigation works to be funded by the developer, together with details of proposed measures to improve access by non-car modes.

A Travel Plan will be prepared for all major non-residential developments. This should set out how the impact of travel patterns associated with the enterprise will be reduced. Travel Plans are a means by which an organisation or business can manage the transport demands of their staff and any visitors. Their aim is to reduce the environmental impact of travel associated with the enterprise. They contain a package of measures to reduce reliance on the car and promote walking, cycling and public transport use through a consideration of the requirements of staff (commuting to work and travel whilst at work), any visitors or customers to the premises and the management and purchase of company vehicles.

Parking

The availability of car parking has a role in improving accessibility to necessary local services and facilities, particularly in rural areas and for certain groups of society such as the disabled. Parking is a very contentious issue in the South Hams and it is important that there is flexibility to provide appropriate car and cycle parking according to individual proposals and their locations. National and regional planning policy discourages the use of the car where there are more sustainable alternatives available, particularly public transport and promoting such measures as car pooling or car sharing. This will have associated benefits of reducing fuel usage, pollution and congestion and mitigating climate change.

A comprehensive local car parking assessment and strategy, based on a design led approach and on the different situations in South Hams, will be undertaken in the future, and will set clear standards for all uses, including comprehensive and robust residential standards. Until then, Planning Policy Guidance 13 Transport sets out maximum parking standards for many types of development, as found in Appendix 5. PPG13 additionally states that for land uses not covered by these standards the most stringent regional standards will apply. However, it is very important that cycle and disabled parking is adequately available in all new development and as such these will be provided according to need and on a site by site basis. Non residential development should provide 5% of parking spaces determined by the standard allocated for use by the disabled.

National policy states there should be a design led approach for transport and parking standards. The layout and design of car parking should take account of the Manual for Streets, to ensure parking is well integrated with a high quality public realm and the needs of pedestrians, cyclists and public transport and the Secured by Design initiative to reduce crime and maximise personal safety.

Related planning policies:

- Planning Policy Guidance 13 Transport
- South West Regional Spatial Strategy (Proposed Changes) policies RTS3 Parking, SD1 The Ecological Footprint
- Devon Local Transport Plan
- Core Strategy policies CS1 Location of Development, CS7 Design, CS11 Climate Change
- Development Policies DP1 High Quality Design

Further guidance for applicants:

- Manual for Streets, DfT/CLG
- Secured by Design, CABI
- Devon County Council guidance for Transport Assessments, Green Travel Plans and parking

Evidence required from applicants to accompany planning applications:

- Transport Assessment
- Travel Plans
- Details of access proposals and cycle, car and disabled parking provision

DP7: Transport Access and Parking

1. Development should:
 - a. provide priority to pedestrians, cyclists and users of public transport, over the private car. This will be achieved in part through the creation of links between new development and existing pedestrian, cyclist and public transport networks;
 - b. provide for safe, easy and direct movement for those with mobility difficulties;
 - c. have safe and adequate means of access, egress and internal circulation/turning arrangements for all modes of transport relevant to the proposal;
 - d. not materially impair highway safety or traffic movement; and
 - e. not detract or conflict with the function of the road.
2. The level of car parking provided should be in accordance with the parking standards set out in Appendix 5. These, together with the level of cycle parking, will be assessed on a flexible site by site basis depending on the provision of public transport and access to local facilities.

DP8: Public Open Space, Sport and Recreation

The South Hams Public Space Strategy aims to improve the quality, quantity and accessibility of public spaces in the district. The Strategy sets a vision and objectives, and establishes a set of standards for the design and management of public space within the South Hams. For larger development sites, allocated through other Development Plan Documents, specific Green Infrastructure requirements may be set out in the site allocation policies.

Open space, sport and recreation facilities are an important element of Green Infrastructure. These include parks and gardens, natural spaces, greenways, outdoor sports facilities, beaches, amenity greenspace, play areas, allotments, cemeteries and churchyards and civic spaces.

The Council will resist the loss of public open space, sport and recreation facilities where the site has high demonstrable public benefit. Recognised areas of important open space, sport and recreation have been identified and protected by the previous Local Plan and these allocations are carried forward. They are included on the Proposals Map.

Development on open space, sport and recreation facilities may be allowed in exceptional circumstances, if the benefits of the resulting development outweigh the benefits of the open space. This will be demonstrated where a local authority assessment has shown the facilities to be surplus to requirements or an independent

assessment has been undertaken, as part of a development proposal. An assessment must include community involvement that demonstrates local support for the proposal, and demonstrate provision in the locality of equivalent and equally convenient replacement facilities, or the enhancement of the existing facilities as part of the site's redevelopment. All assessments have to be undertaken in accordance with Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation.

New development will need to make adequate provision for open space, sport and recreation, including formal and informal spaces, as an integral part of the overall development scheme. All proposals will be reviewed to assess what types of public open space, sport and recreation should be provided, or supported in line with the standards from the South Hams Public Space Strategy, to include all the various types as defined above. The level and type of provision should be based upon a sound assessment of current and future needs, taking account of any local deficiencies. Provision may be on or off site, depending on the nature of the development.

Where it is agreed that suitable provision can not be made on the site, developers must provide suitable open space elsewhere, upgrade open space facilities nearby that can serve the development, or, if it is agreed that neither of these is practical or appropriate, make a commuted payment for facilities off-site. Where a financial contribution is sought, the maximum value will be commensurate with the supply of facilities to serve the development proposed.

Full details of the Council's requirements in relation to open space, sport and recreation are set out in the Council's guidance Open Space, Sport and Recreation Supplementary Planning Document (SPD).

Related planning policies:

- Planning Policy Statement 7 Rural Areas
- Planning Policy Guidance 17 Sport and Recreation
- South West Regional Spatial Strategy policy GI Green Infrastructure
- Core Strategy policies CS8 Infrastructure provision, CS7 Design
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP5 Biodiversity and Geological Conservation
- Specific Green Infrastructure requirements may be set out in the site allocation DPDs

Further guidance for applicants:

- Proposals Map: designated areas of open space, sport and recreation
- South Hams Public Space Strategy
- Public Open Space, Sport and Recreation Supplementary Planning Document
- Planning Obligations Supplementary Planning Document

Evidence required from applicants to accompany planning applications:

- Evidence and independent assessment of amount of surplus land, effect on character and openness, community benefit, including community involvement that demonstrates local support for the proposal, and provision in the locality of equivalent and equally convenient replacement facilities or the enhancement of the existing facilities as part of the site's redevelopment, required for proposals that involve a loss of open space, sport and/or recreational areas. All assessments have to be undertaken in accordance with Planning Policy Guidance 17 Planning for Open Space, Sport and Recreation.

- The level and type of new open space provision should be based upon a sound assessment of current and future needs, taking account of any local deficiencies.

DP8: Public Open Space, Sport and Recreation

1. All public open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where:
 - a) there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period;
 - b) there will be no harm to the character and openness of the surrounding area; and
 - c) the community will gain greater benefit from the provision of suitable alternative public open space, sport or recreation areas nearby.
2. Any replacement provision will take account of the needs of the area and current standards of open space, sport and/or recreational provision but should generally be equivalent to, or an improvement upon, the existing resource, in terms of size, usefulness, attractiveness, quality and accessibility.
3. Public open space, sport and recreation facilities will be provided where new development consists of 2 or more dwellings or 1000m² or more of retail, commercial or service development. Where possible, facilities should be provided on site, as an integral part of the development scheme. However, where on-site provision is not appropriate, off-site provision, or a financial contribution towards it, will be sought with a financial contribution commensurate with supply of facilities to serve the development.
4. Development will provide for the on-going management of their open space, sport and recreation areas.

DP9: Local Facilities

The presence of key local facilities can make an important contribution to the quality of local life through the provision of accessible services. The Council support the development of new local facilities, as well as retaining existing ones, to help create mixed and sustainable communities in accessible locations.

Local facilities are defined as community facilities such as open space, sport and recreational facilities, community buildings, doctor's surgeries, care homes, cultural facilities, libraries, places of worship, childcare facilities, children's and youth centres. Local facilities are also small commercial uses in rural communities, such as village shops, post offices, public houses and garages (or petrol stations and repair services).

The character of villages can be significantly altered by relatively minor development. A vital community role is provided by shops, pubs, garages and other small businesses. If

these services are not provided, the resultant effect is a greater need to travel further to meet everyday needs. Many villages have members of the community who do not have ready access to private transport, or who are not able to travel easily (the elderly, the young, unemployed and the low paid) and therefore the provision of facilities to serve the needs of the local community should be supported. The priority is therefore to retain and encourage these local services and facilities.

The retention of local facilities is important to protect the viability and sustainability of local communities, especially in rural areas. In the South Hams there is considerable pressure in some places for other more 'profitable' redevelopment. The latest Annual Monitoring Report (2007-2008) shows that 2 applications were granted for conditional change of use of village shops in the last year. The loss of local facilities can have a critical effect on the sustainability of rural areas by reducing local accessibility to essential services. This is particularly the case where the facility is in short supply, and in those circumstances the retention of the limited remaining asset or assets may become of particular importance.

Rural isolation and access to key services are priorities of the Council and the Sustainable Community Strategy. The policy therefore seeks the retention of existing local facilities, including local shops, post offices and pubs, where these uses contribute to the maintenance of sustainable communities. The involvement of the local community will be sought in identifying the importance of local facilities and in developing appropriate solutions for their retention and enhancement.

However, it is recognised that there needs to be scope for change of use where there is no longer demand for them and they are not viable. Applications for change of use will need to provide evidence that it is not viable by submitting accounts for the previous 2 years and demonstrating that it has been effectively marketed at an appropriate market value for at least 1 year. If permission is granted for a change of use, preference will be given to the premises remaining in some form of either community or employment use provided the proposal adheres to other policies in the LDF.

It may be appropriate for some developments to contribute, through planning obligations, towards the provision and maintenance of community facilities. See Core Strategy Policy CS8 Infrastructure Provision.

Related planning policies:

- South West Regional Spatial Strategy (Proposed Changes) policy CS1 Provision of Services and Community Infrastructure
- Core Strategy policies CS1 Location of Development, CS8 Infrastructure Provision
- Development Policies DP15 Development in the Countryside, DP16 Conversions and Reuse of Buildings in the Countryside

Further guidance for applicants:

- Community and Parish Plans (Appendix 2)

Evidence required from applicants to accompany planning applications:

- Justification, and viability assessment, for change of use proposals

DP9: Local Facilities

1. The enhancement and provision of new local facilities will be permitted, where they make an important contribution to meeting the economic and/or social needs of the community.
2. In order to protect access to community services the change of use or redevelopment of a local facility will not be permitted unless:
 - a. there is alternative local provision; or
 - b. there is proven absence of demand for the facility; and
 - c. it can be shown to be non-viable.

DP10: Gypsies and Travellers

The accommodation requirements of gypsies and travellers need to be met across the district. Circular 01/06 Planning for Gypsy and Traveller Caravan Sites sets out that where there is an unmet need for gypsy and traveller sites the LDF should identify suitable sites. A county-wide Gypsy and Travellers Accommodation Assessment has been undertaken and has informed the Regional Spatial Strategy and policy GT1 Gypsy and Traveller Pitch Requirements. The requirement for pitches for the South Hams has been tested through the RSS Examination process. This identified the need for 51 residential pitches and 5 transit pitches. A finalised allocation for the district is expected in 2009. The Council will then undertake further work and the LDF will progress the identification of sites through the appropriate site allocations DPDs. The policy below is to be used to assess sites which meet an unexpected demand outside this assessment.

This policy provides for those gypsy and traveller sites which are proposed over the requirement set out in the RSS and identified in future area specific site allocations DPDs.

All sites need to be in sustainable locations that are within access to essential services and facilities. The aim is to reduce the number of unauthorised sites whilst promoting sites in appropriate locations based on an identified need.

When assessing potential sites other policies in this plan need to be considered including any landscape designations, landscape character, design, highway access and safety and local amenity.

Related planning policies:

- Circular 01/06 Planning for Gypsy and Traveller Caravan Sites
- South West Regional Spatial Strategy (Proposed Changes) policies GT1 Gypsy and Traveller Pitch Requirements, GT2 Travelling Showpeople Pitch Requirement, ENV2 Landscape Character Areas, ENV3 Protected Landscapes
- Core Strategy policies CS1 Location of Development, CS7 Design, CS9 Landscape and Historic Environment, CS10 Nature Conservation
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP15 Development in the Countryside

- Gypsy and Traveller pitches will be allocated in area specific site allocations DPDs

Further guidance for applicants:

- Devon Gypsy and Traveller Housing Needs Assessment (Nov 2006), South West Regional Assembly

Evidence required from applicants to accompany planning applications:

- Evidence setting out relationship and distances to community services and facilities, shops, schools, public transport.
- Evidence of demonstrable need is required for any site promoted which is not an allocated site.

DP10: Gypsies and Travellers

1. Proposals for transit or permanent gypsy and traveller sites will be permitted provided:
 - a. there is a demonstrable need in the district;
 - b. the site is well related to community services and facilities;
 - c. the site meets the needs of the user, in terms of accommodation, services and, where possible, employment;
 - d. the site is of a scale which will not dominate existing communities and the landscape, nor harm the residential amenity of existing residents; and
 - e. the use of the site is not likely to harm agricultural or forestry interests.

DP11: Housing Mix and Tenure

National Government policy statement PPS3 Housing states that local authorities should encourage an appropriate size and mix of housing to reflect identified local needs. One of the South Hams LDF objectives is to ensure that the current and future housing needs of the community are met. Therefore, to help ensure sustainable and balanced communities there needs to be an appropriate mix of dwelling size and tenure. This issue is a key issue in the South Hams which needs to retain a good supply of smaller housing, which can provide an important contribution to providing more affordable housing. The Adopted Affordable Housing DPD and SPD provide detailed information relating to the approach for delivering an appropriate mix of affordable housing.

Average house prices in the South Hams district are the highest across the Sub-Region and have risen by 69.7% between 2002 and 2006. Access to owner occupation is restricted by rising prices, especially for flats and terraced housing, with house price increases out stripping local income inflation. The 2008 Annual Monitoring Report shows that the estimated average house price in the district was £288,000, which is fifteen times the average district salary of £19,199 per annum.

The changes in the population structure is likely to impact on demand for different house types and tenures. The Housing Market Needs Assessment (HMNA) 2006 shows that that:

- Growth in the number of individuals in the 20 – 44 age band, the main economically active, household forming and moving household group, may impact on demand for flats and small family sized units of market housing;
- Growth in the number of individuals in the 45 – 65 age group may impact on demand for market housing, whilst the increase in the number of people in the 65+ age group and in particular the 80+ age group may impact on demand for supported housing, support services and adaptations; and
- There is a growing demand for accommodation for smaller, older person households. Smaller households tend to be concentrated in social housing and the owner occupied sector with no mortgage.

The Annual Monitoring Report 2008 identifies that this trend for single person households appears to be being catered for with an increase in single bedroom accommodation to 13.3% of the dwellings provided. This compares with 4.8% in 2006-2007. During 2007/08 a range of dwelling sizes were provided across the district and 70% of new dwellings completed had either two or three bedrooms (36.7% and 33.3% respectively), and 16.7% had four bedrooms. It is essential that this range of sizes continues.

Aside from meeting the need for affordable housing the Council believes it is important to meet the demand for a variety of market housing created by different household types. The HMNA shows that there is considerable variance at a local level between demand and existing stock supply.

The HMNA contains a detailed assessment of the type and size of units required by both existing and concealed households analysed by tenure and location for each of the sub areas. New accommodation should therefore be provided in response to information about the local needs of the area. It is expected that applicants will have used the latest Housing Market and Needs Assessment information to inform their proposal.

Related planning policies:

- Planning Policy Statement 3 Housing
- South West Regional Spatial Strategy (Proposed Changes) policy H3 Mix of Housing
- Core Strategy policies CS2 Housing Provision, CS6 Affordable Housing, CS7 Design
- Affordable Housing Development Plan Document
- Development Policies DP1 High Quality Design, DP15 Development in the countryside, DP16 Conversions and Reuse of Existing Buildings in the Countryside, DP17 House Extensions and Replacement Dwellings in the Countryside

Further guidance for applicants:

- Housing Market and Needs Assessment (HMNA) (2006) provides a detailed annex I of information showing what local need exists for certain sizes and types in different areas.
- Caradon, Plymouth, South Hams & West Devon Sub-Regional Housing Market & Needs Assessment Annual Update 2007/08

DP11: Housing Mix and Tenure

Residential and mixed-use developments should only be permitted where they provide an appropriate mix of dwelling types and sizes. This should reflect the identified local need in South Hams, and may include flats, small family sized units and housing suitable for older people, demonstrated by the latest Housing Market Needs Assessment.

DP12: Tourism and Leisure

The South Hams is renowned for being a very popular tourist destination. Tourism plays a key part in the economic, social and environmental well-being of the district. It is estimated that almost a quarter of all jobs in the district are directly related to tourism with many more indirectly linked². However, tourism in the South Hams is typified by seasonal and low paid employment.

The Council's approach for sustainable tourism is set out in its Tourism Strategy (April 2007) and states that the district is to become the "the premier UK 'Green' tourism destination offering tangible benefits to visitors, local communities and the environment". The Council has already been awarded 'Beacon' status for Green Tourism in 2004 in recognition of this approach. The primary objective is to create high quality development that provides added value, which can also aid other priorities in the district such as rural regeneration. It is also the objective of the regional and local tourism strategy to seek to lengthen the season, widen the range of facilities available and improve the quality of attractions and accommodation. All this has to be achieved within the context of protecting the area's greatest asset – the distinctive environment and cultural heritage of the South Hams.

This policy is required because of the importance of tourism to the South Hams economy, and seeks to compliment national, regional and existing LDF policies. Core Strategy policy CS12 Tourism sets out a sequential test for the location of new tourism and leisure facilities, including associated accommodation. This policy favours locating new tourism and leisure facilities in the Town Centre Zones of the appropriate Area and Local Centres, with a target of 90% of new tourist and leisure facilities in these areas. Facilities need to be located where they are accessible to visitors, particularly via public transport, and have a limited impact on sensitive environments.

Outside development boundaries, only development that requires a rural location will be permitted. Tourism is one form of diversification which has taken place during recent years. Certain types of tourist activities can bring economic benefit to rural communities. However, it is important that the benefits of tourism should be weighed against any possible environmental constraints. Policy CS13 Rural Diversification and DP15 Development in the Countryside state that there will be a presumption in favour of reusing or adapting existing buildings. The quality of the built and natural environment is a priority theme identified in the Sustainable Community Strategy. Outside development boundaries all facilities should be of an appropriate scale and be designed to have a positive impact upon landscape, historic setting and biodiversity.

² South Hams Tourism Strategy 2007-2012

Tourist accommodation is defined as hotels, guest houses, self-catering accommodation. Due to the impact of caravan, camping and chalet type accommodation on the countryside a separate policy applies DP13 Holiday Caravan, Camping and Chalet Sites. The type of tourist accommodation available is clearly linked to the performance of the local tourism industry. It is important that the diversity and quality and overall level of provision of the accommodation stock are enhanced.

The occupation of new tourism accommodation will be restricted through the use of conditions for holiday occupancy and not permanent residential use. In some cases conditions may be attached requiring owners / operators to maintain an up-to-date record of the names of all owners of individual caravans / cabins / chalets or other holiday accommodation, and of their main home contact details.

There is pressure, especially in coastal locations, to convert tourist accommodation to other uses, particularly from hotels to residential uses. If this is allowed to happen the appeal of the district as a tourism destination could be threatened and the local economy harmed. The approach will therefore be to resist inappropriate change of use of tourist and leisure development to non-tourist development, particularly the conversion of hotels to residential use. This is necessary to protect the character and viability of the district.

Proposals for ancillary manager/staff accommodation, on existing or new tourism, leisure, recreation or visitor attraction sites, are classed as occupational dwellings. This type of development is dealt with in accordance with PPS7 Sustainable Development in Rural Areas.

Tourist facilities make a valuable contribution to the local economy and, where they play an important role in the tourist character of the area existing uses, should be protected. However, since it would not be reasonable to insist on all tourist and leisure facilities remaining in that use, if they are unviable, the policy offers scope for some change of use. In such circumstances it will be necessary to prove the tourist and leisure facility has been effectively marketed at a fair market price for at least 1 year. Evidence will also need to be provided of occupancy rates for at least 2 years. Where the use is considered to make a positive contribution to the economy, or where it is suspected that a tourist use has been allowed to run down, then it may be necessary to get an independent assessment of applicants' evidence.

Related planning policies:

- Planning Policy Statement 6 Planning for Town Centres
- Planning Policy Statement 7 Sustainable Development in Rural Areas
- Good Practice Guide on Planning for Tourism
- South West Regional Spatial Strategy (Proposed Changes) policies TO1 Sustainable Tourism, TO3 Major New Tourism Facilities
- Core Strategy policies CS12 Tourism
- Development Policies DP1 High Quality Design, DP2 Landscape, DP3 Residential Amenity, DP4 Sustainable Construction, DP7 Transport, Access and Parking, DP13 Holiday Caravan, Camping and Chalet Sites, DP15 Development in the Countryside, DP16 Conversions and Reuse of Buildings in the Countryside
- Good Practice Guide on Planning for Tourism (Communities and Local Government)

Further guidance for applicants:

- South Hams Landscape Character Assessment and Guidelines

- Planning for Quality of Life in a Sensitive Landscape, South Hams District Council
- Historic Landscape Character mapping, Devon County Council
- South Hams Tourism Strategy

Evidence required from applicants to accompany planning applications:

- Marketing and viability assessment for loss of tourist or leisure development, including holiday accommodation.

DP12: Tourism and Leisure

1. Proposals for tourism and leisure development, and tourist accommodation, will be permitted where they:
 - a. are located in sustainable and accessible locations;
 - b. do not undermine the vitality or viability of nearby settlements;
 - c. provide a high quality attraction or accommodation; and
 - d. encourage an extended tourist season.
2. In the countryside, proposals will:
 - a. demonstrate they require a rural location and can not be accommodated elsewhere, or be associated with the expansion of an existing facility;
 - b. support the objectives of rural regeneration; and
 - c. seek to re-use an existing building.
3. Proposals involving the loss of tourist or leisure development, including holiday accommodation, will only be permitted where there is no proven demand for the facility and it can no longer make a positive contribution to the economy.

DP13: Holiday Caravan, Camping and Chalet Sites

Providing accommodation to encourage tourists to stay in the district is an important part of the Tourism Strategy. Caravan, camping and chalet sites can add to the choice of holiday accommodation on offer. However, all holiday accommodation needs to be sympathetically located, designed and landscaped to protect the district's distinctive character. Within the South Hams there is a high level of tourist activity, which makes an important contribution to the economy. The landscape is a critical asset and caravan and camping sites can have a considerable impact. As such this policy compliments existing national, regional and local policy and sets out what is appropriate.

Proposals for new caravan, camping and chalet sites should only be permitted where it can be shown that existing provision is inadequate and therefore there is a demand for

new sites. There has recently been pressure in the South Hams for change from touring to permanent holiday accommodation. In order to maintain the range and quantity of suitable sites it will be necessary to demonstrate that there is a need for additional permanent sites, and that this is not at the expense of the quality, quantity and location of touring sites.

The evidence required to prove there is a need for the site will include analysis of the demand for these sites and tourist accommodation, together with a quantitative and qualitative analysis of the range of tourist accommodation, including details about other local touring and permanent sites.

The Council will use seasonal occupancy conditions and/or holiday occupancy conditions to prevent the permanent occupation of the site. This may be appropriate where a site is not suitable for permanent residential use, due to the pressure it would place on local services and infrastructure or where parking, access or private amenity would be unsuitable.

The Council may require the applicant to agree appropriate management arrangements for all development on the site, and for the retention of landscape features for visual and biodiversity reasons. In order to protect the character and appearance of the landscape the Council will impose a condition requiring static caravans / mobile homes / chalets to be permanently removed upon cessation of the holiday use, and the site restored, enhanced and landscaped.

Some established caravan and chalet sites are out of character with the settlements or countryside they are located. Therefore encouragement will be given to the improvement of these sites and broader sustainable tourism aims. This will involve improving their visual quality and upgrading standards of accommodation and facilities. Improvements should be undertaken in a comprehensive manner and not piecemeal. Proposals to improve the quality of sites will normally need to be contained within existing site boundaries. Schemes which extend the site area may be exceptionally permitted where it can be clearly demonstrated that this is the only practicable method of achieving improved layouts and landscaping to reduce the environmental impact.

Related planning policies:

- South West Regional Spatial Strategy (Proposed Changes) policies ENV2 Landscape Character Areas, ENV3 Protected Landscapes, ENV4 Nature Conservation, TO1 Sustainable Tourism, TO3 Major New Tourism Facilities
- Core Strategy policy CS7 Design
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP7 Transport, Access and Parking, DP12 Tourism and Leisure, DP15 Development in the Countryside
- Good Practice Guide on Planning for Tourism (Communities and Local Government)

Further guidance for applicants:

- South Hams Landscape Character Assessment and Guidelines, South Hams District Council
- Planning for Quality of Life in a Sensitive Landscape, South Hams District Council
- Historic Landscape Character mapping, Devon County Council
- South Hams Tourism Strategy

Evidence required from applicants to accompany planning applications:

- Evidence of the need for additional permanent sites
- Analysis of the impact caused by the proposed development on the quantity, quality and range of touring sites in the locality
- Landscape management and improvement plan for the site

DP13: Caravan, Camping and Chalet Sites

1. Within AONBs and the undeveloped coast, proposals for new caravan, camping and chalet sites will not be permitted. Alterations to existing sites should only be permitted where all the following criteria are met:
 - a. they would meet a demonstrable need;
 - b. they would be of an appropriate scale in relation to their setting and would not diminish local amenity;
 - c. they are sited to be visually unobtrusive and can be assimilated so as to conserve and enhance the surrounding landscape;
 - d. they can safely accommodate any traffic generated by the site's proposed access and the local road network; and
 - e. net environmental improvements to the site as a whole will result.
2. Outside the AONBs and the Undeveloped Coastal Zone, proposals for new caravan, camping and chalet sites, or alterations to existing sites will be permitted where all the criteria (a – e), above, are met.

DP14: Protection of Employment Land

The Employment Land Review (January 2006) states that employment land is increasingly being placed under pressure to meet alternative development demands. It is therefore important to secure the long term future of a range of employment opportunities.

Whilst the impact of the loss of a single employment site may be small, the cumulative impact of the loss of a series of sites can be significant, in terms of job losses and reduction in economic activity. In addition, acceptable replacement sites for employment, particularly in the rural areas of the district, can be difficult to find.

In order to provide access to a range of employment opportunities across the rural area it is essential that existing employment sites and premises are retained, especially where these are in appropriate accessible locations. The Council's approach is to safeguard existing employment sites from redevelopment where they provide local employment and benefit the local economy. This approach complements the Core Strategy policy CS3 Employment Land Provision, which provide for 62ha of new employment development across the district up to 2016.

Following the Rural Devon Employment Land Review in September 2006, further Countywide evidence is being collected. It is expected that the Devon Employment Space Strategy 2008/2026 will supplement this report and provide data to support the area specific site allocations DPDs. The supply of employment sites will be reviewed on a regular basis to ensure that employment sites continue to be appropriate for employment uses.

In general, employment uses are those within class B1, B2 and B8 of the Use Classes Order, as well as other employment generating uses. Employment uses may be of a different type and scale depending on their location within settlements or in the countryside. It may also be appropriate to consider a wider definition of all those uses that employ a significant number of people on the site and/or contribute to the rural economy or an economy specific to South Hams.

For example, a business sector specific to South Hams is the maritime economy, which has over 5,000 moorings across the district. The Regional Development Agency has identified the marine economy as one of eight priority sectors for specific intervention and recognise that this economy is important to the region. The South Hams maritime economy has seen a loss of waterside locations to conversion to other uses. There is a need to protect and retain sites for maritime use because they are of strategic importance and have very particular siting requirements.

The Council recognise that in some cases it may be appropriate to allow some change of use of employment premises. This may be to secure sustainability, environmental and amenity improvements or efficiency, as long as jobs are retained. Where a change of use is appropriate, there will be a preference for mixed-use development including residential, and may realise the potential for higher employment densities to retain the same number of jobs on site.

Development that would lead to a loss of employment opportunities will only be permitted where an employment site is no longer viable or is not necessary to meet the area's current or longer term economic development strategy. Proposals will have to provide evidence that employment use of the site is no longer viable through relevant marketing information, and feasibility or viability studies. This will include a viability assessment, copies of accounts for last 5 years, evidence that the site has been marketed for an agreed length of time for an appropriate market value/rent. Where there is evidence that a business has been allowed to run-down, an independent viability assessment may be required.

Links to policies:

- South West Regional Spatial Strategy (Proposed Changes) policies ES2 Providing for Employment Land and Premises, ES3 Review of Employment Sites, ES4 Waterside Employment Sites
- Core Strategy policies CS3 Employment Land Provision, CS13 Rural Diversification
- Development Policies DP16 Conversion and Reuse of Existing Buildings in the Countryside

Evidence required from applicants to accompany planning applications:

- Justification, and viability assessment, for change of use proposals

DP14: Protection of Employment Land

1. Development proposals that result in the loss of employment land, including Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) and other employment generating uses, such as the marine economy, will only be permitted where it can be demonstrated that:
 - a. the employment use of the site is no longer viable, and has no prospect to becoming so; or
 - b. there is a sufficient supply and variety of alternative available employment uses to provide a range of employment opportunities in the local area.
2. Where the change of use of an employment site is considered acceptable, mixed use development will be sought. Where necessary, the proposal will only be permitted if the scheme contains an element of employment which, as a minimum, provides for the same number of jobs.

DP15: Development in the Countryside

The area outside designated development boundaries is defined as the 'countryside'. This reflects PPS7 Sustainable Development in Rural Areas, which defines national policy for the countryside as "the largely undeveloped countryside that separates cities, towns and villages". The South Hams is renowned for the quality of this local environment, and therefore the management of development in the countryside is vital. The land outside development boundaries consists largely of open countryside and is very much rural in character. It includes those parts of the district designated as Areas of Outstanding Natural Beauty and coastal zones.

The rural location strategy is set out in the Core Strategy. Policy CS1 Location of Development seeks to limit development in the countryside and exert careful management over it. Within the South Hams there is considerable pressure for new development in the countryside. Some proposals in the countryside can lead to unsustainable development which, individually and cumulatively, change its rural character. In order to protect the quality and character of the countryside it is essential to prevent inappropriate development. The Council's aim is to create sustainable rural communities.

This policy should be read in conjunction with national policy in PPS7, other development plan policies, in particular, those set out in the RSS, Core Strategy and all other LDF policies. This includes policies covering issues most relevant to the countryside, such as landscape character, design, rural diversification, biodiversity and geological conservation, historic environment and other specific policy areas. Given the rural nature of the South Hams, and the importance of the character of the countryside and its role in attracting tourists contributing to the local economy, it is considered essential that a policy on the countryside is included here, to set out a clear framework for decision making.

It is particularly important to protect, conserve and enhance the character and features of the landscape, the natural beauty, wildlife and cultural heritage of the Areas of Outstanding Natural Beauty and Dartmoor National Park, the finite resource of the undeveloped coastal zone, and sensitive areas adjacent to the protected landscapes.

The Council accepts that some limited, carefully planned development in the countryside is acceptable, to enable the countryside and local rural communities to evolve and thrive. Appropriate development in the countryside should make a positive contribution to meeting the needs of the rural community. Development that provides increased access to jobs, services and affordable housing will contribute to the Council's strategic objectives, including maintaining and developing a prosperous and working countryside. This will aid the Sustainable Community Strategy cross cutting theme of social inclusion.

Uses that could be appropriate in the countryside include development necessary to support agricultural activity, facilitate rural diversification or to provide necessary local facilities. New development in the countryside should reuse previously developed land or existing rural buildings, where possible. However, when considering a site's suitability for redevelopment, whether it is previously developed land is only one factor which needs to be considered, in the context of whole range of national and local planning policies that also apply to the site.

In some cases the essential and exceptional local development needs of a settlement could be met by appropriate development in the countryside. This could include affordable housing for local need, and employment. Employment development in the countryside will be promoted to encourage a more competitive, sustainable and prosperous countryside. It is important that the South Hams economy can diversify, particularly the rural economy, in addition to supporting established business sectors. This can broaden the base of the rural economy, encouraging micro businesses and provide a means of environmental stewardship for the countryside. Its importance is necessary to maintain the viability of many farms and can play a key role in supporting agricultural activities.

Rural diversification is covered by policy CS13. It will be promoted where it is environmentally acceptable and will be assessed against the Core Strategy policy, as well as other policies such as those relating to design and landscape. Diversification may not be limited to traditional uses, but can include appropriate workshop uses, offices and various forms of leisure and tourism. The policies allow for farmers to diversify their activities beyond those activities ancillary to farming, to help sustain incomes and maintain local employment, provided that the new enterprises do not compromise the viability of agricultural operations.

Agricultural, forestry or other occupational dwellings will be assessed according to national policy set out in PPS7 and associated Annex D. Evidence will be required to satisfy the functional and financial tests. This should demonstrate the functional need for a full time worker to be housed at the enterprise or holding, and that the enterprise or holding has been established for at least three years, there is no other suitable accommodation in the area, and that the proposal does not represent a replacement of another dwelling on the site that has been sold on the open market within the last five years. Any new dwelling should be sited within any farmstead or group of buildings on the holding and is to be no larger than can be justified by the functional needs of the enterprise/holding.

Farm shops can play a key role in the diversification of rural areas. They can offer an important service to rural communities and provide economic stability to agricultural

operations. However, in allowing for such developments, it is important they have a limited impact on their surroundings or on existing shopping facilities. As such, they should be small and sell predominantly farm produce. For the purposes of this policy 'small' will be defined as approximately 46 sq.m. (500 sq.ft.) net floorspace, but will depend on the location and proximity of other shops in the vicinity. A threshold of 75% is set for the proportion of the goods to be produced on the farm. Where necessary, the Council will limit the range of goods sold by planning condition or agreement.

In order to retain the rural character of the countryside all development should contribute to the objectives of sustainable development, be within an existing building where possible, or be sited within a group of farm buildings and be of high quality design within an appropriate size and scale.

Related planning policies:

- Planning Policy Statement 1 Delivering Sustainable Development
- Planning Policy Statement 3 Housing
- Planning Policy Statement 7 Sustainable Development in Rural Areas
- South West Regional Spatial Strategy (Proposed Changes) policies ENV1 Protecting and Enhancing the Region's Natural and Historic Environment, ENV2 Landscape Character Areas, ENV3 Protected Landscapes, CO1 Defining the Coastal Zone
- Core Strategy policies CS1 Location of Development, CS7 Design, CS9 Landscape and Historic Environment, CS13 Rural Diversification
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP4 Sustainable Construction, DP5 Biodiversity and Geological Conservation, DP6 Historic Environment, DP7 Transport, Access and Parking, DP12 Tourism and Leisure, DP13 Holiday Caravan, Camping and Chalet Sites, DP16 Conversions and Reuse of Buildings in the Countryside, DP17 House Extensions and Replacement Dwellings in the Countryside, DP18 Horse Related Uses and Structures

Further guidance for applicants:

- South Hams Landscape Character Assessment and Guidelines, South Hams District Council
- Planning for Quality of Life in a Sensitive Landscape, South Hams District Council
- Historic Landscape Character mapping, Devon County Council
- South Devon AONB Management Plan
- Tamar Valley AONB Management Plan
- Dartmoor Management Plan
- Shoreline Management Plan
- Traditional Farm Buildings in South Hams Supplementary Planning Guidance
- Landscaping and Development Supplementary Planning Guidance
- Trees and Development Supplementary Planning Guidance
- Living Buildings in a Living Landscape, English Heritage
- Applications could be referred to the South Hams Design Panel, where necessary

Evidence required from applicants to accompany planning applications:

- Evidence to show why it needs a rural location, how it meets the needs of a settlement, and how it cannot be accommodated inside the development boundary

- Evidence to satisfy the functional and financial tests of PPS7 Annex D in relation to proposals for new agricultural, forestry or other occupational dwellings

DP15: Development in the Countryside

1. Within the countryside, development will be permitted where it requires a countryside location and:
 - a. supports the essential needs of agriculture or forestry interests; or
 - b. meets the essential, small scale, and exceptional local development needs of a settlement which cannot be met within development boundaries; and
 - c. fulfils the requirements of all other relevant planning policies.
2. All development in the countryside should:
 - a. make use of suitable existing buildings or previously developed land before proposing new buildings or development of greenfield land;
 - b. be well related to an existing farmstead or group of buildings, or be located close to an established settlement; and
 - c. be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
3. In the countryside, agricultural, forestry and other occupational dwellings may be permitted where there is a proved essential operation need.
4. In the countryside, retail development will be strictly controlled. Small farm shops will be permitted provided 75% of the goods sold will be produced on the farm.

DP16: Conversion and Reuse of Buildings in the Countryside

The conversion and reuse of buildings, particularly former agricultural buildings, is a key issue for the South Hams, a mainly rural district. There has traditionally been a considerable stock of rural buildings converted for other uses. In order to maintain the character and appearance of the countryside, and promote sustainable rural communities, only appropriate buildings in sustainable locations should be converted and reused.

There is a need to preserve buildings of historic or architectural importance or interest, or which otherwise contribute to local character of the countryside. National policy is set out in PPS7 Sustainable Development in Rural Areas. Core Strategy Policy CS1 Location of Development sets out the principle of development relating to landscape and the historic environment. DP6 Historic Environment and DP2 Landscape Character are

also important policies relevant to the conversion and reuse of buildings in the countryside.

The conversion of rural buildings can help sustain the rural economy, increase employment opportunities and aid diversification of rural areas without creating a need for new buildings. Therefore there will be a preference for the reuse of buildings over new build, where these are well related to existing settlements and would contribute to the objectives of achieving a sustainable countryside. Proposals to convert rural buildings in the countryside will give priority to economic uses before residential uses are considered. For the purpose of the policy, economic re-use includes commercial, industrial and other employment development, tourism (including holiday accommodation), sport, recreation and community uses.

Rural buildings proposed for conversion are often in remote locations away from established settlements patterns. This, together with the aim of retaining their character and interest and the layout of these buildings, means that many are better suited to employment uses. Residential conversions generally have a more significant impact on the building and its setting. There has been considerable pressure for the reuse of buildings for residential purposes, as demonstrated by the Annual Monitoring Report 2008. This shows that 21 out of 33 applications (64%) last year were for dwellings. Where residential use is proposed it will be necessary to demonstrate in detail what has been done to address the sequential approach and secure economic reuse. Detailed advice is set out in Barn Guide: Traditional Farm Buildings in the South Hams Supplementary Planning Guidance. Where appropriate, permitted development rights will be withdrawn to protect the visual amenities of the area, the commensurate size of the building or structure, and affordability of the development. It may also be necessary to impose conditions to ensure retention of the proposed use through restricted occupancy for that purpose.

Not all buildings in the countryside will be suitable for reuse. Buildings that are of a poor design or scale, or do not respect the landscape character or surroundings, should not be reused. Additionally, the buildings must be capable of conversion and/or re-use without significant extension or rebuilding or an increase in the use of surrounding land for ancillary purposes. In considering what is 'significant' the overall aim will be to conserve and enhance the character of the landscape.

The conversion will have to take account of the existence of any protected species and an initial site survey will be required to establish the presence of any protected species.

Related planning policies:

- Planning Policy Statement 1 Delivering Sustainable Development
- Planning Policy Statement 3 Housing
- Planning Policy Statement 7 Sustainable Development in Rural Areas
- South West Regional Spatial Strategy (Proposed Changes) policies ENV3 Protected Landscapes, ENV4 Nature Conservation, ENV5 Historic Environment
- Core Strategy policies CS1 Location of Development, CS7 Design, CS9 Landscape and Historic Environment
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP3 Residential Amenity, DP4 Sustainable Construction, DP5 Biodiversity and Geological Conservation, DP6 Historic Environment, DP7 Transport, Access and Parking, DP11 Housing Mix and Tenure, DP15 Development in the Countryside

Further guidance for applicants:

- Barn Guide: Traditional Farm Buildings in the South Hams Supplementary Planning Guidance
- See guidance list for DP15
- Applications may be referred to the South Hams Design Panel, where necessary
- Living Buildings in a Living Landscape, English Heritage
- Conversion of Traditional Farm Buildings, English Heritage

Evidence required from applicants to accompany planning applications:

- Full Structural Survey
- For residential re-use, evidence setting out what has been done to secure economic use
- Ecological Survey

DP16: Conversions and Reuse of Buildings in the Countryside

1. Proposals for the conversion or reuse of a building in the countryside will be permitted where:
 - a. it gives priority to economic uses before residential uses;
 - b. it is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;
 - c. it uses a traditional building of architectural or historic interest;
 - d. the form, bulk and general design of the building is in keeping with its surroundings and the proposal and any associated development will not harm its landscape setting;
 - e. the building is structurally sound and is capable of conversion without the need for extension or significant alteration or rebuilding;
 - f. it will not damage the fabric or character of the building and, in the case of a listed building, the proposal will not damage the architectural or historic merit of the building or its setting.
2. Where residential conversion is a subordinate part of a mixed use scheme the residential element will not be implemented ahead of other elements of that scheme.

DP17: House Extensions and Replacement Dwellings in the Countryside

To help protect the character of the South Hams countryside there is a need to manage new built development in rural locations. The erection of replacement dwellings and extensions to existing houses can individually, and cumulatively over a period of years, have an adverse impact both on the character of individual properties and on their surroundings. To aid the retention of sustainable communities in the countryside, it is essential to ensure that a wide range of property sizes are retained.

Information from the last 4 Annual Monitoring Reports shows that there has been a relatively consistent supply of small, medium and large dwellings across the South Hams. In general, the proportion of one-bedroom properties fell from 16% down to 4.8% between 2004-2007, but in 2007-2008 rose to 13.3%. The supply of 4 bedroom dwellings has remained constant and the latest figures show that they make up 16.7% of completions. There has been some concern that large numbers of small dwellings are being replaced with larger properties. However, while this may be occurring in some areas, it does not seem to be a widespread problem across the district. Rather it seems that in some cases properties are being replaced with a larger number of smaller dwellings. However, the South Hams covers a wide range of different housing characteristics and these statistics only provide a limited snapshot of the complex picture of housing stock change. It is therefore necessary to monitor the provision of new dwellings to ensure that a wide range of house sizes is retained.

PPS7 Sustainable Development in Rural Areas sets out national policy for rural areas. There is substantial development pressure for residential development in the rural parts of the South Hams, which requires a local policy. The South Hams landscape is extremely valuable and protecting its character and appearance is a key priority. Consequently, significant extensions and replacements will not be appropriate. However, the Council recognises that there are circumstances in which extensions and replacements can in some cases be accommodated without causing any undue harm to the landscape, environment and housing stock.

In determining the appropriate size of extensions and replacement dwellings national, regional and local policies will be used. Policies DP1 High Quality Design and DP2 Landscape Character, DP3 Residential Amenity are important policies that will be applied, together with DP6 Historic Environment. Key considerations are the impact on the character and appearance of the countryside. The essential elements that need to be addressed are siting, design and materials together with the relative increase in the size and height. Features within the cartilage, including garages, trees and vegetation, landscaping and boundary treatments, also contribute to the overall impact. Account will be taken of the size of the original dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing local and landscape character of the area.

House extensions in the countryside

The design of any extension should appear subsidiary to the existing dwelling and should not attempt to compete with or dominate the original dwelling. The altered or extended building should still respect and reflect the character, scale and proportions of the original dwelling, as well as the character and appearance of the surrounding area. It should fit with the existing context and, where relevant, building forward of an existing building line will not be supported. The addition of a substantial extension to a traditional cottage of vernacular interest, with the intention of creating a modern large scale dwelling would not be supported. The design and materials of the extension

should reflect the character of the existing dwelling and the materials which are prominent in the area.

The design should not contribute to overdevelopment of the site and should avoid the loss of essential amenity and parking space for the development. The design should avoid adversely affecting the privacy and outlook of adjoining dwellings which would overlook, or reduce available light and views to an unacceptable degree. Reference should be made to Policy DP3 Residential Amenity.

Replacement dwellings in the countryside

A new dwelling should not have a materially larger impact than that of the dwelling it is replacing. If a significantly larger replacement dwelling is proposed, the resultant effect could significantly impact on the character of the local area, in contradiction to the design and landscape character policies in this DPD and in the Core Strategy.

Where the siting of a replacement dwelling does not preclude the retention of the existing dwelling, conditions will be attached to the planning permission, or a S106 sought, requiring demolition of the existing dwelling upon completion or occupation of its replacement, whichever is the sooner.

Permitted development rights will be withdrawn where necessary to protect the visual amenities of the area, the design and appearance of the new build, any residential amenities of adjoining property, and any parking and circulation areas.

Related planning policies:

- Planning Policy Statement 7 Sustainable Development in Rural Areas
- South West Regional Spatial Strategy (Proposed changes) policies ENV2 Landscape Character Areas, ENV3 Protected Landscapes
- Core Strategy policies CS7 Design, CS9 Landscape and Historic Environment
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP3 Residential Amenity, DP4 Sustainable Construction, DP7 Transport, Access and Parking, DP15 Development in the Countryside

Further guidance for applicants:

- See guidance for DP15

Evidence required from applicants to accompany planning applications:

- In the case of replacement dwellings, clear illustration and analysis of how the new dwelling relates to the existing dwelling in terms of footprint, height, scale and volume.

DP17: House Extensions and Replacement Dwellings in the Countryside

1. Proposals to extend or replace existing dwellings in the countryside will be permitted provided that there will be no detrimental effect on the character, appearance and amenities of the site and surroundings.
2. Proposals to extend a dwelling in the countryside will be permitted provided the extension is subordinate in scale and proportions to the original dwelling.
3. Proposals to replace a dwelling in the countryside will be permitted provided:
 - a. the existing dwelling has a lawful use, has not been abandoned, and is not a caravan, mobile home or other temporary structure;
 - b. the size of the new replacement dwelling shall not be significantly larger than the original house volume;
 - c. the number of new dwellings is no more than the number of dwellings to be demolished and replaced; and
 - d. any new replacement dwellings should be positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed.

DP18: Horse Related Uses and Structures

Horse riding and keeping of horses, for both commercial and recreational use, is an ever growing activity within South Hams. The Council recognises the contribution these activities can make to the rural economy, and the need to make provision for such equestrian development. However, it is necessary to ensure that there is no harm to the character and appearance of the countryside and biodiversity, as well as the amenities of neighbouring areas. Given the recent proliferation of these uses and their impact on the landscape this local policy compliments the national policy set out PPS7 Sustainable Development in Rural Areas. Core Strategy policy CS13 Rural Diversification sets the strategic context for large scale equine development, this policy together with DP15 Development in the Countryside provides the detailed interpretation.

By nature, horse related development requires a countryside location. However, it is essential that adequate land exists and that associated new buildings are controlled. Where possible the reuse of existing buildings will be encouraged. New stable blocks and field shelters can often appear isolated and intrusive on undeveloped land. Associated development such as hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub division of fields can be prominent features in the landscape and in some cases may not be appropriate. These uses and structures can both individually and cumulatively change the character of the landscape. It is essential that any equestrian development does not have an adverse impact on the special qualities of the landscape, Areas of Outstanding Natural Beauty or undeveloped coast. As such it is essential that proposals provide a comprehensive approach to all the development that is required. Details of the development, such as size, materials and fencing will be required together with a detailed scheme of management.

Where development is in the open countryside any new establishments should be sensitively sited, making use of the natural form of the landscape. Elevated or skyline sites should be avoided. Landscaping can usually help to reduce the visual impact of such equestrian development. Any new landscaping should complement existing tree and hedge cover rather than producing unnatural features in the landscape.

Policy DP2 sets the requirements for assessing the landscape character and features of the site and its surroundings. The Landscape Description Units and Landscape Character Assessment provide an indication of the important features and proposals for their management. These should be used to appropriately site and landscape new buildings and their associated development, and an individual site assessment may be required.

The design and materials of new horse related structures must be in keeping with the character of the rural area and DP1 High Quality Design applies. In general, stable and field shelters should be of timber construction. The use of more permanent materials such as concrete blocks and tiles will be resisted. As part of the proposals the protection of watercourses and ground water from contamination associated with seepage from muck heaps will be required.

Related planning policies:

- Planning Policy Statement 7 Sustainable Development in Rural Areas
- South West Regional Spatial Strategy policies ENV2 Landscape Character Areas, ENV3 Protected Landscapes
- Core Strategy policies CS7 Design, CS9 Landscape and Historic Environment, CS13 Rural Diversification
- Development Policies DP1 High Quality Design, DP2 Landscape Character, DP3 Residential Amenity, DP4 Sustainable Construction, DP7 Transport, Access and Parking, DP15 Development in the countryside, DP16 Conversions Reuse of Buildings in the Countryside

Further guidance for applicants:

- See guidance list for DP15
- Barn Guide: Traditional Farm Buildings in South Hams Supplementary Planning Guidance

Evidence required from applicants to accompany planning applications:

- Site specific landscape character appraisal
- Details of siting, size, materials, fencing and other site works on the holding associated with the development together with a comprehensive scheme of management for the proposal.

DP18: Horse Related Uses and Structures

1. Horse related development should only be permitted where:
 - a. there is adequate land and adequate off-road riding facilities available for the number of horses to be kept on the land;
 - b. existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses;
 - c. there is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub division of fields; and
 - d. the proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.

4 Monitoring and Implementation Framework

Review and monitoring is becoming an increasingly important aspect of evidence based policy making and it is a key factor of the Government's 'plan, monitor and manage' approach to the new planning system. An important aspect of the new system is the flexibility to update components of the LDF to reflect changing circumstances. The ability to produce various local development documents will allow the Council to respond quickly to changing priorities in the district. Monitoring will play a critical part in identifying these. The findings of monitoring will feed directly into any review of policy that may be required. Part of the soundness test of the Development Policies will be whether it includes clear mechanisms for implementation and monitoring.

The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) each year and this will be the main mechanism for assessing the Development Policies' performance and effects. It must be based on the period 1 April to 31 March and be submitted to the Secretary of State no later than the end of the following December. AMRs are required to assess the following:

- the implementation of the Local Development Scheme; and
- the extent to which policies in local development documents are being successfully implemented.

The Council has developed a framework for monitoring the Development Policies to assess the extent to which the strategy, vision and strategic objectives are being achieved (at Appendix 8). This framework includes a series of indicators and targets to assess the extent to which policies in the DPD are being implemented and working correctly. If this is not achieved the framework will indicate the reason and set out steps to be taken to ensure that the policy is implemented, amended or replaced. Monitoring for the AMR should also identify any significant effects that implementation of the policies in the DPD is having on the delivery of sustainable development, and to determine whether policies need to be amended or replaced.

To measure the performance of the Development Policies the Council has used the strategic objectives and related policies to guide the selection of meaningful indicators and targets. This will ensure effective policy implementation, monitoring and review. Targets and indicators have been set relating to the strategic objectives to allow their direct effects to be monitored. The contribution of policies towards sustainable development will be assessed by their performance against the objectives and targets included in the sustainability appraisal.

Implementation of the policies contained in the DPD will primarily be through the submission of planning applications and the granting of decisions in accordance with all the development plan policies together with national policy and guidance. It will require concerted action by a range of public, private and voluntary sector bodies working in partnership to achieve the objectives. The Council has neither the powers nor the resources to implement the DPD alone. The document's role is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery.

The LDF's Local Development Scheme (LDS) will also play a crucial role in implementing the policies and proposals in the DPD. This project management tool sets out the programme for producing the raft of other general and area specific LDF

documents that will follow the Development Policies. In doing so the LDS can ensure that the policies and proposals of the DPD are implemented in such a way that ensures areas of greatest priority and need are tackled first. This co-ordinated approach will help to secure implementation and timely delivery of the LDF strategic objectives.

In the short term, whilst the preparation of local development documents can be monitored, the assessment of DPD implementation will be more complex. It may be some time before the Development Policies begin to have tangible benefits within the district that can be measured. It will also take time to collect data which will provide evidence that trends are continuing to go in the right direction.

5 Sustainability Appraisal

Sustainability Appraisal Report

Local authorities are required to undertake a Sustainability Appraisal (SA) during the preparation of local development documents. This is to ensure that sustainable development is at the heart of decisions at every stage of plan-making and is an integral part of the process. The DPD has been subject to initial and detailed SA (June 2007) to appraise the social, environmental and economic effects of the strategy to ensure that it accords with sustainable development. The SA incorporates the requirements of Strategic Environmental Assessment (SEA) in accordance with European UK legislation (EU directive 2001/42/EC on the assessment of the effects of certain plans and programmes and Environmental Assessment of Plans and Programmes Regulations 2004 (SI No 1633) respectively).

The SA is an iterative process and is integral to the preparation of the strategy. It has considered the effects of the emerging Development Policies on the environment and other aspects for sustainability. A sustainability appraisal was undertaken prior to the preferred options and many of these initial findings have been incorporated into the DPD preferred options version published in July 2007.

During the development of the pre submission stage a sustainability appraisal was undertaken in February 2009 on the draft document which suggested some changes. The following recommendations have been incorporated into the policies and text: consistent approach to the protection of local facilities and employment land and their change of use, reference to protecting groundwater from potential contamination from seepage from muckheaps, and reference to the role densities and previously developed land can plan in increasing sustainability. Overall, these changes have enhanced the sustainability credentials of the DPD.

A further Sustainability Appraisal has been undertaken on the Pre Submission document and a number of suggestions have been made to improve its sustainability. These include To be inserted once Enfusion have made final comments on this version

A Sustainability Report accompanies the DPD. This report documents the SA and SEA process and findings, and explained in greater detail the difference the SA process has made.

Sustainability Appraisal Monitoring

The performance of policies and objectives in this document should also be monitored in terms of their performance against the objectives and targets included in the sustainability appraisal to assess the strategy's contribution towards sustainable development. This should be used to determine whether policies and objectives need to be amended or replaced if adverse effects are identified. The outcome of this monitoring will be provided in the AMR.

Habitats Regulations Assessment

The DPD has been subject to a detailed assessment relating to the Habitats Regulations. This assesses the impact the policies will have on the integrity of international sites. A draft of this assessment is available as part of the LDF evidence base and will be completed as required ahead of adoption of this DPD.

6 Consultation and Community Involvement

Statement of Consultation and Involvement on the Development Policies DPD

The Development Policies DPD has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and relevant national policies and guidance. The Development Policies DPD has met the Statement of Community Involvement (SCI) requirements relating to public consultation.

In October 2004 the Council published an Issues and Options document which went through a six week consultation period. The Issues and Options consultation stage looked at development management issues and the Core Strategy together. This identified four general policy themes under the headings 'affordable housing', 'employment and skills', 'accessible services, supporting active and caring communities' and 'distinctive environment'. It also identified other important policy issues such as climate change and renewable energy. A questionnaire was used to gauge public opinion on these key policy areas. The results of this exercise have helped shape this document and are part of the LDF evidence base.

It has also been through a six week consultation period at Preferred Options stage in July – September 2007. At this stage it was known as the Development Control Core Policies DPD. At each stage copies of the document were sent to a broad spectrum of organisations including the Government Office for the South West, the South West Regional Assembly, adjoining local authorities and town and parish councils.

Statutory organisations and all community and interest groups detailed in the SCI have been consulted and views sought throughout the process. A large number of organisations were invited to submit response forms and participate in a series of events, including focused workshops, open days, and seminars. The strategy document and response forms were publicly advertised in local newspapers and through press releases were made available on the Council's website, at the Council offices and at libraries across the district.

Summaries of the representations received at the Preferred Options stage have been made available on the Council's website. Statements of consultation were also prepared that provide an audit of each consultation period. They document who has been consulted, how the consultation was undertaken, the main issues raised and how these issues have been addressed in subsequent stages of the document.

Responses from the Preferred Options stage have helped inform this Pre-Submission stage document. Further details are contained in the Statement of Consultation.

This Pre-Submission document will be made available to the public to make formal representations, relating to the issue of soundness, for a period of 6 weeks, as detailed in Section 1. Following the publication of this document, all representations will be considered and the final document will be submitted to the Secretary of State. The Examination is anticipated towards the end of 2009.

Appendix 1

Relevant Planning Policy

National planning policy:

Copies of national policy and guidance, listed below, are available on the Community and Local Government (CLG) website at www.communities.gov.uk.

Document	Title
PPS1	Delivering Sustainable Development
Supplement to PPS1	Planning and Climate Change
PPS3	Housing
PPS6	Planning for Town Centres
PPS7	Sustainable Development in Rural Areas
PPS8	Telecommunications
PPS9	Biodiversity and Geological Conservation
PPG13	Transport
PPG15	Planning and the Historic Environment
PPG16	Archaeology and Planning
PPG17	Sport and Recreation
Good Practice Guide on Planning for Tourism	Tourism
PPS22	Renewable Energy
PPS23	Pollution Control
PPS25	Flood Risk

Regional planning policy:

- Devon Local Transport Plan
- Revised South West Regional Spatial Strategy, Secretary of State proposed changes (July 2008)

Development Policy	Related RSS Policies
DP1 High Quality Design	E High Quality Design SD1 The Ecological Footprint ENV1 Protecting and Enhancing the Regions Natural and Historic Environment
DP2 Landscape Character	ENV2 Landscape Character Areas ENV3 Protected Landscapes CO1 Defining the Coastal Zone CO2 Coastal Planning
DP3 Impact of Development on Residential Amenity	-
DP4 Sustainable Construction	SD1 The Ecological Footprint SD2 Climate Change SD3 The Environment and Natural Resources G Sustainable Construction

		W4 Controlling, Reusing and Recycling Waste in Development
		RE1 Renewable Electricity Targets: 2010 and 2020
		RE4 Decentralised Energy to Supply New Development
		H2 Housing Densities
DP5	Biodiversity and Geological Conservation	ENV1 Protecting and Enhancing the Region's Natural and Historic Environment ENV4 Nature Conservation RE8 Woodlands and Forests GI1 Green Infrastructure
DP6	Historic Environment	ENV1 Protecting and Enhancing the Region's Natural and Historic Environment ENV5 Historic Environment
DP7	Transport, Access and Parking	SD1 The Ecological Footprint RTS3 Parking
DC8	Public Open Space and Recreation	GI Green Infrastructure
DP9	Local Facilities	CS1 Provision of Services and Community Infrastructure ENV3 Protected Landscapes
DP10	Gypsies and Travellers	ENV4 Nature Conservation GT1 Gypsy and Traveller Pitch Requirements GT2 Travelling Showpeople Pitch Requirements
DP11	Housing Mix and Tenure	H3 Mix of Housing
DP12	Tourism and Leisure	TO1 Sustainable Tourism TO3 Major New Tourism Facilities ENV2 Landscape Character Areas
DP13	Holiday Caravan, Camping and Chalet Sites	ENV3 Protected Landscapes ENV4 Nature Conservation TO1 Sustainable Tourism
DP14	Protection of Employment Land	ES2 Providing for Employment Land and Premises ES3 Review of Employment Sites ES4 Waterside Employment Sites ENV1 Protecting and Enhancing the Region's Natural and Historic Environment
DP15	Development in the Countryside	ENV2 Landscape Character Areas ENV3 Protected Landscapes CO1 Defining the Coastal Zone
DP16	Conversions and Reuse of Existing Buildings in the Countryside	ENV3 Protected Landscapes ENV4 Nature Conservation ENV5 Historic Environment
DP17	Replacement Dwellings in the Countryside	ENV2 Landscape Character Areas ENV3 Protected Landscapes
DP18	Horse Related Uses and Structures	ENV2 Landscape Character Areas ENV3 Protected Landscapes

Local Development Framework

Core Strategy Adopted December 2006

Affordable Housing DPD Adopted September 2008

Sherford Area Action Plan Adopted August 2007

Proposals Map (Policies Interactive Map)

Local Development Scheme Approved April 2007

Statement of Community Involvement June 2006

Planning Obligations SPD Adopted December 2008

Affordable Housing SPD Adopted September 2008

Open Space, Sport and Recreation SPD Adopted June 2006

Appendix 2

Relevant Guidance and References

- Biodiversity Action Plans (National and Regional)
- Buildings for Life, CABE
- Circular 01/06 Planning for Gypsy and Traveller Caravan Sites
- Conservation Area Appraisals and Management Plans
- Dartmoor National Park Management Plan
- Devon Employment Space Strategy 2008/2026
- Devon Gypsy and Traveller Housing Needs Assessment (Nov 2006), South West Regional Assembly
- Employment Land Review, South Hams District Council (Jan 2006)
- Flood maps for South Hams, Environment Agency
- Forthcoming Conservation Area Appraisals and Management Plans, South Hams District Council
- Good Practice Guide on Planning for Tourism ODPM July 2006
- Guidance for Transport Assessments, Green Travel Plans and parking, Devon County Council
- Habitat Regulations Assessment, South Hams District Council
- Historic Landscape Character mapping, Devon County Council
- Housing Market and Needs Assessment (HMNA) Annex 1 (2006)
- Lifetime homes standards
- List of habitats and species of principal importance for the conservation of biological diversity under section 74 (2) of the Countryside and Rights of Way Act 2000
- Listed Buildings list, English Heritage
- Landscaping and Development and Trees and Development Supplementary Planning Guidance (SPG)
- Manual for Streets, DfT/CLG
- Planning for Quality of Life in a Sensitive Landscape, South Hams District Council
- Power of Place, English Heritage
- Register of Parks and Gardens of Historic Interest, English Heritage
- Rural Devon Employment Land Review (Sept 2006)
- Shoreline Management Plan currently being revised – being published in 2009
- South Devon AONB Management Plan
- South Hams Climate Change Policy and Strategy (Oct 2007)
- South Hams Sustainable Community Strategy 2007-2011
- South Hams Landscape Character Assessment and Guidelines, South Hams District Council
- South Hams Public Space Strategy
- South Hams Retail Study (Jan 2006), South Hams District Council
- South Hams Strategic Flood Risk Assessment (SFRA) (forthcoming)
- South Hams Tourism Strategy (Apr 2007), South Hams District Council
- South West Nature Map Tamar Valley AONB Management Plan
- The Code of Best Practice on Mobile Phone Networks Development, ODPM 2002.
- Traditional Farm Buildings in South Hams Supplementary Planning Guidance (SPG)
- Validation of Planning Applications Draft SPD (Dec 2005)

- Wildlife and Development Supplementary Planning Guidance, South Hams District Council

Current Community and Parish Plans:

[Loddiswell Parish Plan](#)
[Newton and Noss Parish Plan](#)
[East Portlemouth Parish Plan](#)
[Salcombe Town Plan](#)
[Slapton Parish Plan](#)
[Ivybridge Area Partnership Community Action Plan](#)
[Halwell & Moreleigh Parish Plan](#)
[South Huish Parish Appraisal](#)
[Kingston Parish Plan](#)
[Malborough Parish Plan](#)
[South Pool Parish Plan](#)
[Yealmpton Parish Plan](#)
[Frogmore and Sherford Parish Plan](#)
[Chivelstone Parish Plan](#)
[Modbury Parish Plan](#)
[Kingsbridge Community Strategic Action Plan](#)
[Totnes & District Community Plan](#)
[Stokenham Parish Plan Mk1](#)
[Diptford Parish Plan](#)
[South Brent Parish Plan](#)
[Ugborough Parish Plan \(Draft\)](#)

Appendix 3

Biodiversity Conservation and Enhancement in the South Hams

Sites or Species	Resource within South Hams	Relevant Legislation and Guidance	General Requirement	Policy Requirement
International Sites Special Areas of Conservation (SAC) Special Protection Areas (SPA) Ramsar sites	7 International Sites including South Hams SAC and South Devon Shore Dock SAC	The Conservation (Natural Habitats &c) Regulations 1994 Wildlife and Countryside Act 1981 Countryside and Rights of Way Act 2000 Planning Policy Statement 9 & ODPM Circular 06/2005	They have the highest Level of International Protection. Any proposals impacting on a European Site need assessment in accordance with the Regulations.	No requirement for a specific local policy because all planning proposals are already bound by the statutory national Regulations.
National Sites Sites of Special Scientific Interest (SSSIs)	23 SSSIs including Slapton Ley which is managed as a National Nature Reserve	Wildlife and Countryside Act 1991 Planning Policy Statement 9 & ODPM Circular 06/2005	They have a high degree of protection. Proposals likely to have an adverse effect on an SSSI should be subject to special scrutiny and will not normally be granted.	Set out in policy DC22: 'Biodiversity and Geology'
Regional and Local Sites County Wildlife Sites (CWS) County Geological	In excess of 250 County Wildlife Sites and 40 County Geological Sites	Planning Policy Statement 9 & ODPM Circular 06/2005 Local Sites Guidance DEFRA 2006	They are fundamental in meeting national biodiversity targets. Development should not be permitted	Set out in policy DC22: 'Biodiversity and Geology'

Sites or Species	Resource within South Hams	Relevant Legislation and Guidance	General Requirement	Policy Requirement
Sites (CGS)			unless benefits outweigh loss of habitat.	
Important Natural Habitats See Appendix 4	Widespread throughout the District. Many have already been included within International, National or Regional and Local Sites	Countryside and Rights of Way Act 2000 Planning Policy Statement 9 & ODPM Circular 06/2005	Important natural habitats (in particular ancient woodlands and veteran trees) should be conserved and enhanced. Development should not be permitted unless benefits outweigh loss of habitat.	Set out in policy DC22: 'Biodiversity and Geology'
Networks of Natural Habitats River Estuaries and Valleys Hedgerows and woodlands Coastal fringe	Widespread across South Hams with strong network of river valleys linking Dartmoor to the Sea.	Habitats Directive 1994 Planning Policy Statement 9 & ODPM Circular 06/2005	Maintain the integrity of these networks and repair fragmentation	Use of a policy promoted in PPS9 Set out in policy DC22: 'Biodiversity and Geology'
Protected and Rare Species UK Protected Species European Protected Species	A number of internationally protected species (including Bats, Barn Owls (?) Otters and Dormice) alongside a wide range of local species	Wildlife and Countryside Act 1981 & Habitats and Regulations 1994 Planning Policy Statement 9 & ODPM Circular 06/2005	Protection from adverse impacts of development in accordance with the legislation.	No requirement for a specific local policy because all planning proposals are already bound by existing legal controls.

Appendix 4

Important Natural Habitats Relevant in the South Hams

Important Natural Habitat	Identified in Biodiversity Action plan	Identified in the South West Regional Nature Map	Identified in the Countryside Rights of Way Act Section 74 List
Ancient and species rich Hedgerows	yes		yes
Ancient Woodlands and Veteran Trees	yes		
Caves, and mines	yes		
Cereal Field Margins	yes		yes
Coastal and Floodplain Grazing Marsh	yes		yes
Coastal Sand Dunes	yes		yes
Coastal Strandline, Rocks and Boulders	yes		
Coastal vegetated Shingle	yes		yes
Estuaries	yes		
Lowland Heathland	yes		yes
Lowland mixed deciduous woodland			yes
Lowland wood pasture and parkland	yes		yes
Maritime Cliffs and slopes	yes	yes	yes
Mudflats	yes	yes	yes
Neutral grassland	yes	yes	
Oak woodland	yes		
Reed beds	yes		yes
Rivers and Streams	yes		
Seagrass Beds	yes		yes
Wet Woodland	yes		Yes
Woodland		yes	

Appendix 5

Maximum Parking Standards

Use	National Maximum Parking Standard	Threshold from and Above Which Standard Applies (gross floorspace)
Food retail	1 space per square metre (m ²) of gross floorspace unless otherwise stated	1000m ²
Non food retail	1 space per 14m ²	1000m ²
Cinemas and conference facilities	1 space per 20m ²	1000m ²
D2 (other than cinemas, conference facilities and stadia)	1 space per 5 seats	1000m ²
B1 including offices	1 space per 22m ²	1000m ²
Higher and further education	1 space per 30m ²	2500m ²
Stadia	1 space per 2 staff + 1 space per 15 students (see note 1)	2500m ²
	1 space per 15 seats (see note 2)	1500 seats

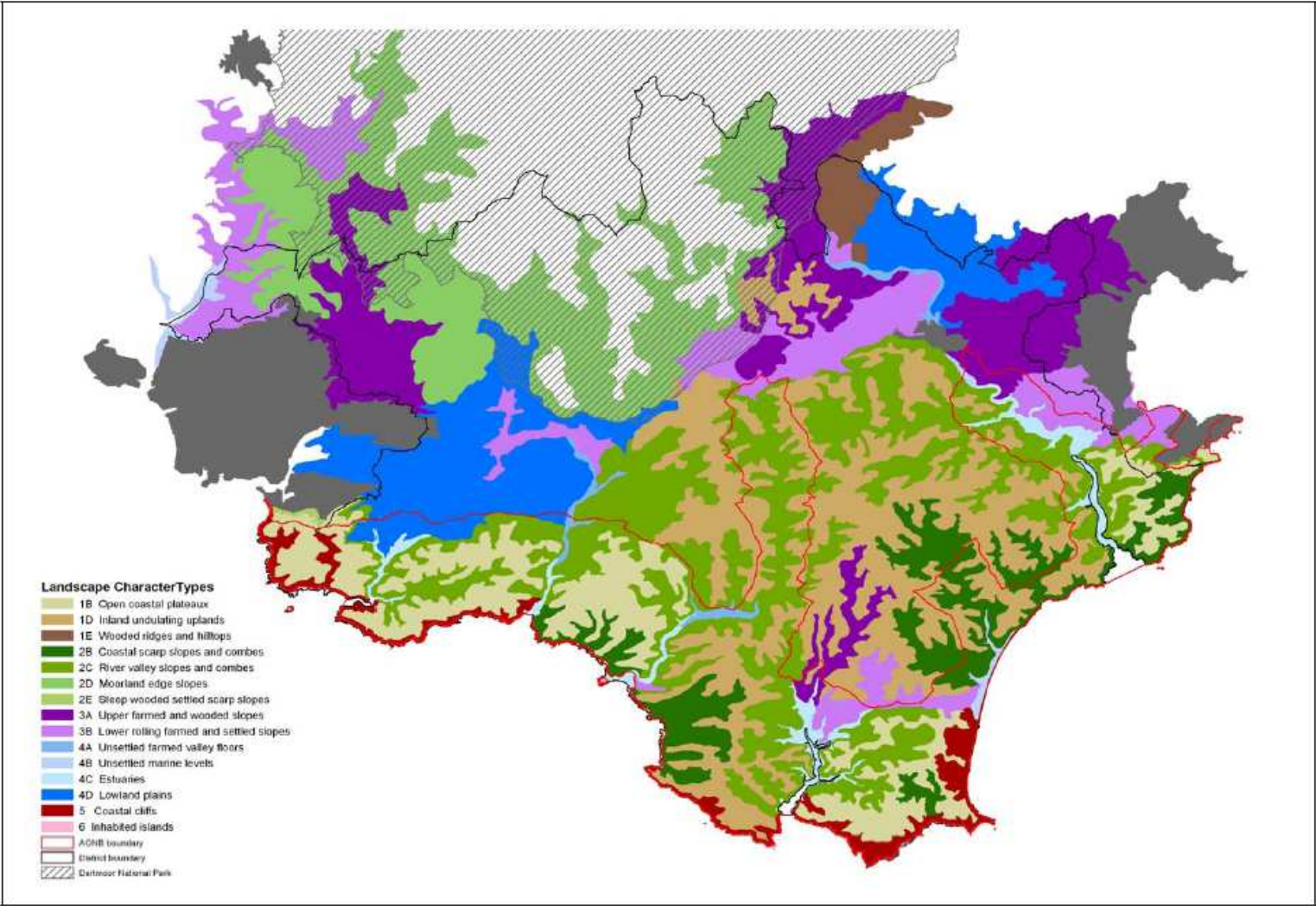
For all non-residential development 5% of parking spaces determined by the standard should be allocated for use by the disabled.

Notes:

1. The standard for students relates to the total number of students attending an educational establishment, rather than full-time equivalent figures.
2. For stadia, sufficient coach parking should be provided to the satisfaction of the local authority and treated separately from car parking. Coach parking should be designed and managed so that it will not be used for car parking.
3. Parking for disabled people should be additional to the maximum parking standards. Development proposals should provide adequate parking for disabled motorists, in terms of numbers and design (see Traffic Advice Leaflet 5/95, Parking for Disabled People).
4. For mixed use development, the gross floorspace given over to each use should be used to calculate the overall total maximum parking figure. For land uses not covered in these standards, the most stringent regional or local standards should apply.

Appendix 6

Landscape Features and Key Characteristics



Landscape Character Types

1B Open coastal plateaux

Key Characteristics

- High, open plateaux, dissected by coombes and river valleys
- Windblown vegetation
- Regular medium to large field pattern
- Stone boundary walls and dense low hedges (often elm) with occasional hedgerow oaks
- Mixed land use, with frequent arable
- Limited deciduous woodland
- Few roads but many rights of way
- Low settlement density
- Influence of geology on soil colour
- Extensive views along coast

1D Inland undulating uplands

- Gently rolling upland plateau spine with fingers, sloping steeply towards edges
- Mixed cultivation, with grassland in a medium regular pattern on slopes and arable cultivation on flatter central areas, with low hedges and few hedgerow trees
- Wide low hedgebanks with few hedgerow trees; pine and beech locally distinctive
- Small discrete conifer plantations and broadleaf woodlands
- Sparse sinuous road network of minor roads
- Very sparse settlement pattern of small villages, isolated houses and farms, indicative of parkland estates
- High and open, with extensive views where hedgebanks permit
- Visually intrusive settlements on plateau edge (Salcombe, Dartmouth, Stoke Fleming)

1E Wooded ridges and hilltops

- Area of undulating small hills
- Medium to large sub-regular field pattern
- Species-rich tall hedgebanks; oak and ash as hedgerow trees
- Mixed woodland and some pasture; hilltop fields may be arable
- Sparsely settled with isolated stone houses and farms
- Narrow enclosed winding lanes
- Limited views out

2B Coastal scarp slopes and combes

- High and remote
- Narrow, steep valleys or more open shallow systems
- Coastal influence in exposure, vegetation and extensive views
- Unenclosed woodland and small to medium irregular fields
- Mixed cultivation with much grassland, wet pasture and scrub
- Wide earth banks and stone boundary walls and gateposts

Landscape Character Types

Key Characteristics

- 2C River valley slopes and combes
 - Old settlements in combes, with stone as dominant building material
 - Narrow winding roads and limited vehicle access to coast
 - Extensive coastal rights of way with steep paths down to beaches
 - High, open and exhilarating on top slopes, grading to intimate and enclosed in lower valley
 - Loss of tranquillity near A38
 - High slopes and rounded hills and small narrow valleys
 - Mixed cultivation, predominantly pasture in variable fields with curving hedges and variable presence of hedgerow trees
 - Broadleaf woodland to water's edge and discrete small woods elsewhere
 - Very narrow stream valleys with rough pasture and dense field boundaries; rough grazing pasture near the river
 - Scattering of hamlets rather than villages or farmsteads, with occasional large riverside settlements
 - Sparse road network; many paths
 - Extensive views over river valleys
 - Many good farm conversions
- 2D Moorland edge slopes
 - Sloping upland moorland edge with extensive china clay quarrying and urban edge land uses along the southern edge towards Plymouth
 - Mix of open unenclosed moorland, pastoral farmland and rough grass
 - Variable field sizes, often small
 - Small areas of mixed and amenity woodland
 - Mix of natural and artificial landform
 - Open, with long views
 - Mainly unsettled but with 19th and 20th century quarrying villages and urban-edge settlement to the south
 - Very limited road network
- 2E Steep wooded settled scarp slopes
 - A narrow band of steeply sloping land immediately below the plateau edge
 - Unenclosed
 - Well wooded
 - Extensively settled, with converted buildings and much small-scale 20th century dwellings
 - Narrow winding lanes with well treed hedgebanks
 - Enclosed, with occasional long views out over adjoining valley
 - Scrub and moorland at western end, showing coastal influence
- 3A Upper farmed and wooded slopes
 - Undulating upper valley slopes below the scarp slope

Landscape Character Types

Key Characteristics

3B Lower rolling farmed and settled slopes

- Well treed pastoral farmland, with arable cultivation on lower slopes
- Small to medium size fields with irregular boundaries
- Deciduous woods and copses, especially on hilltops and upper slopes
- Very wide, usually low, species-rich hedges with many hedgerow trees
- Dispersed settlement pattern of isolated farms and small villages
- Very winding narrow lanes
- An intimate and intricate landscape with views out confined by vegetation
- Remote and with little 20th century development
- Gently rolling landform, sloping up from valley floor
- Variable size fields with wide, low boundaries and irregular pattern
- Pastoral land use, often with wooded appearance
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied building ages, styles and settlement size
- Much use of stone
- Winding lanes, often with very tall earth banks

4A Unsettled farmed valley floors

- Streams and ditches
- Tranquil and intimate
- Open flat landform, often with distinct vegetated floodplain edge
- Shallow watercourses screened by riparian vegetation
- Hedges, not banks, generally on the boundary with rising land
- Pastoral land use, with wet meadows and some arable, with variable field sizes
- Unsettled
- Narrow winding lanes

4B Unsettled marine levels

- Open internally, with views out screened by boundary vegetation
- Flat unsettled river valley, occasionally with sand or gravel bar at mouth
- Marine influence on terrestrial habitats, such as reed bed and saltmarsh
- Unsettled and unenclosed
- Proximity of roads and settlements in adjoining areas reduces tranquillity
- Traditional floodplain habitats of high biodiversity value
- Open water
- Strong sensory characteristics: colour and texture of habitats, smell of mudflats, sound of seagulls, sight of sunlight reflecting off sea

Landscape Character Types

4C Estuaries

Key Characteristics

- Extensive informal recreational use
- Estuary mouth and lower river
- Large sandy bays with low headlands and rock outcrops to edge
- Open water and intertidal sands grading to mudflats and reed bed upstream
- Enclosed and sheltered by low cliffs and woodland
- Low accessibility but well used for recreation
- Undeveloped LDU and adjoining sides
- Generally tranquil

4D Lowland plains

- Focus of adjoining LDUs
- Level to gently rolling plains
- Densely settled, with a mixed pattern of residential development and isolated farms with extensive outbuildings.
- Local dominance of stone as building material, but great variety of materials and styles throughout
- Mixed farmland, with arable just dominant and many other land uses, including extensive extractive industry
- Irregular medium to large-scale field pattern
- Very treed field boundaries with low roadside hedges
- Small discrete woodlands and linear amenity planting
- Sparse highway network
- Long views marred by pylons and communication masts.

5 Coastal cliffs

- Heavily incised near-vertical to steeply sloping cliffs
- Rock spurs and outcrops around sandy bays or small valleys
- Less steep upper slopes support scrub, heath and pastoral farmland
- Open and unenclosed, subject to meteorological extremes
- Mainly unsettled and no highway network
- Woodland and settlement in sheltered pockets
- Clearly expressed variable geology
- Extensive views along coastline from cliff-top South West Coast Path

6 Inhabited islands

- Wild and exposed with dominant marine influence
- Small inhabited offshore island with hotel, pasture and scrub
- Small settlement, grouped around striking hotel
- Few trees and no hedges

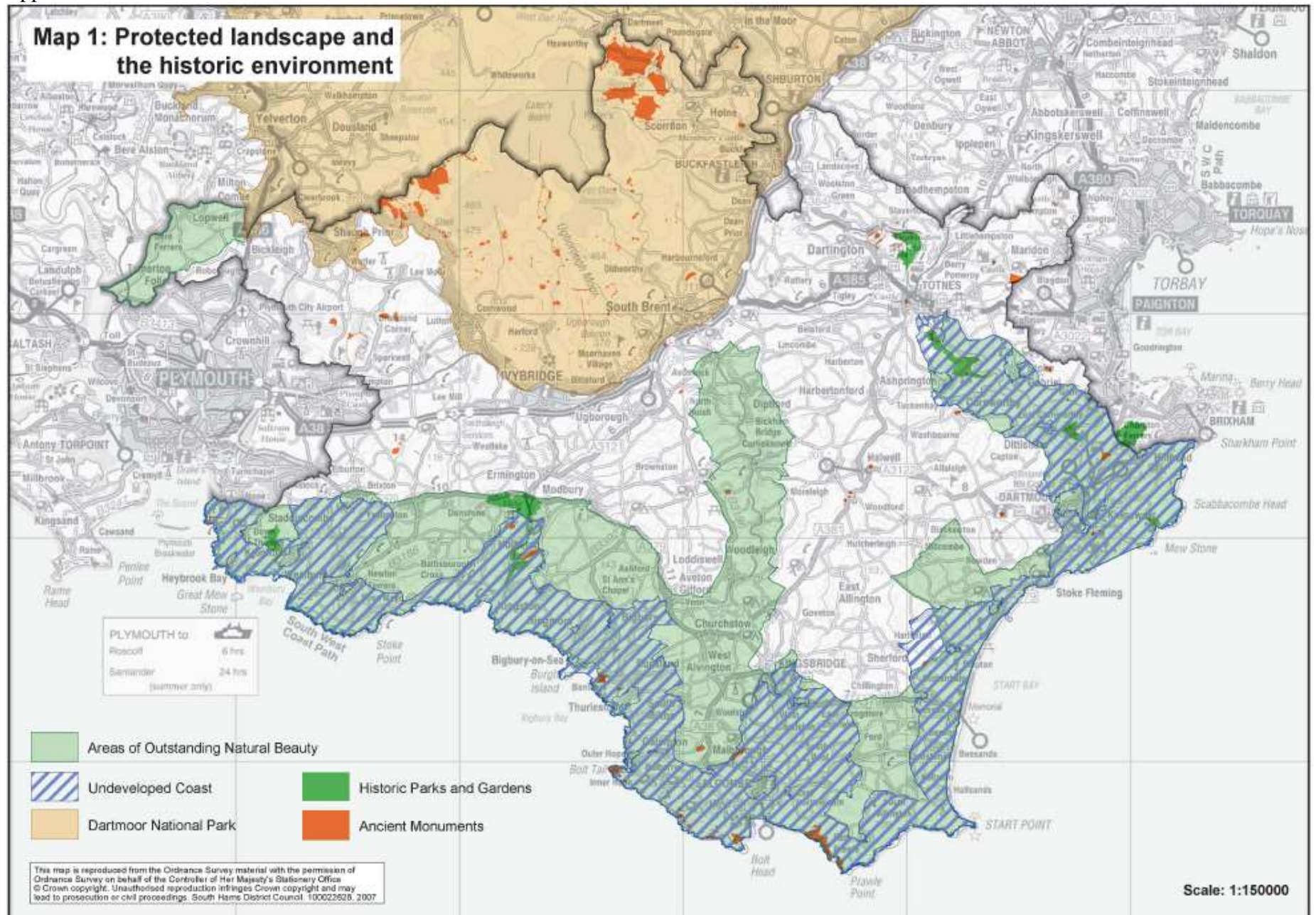
Landscape Character Types

Urban

Key Characteristics

- Grazed pasture and scrub, divided by post-and-wire fences
- Paths; no highway network
- Linked to mainland at low tide

Urban



Appendix 8

Monitoring Framework

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Percentage of development within settlements	18	Provide 90% of all residential completions within development boundaries	SO1, SO2, SO3, SO4, SO5, SO6, SO11, SO12, SO14, SO15, SO16, SO17, SO18, SO19, SO20 & SO21	DP15	SHDC, Private Sector and Housing Associations
Production of Concept Statement / Development Brief for allocated sites	New Indicator	A Concept Statement / Development Brief to be prepared for each allocated site prior to planning permission being granted	SO3, SO4, SO5, SO8, SO16, SO18, SO20 & SO21	DP1	SHDC, Private Sector and Housing Associations
Percentage of development and buildings meeting 'excellent' or 'very good' BREEAM	9	100% of major developments to meet 'excellent' or 'very good' BREEAM. (Means of measurement to be developed)	SO16, SO17, SO20, SO21, SO22 & SO23	DP4	SHDC, Private Sector and Housing Associations
Percentage of houses achieving the Code for Sustainable Homes Level 3 or above	New Indicator	100% of all development to meet 'excellent' or 'very good' Code for Sustainable Homes standards.	SO16, SO17, SO20, SO21, SO22 & SO23	DP4	
Renewable energy capacity installed by type	33	10% of electricity should be generated from renewable sources on site for all major developments Installed renewable energy to contribute to REvision 2010 target of 151MWe for Devon	SO10, SO16, SO17, SO20, SO21, SO22 & SO23	DP1 DP4	SHDC, Private Sector and Housing Associations

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Percentage of housing development on previously developed land monitored as 'within development boundaries' or 'outside development boundaries'	2	Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings	SO3, SO5, SO6, SO12, SO14, SO16 & SO17	DP15, DP16	SHDC, Private Sector and Housing Associations
Increase in number of employment based on planning permissions granted outside Area Centres	New Indicator	10% increase per annum, (Developing a target of actual numbers)	SO6, SO7, SO8, SO9, SO10, SO12, SO13, SO14, SO15, SO16, SO18, SO19 & SO20	DP15, DP16	SHDC & Private Sector
Number of rural diversification schemes granted planning permission	20	10% increase per annum	SO6, SO7, SO8, SO9, SO10, SO12, SO13, SO15, SO16, SO18, SO19 & SO20	DP15, DP16	SHDC & Private Sector
Loss of employment land based on the number planning applications and no. of jobs	15	Target to be developed	SO4, SO5, SO6, SO7, SO8, SO9, SO12, SO14 & SO16	DP14	SHDC & Private Sector
New caravan, camping and chalet sites	New Indicator	100% of approved new sites to show demonstrable need	SO8, SO10, SO16, SO19, SO20 & SO22	DP12	SHDC & Private Sector
New retail, office and	22	Provision of 90% (by Use Class) of	SO4, SO6, SO7, SO8,	DP12	SHDC & Private

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
leisure development in town centres		retail/leisure/entertainment facilities in Town Centre Zones (Dartmouth, Ivybridge, Kingsbridge, Modbury, Salcombe, Sherford New Community, Totnes).	SO9, SO11, SO12, SO14, SO15 & SO19		Sector
Percentage of new retail, office and leisure development within settlements outside of the Town Centre Zones	27	Provision of 10% (by Use Class) of retail/leisure/entertainment facilities outside of the Town Centre Zones.	SO4, SO6, SO7, SO8, SO9, SO11, SO12, SO14, SO15 & SO19	DP12, DP15, DP16	SHDC & Private Sector
Loss of existing local services and facilities	26	Target to be developed	SO4, SO6, SO12, SO13, SO14, SO15 & SO19	DP9	SHDC & Private Sector
Provision of open space, sport and recreation facilities.	New Indicator	100% of new development of 2 dwellings or more, or 1000m ² or more of retail/commercial/service development, to make on site provision or a contribution to off site provision of facilities.	SO14, SO15, SO19 & SO22	DP8	SHDC & Private Sector
Major commercial developments to be accompanied by a Green Travel Plan	New Indicator	100% of sites	SO9, SO11, SO12, SO13, SO15, SO21 & SO24	DP7	SHDC, Devon County Council, Highways Agency, Plymouth City Council and other neighbouring Authorities (if appropriate) & Private Sector
Compliance of non-residential developments to car parking standards	25	No applications to exceed the maximum car parking standards	SO9, SO11, SO12, SO13, SO14, SO15 &	DP7	SHDC, Devon County Council & Private Sector

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
			SO21		
Applications submitting a Landscape Character Assessment.	New Indicator	Target to be developed	SO3, SO10, SO16, SO17, SO18, SO20 & SO22	DP2	SHDC, Devon County Council
Completion and application of the Coastal Zone Assessment.	New Indicator	Complete summer 2009 and target to be developed.	SO16, SO17, SO19, SO20, SO21, SO22 & SO23	DP2	SHDC, Devon County Council
Number and area of International, National, Regional and Local designated Sites. Number of priority habitats and species	28	No loss of designated International, National, Regional and Local Sites. (measured by area to cover any partial loss) No loss of priority habitats or species	SO16, SO17, SO19, SO20 & SO22	DP5	SHDC, Natural England, Devon County Council & Local wildlife groups and organisations
Biodiversity Action Plan targets	29	Achievement of Biodiversity Action Plan targets	SO16, SO17, SO19, SO20 & SO22	DP5	SHDC, Natural England, Devon County Council & Local wildlife groups and organisations
Applications submitting a Flood Risk Assessment	New Indicator	Target to be developed	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency
Maintain the District's Flood Storage	New Indicator	No net loss of Flood Storage Capacity	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Capacity					Sector
Planning permissions granted contrary to Environment Agency advice.	31	No permissions granted contrary to advice	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private Sector
Percentage of development with Sustainable Drainage Systems	32	100% of sites over 5 units or 1000m ² of retail/commercial/service development to include sustainable drainage.	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private Sector
Number of features of historic and cultural interest protected Number of Scheduled Monuments that are protected	30	Reduction in percentage of Listed Buildings "at risk". No loss of Listed Buildings, Conservation Areas or Historic Parks and Gardens. No loss of Scheduled Monuments	SO3, SO6, SO14, SO18, SO19 & SO20	DP6	SHDC, English Heritage, & Private Sector

Appendix 9

Glossary of Terms

Acronym	Term	Explanation
	Amenity	Element(s) that contribute to the overall character, enjoyment of an area. For example, open space, trees or historic buildings.
	Affordable Housing	“Affordable Housing” is the accepted national terminology for housing which provides for the needs of local people within the District who cannot afford to buy or rent on the unrestricted open market. It is defined in the Core Strategy as housing that is provided with subsidy, both for rent and intermediate housing, for people who are unable to resolve their housing requirement in the local private sector housing market because of the relationship between housing costs and incomes. It can include social rented housing and a range of intermediate housing. Intermediate housing includes shared equity, discounted, key worker and locally targeted constrained market housing. Affordable housing should meet the needs of eligible households, including availability at low enough cost for them to afford and is determined with regard to local incomes, local house prices and/or local need.
	Ancillary Use	A subsidiary of secondary use closely associated to the main operations of a building or piece of land
	Archaeological Assessment	A study of the extent of any archaeological remains that may exist within a site.
AC	Area Centre	Settlements that function as focal points for the sustainable provision of local housing and employment opportunities, education facilities and other local services. They should be accessible to the communities they serve and well related to public transport and the strategic road network.
AONB	Areas of Outstanding Natural Beauty	Areas designated by the Countryside Agency under the national Parks and Access to the Countryside Act 1949 as being of national importance for their natural beauty, including flora, fauna, geology and landscape, which should be conserved and enhanced.
	Biodiversity	Biological diversity in the environment is indicated by the numbers of different species of plants and animals in a given habitat or area.
	Change of Use	A change in the way that land or buildings are used through the appropriate ‘use class’. For example, from business use to residential use. A change in use within the same ‘use class’ does not need planning permission, but a change to a different use class usually does.
	Climate Change	Significant change over time in global, national and local

Acronym	Term	Explanation
		climate, primarily as a result of man-made greenhouse gas emissions. Previously, climate change has been used synonymously with the term global warming; scientists now, however, tend to use the term in the wider sense to also include natural changes in climate.
	Community Strategy	A strategy prepared by a local authority and its partners to improve local quality of life and aspirations, under the Local Government Act 2000.
DCLG	Department of Communities and Local Government	Central Government department responsible for several functions including planning
	Development Boundary	A firm limit around a town or village within which development is acceptable in principal.
	Devon Structure Plan Authorities	Devon County Council, Plymouth City Council, Torbay Council and Dartmoor National Park Authority.
	Devon Structure Plan 2001 to 2016	The Structure Plan sets out the strategic planning framework for the development and use of land within Devon. It can be viewed at www.devon.gov.uk . As part of the new planning system, all Structure Plans will be abolished, and will be replaced by Regional Spatial Strategies (RSS). The Devon Structure Plan is saved for three years from adoption (October 2004) or until it is replaced by the emerging Regional Spatial Strategy.
EbD	Enquiry By Design	Consultation process developed by The Princes Foundation which challenges local stakeholders, planners and professionals to respond to the issues of a particular site through an intensive design process.
	Farm diversification	Introduction of non-agricultural enterprises (such as bed and breakfast) to support an existing farm business.
GOSW	Government Office for the South West	A regional Government organization which brings together the activities and interests of different Government Departments, based in Bristol and Plymouth.
	Green Infrastructure	The sub-regional network of protected sites, nature reserves, green spaces, and green way linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape, which are of importance as wildlife corridors, and should provide for multi-functional uses i.e., wildlife, recreational and cultural experience, as well as delivering ecological services, such as flood protection and microclimate control.
	Green Travel Plan	A plan developed by businesses and organizations to promote sustainable travel choices of their staff and any visitors to the site. They contain a package of measures to reduce reliance on the car and promote walking, cycling and public transport use.
	Infrastructure	Basic facilities such as roads, electricity, sewerage,

Acronym	Term	Explanation
		water, education and health facilities.
	Intermediate Housing	Housing that can provide a bridge between full (or unrestricted) owner occupation and full social renting. Examples can include Shared Ownership and low cost (constrained) market housing which includes Key Worker Housing and Locally Targeted Housing where the eligibility through local residency is secured by restrictive covenant, planning condition or planning agreement. In this context local means residents of the South Hams District and the City of Plymouth.
	Issues and Alternative Options Stage	A statutory preliminary stage (under regulation 25 of the Planning and Compulsory Purchase Act) for preparing a DPD involving survey and evidence gathering where the issues and alternative options are set out.
LCA	Landscape Character Assessment	An assessment used to identify the distinctive pattern of landscape elements that occur consistently in a particular area. Landscape character reflects the area's particular geology, landform, soils, vegetation, land use and human settlement.
LC	Local Centres	Settlements that provide a lesser range and level of facilities and services than Area Centres yet can complement their role. They have an important function in providing some services and facilities for their rural hinterlands and should be focal points for a modest scale of development.
LDF	Local Development Framework	<p>A portfolio of documents that together set out the planning policies and proposals for the area. It will include a;</p> <ul style="list-style-type: none"> • Core Strategy – Sets out the vision and spatial strategy for the future development of the area. • Development Policies – Sets out the generic development control policies for the area. • Site Specific Allocations – These documents are DPD's and can allocate land for specific uses, such as housing, employment or mixed development. • Area Action Plans (where needed) – Provide a planning framework for areas of significant change or conservation. • Proposals Map – Illustrates the policies in the LDD's on an Ordnance Survey base. It will also show factual information such as environmental designations. <ul style="list-style-type: none"> ○ All of the above are known as Development Plan Documents – DPD's are subject to independent Examination. • Annual Monitoring Report - A document which must be published each December, setting out

Acronym	Term	Explanation
		<p>how the council's planning policies have been implemented for the previous financial year and whether it has achieved the milestones set out in its Local Development Scheme.</p> <ul style="list-style-type: none"> • Local Development Scheme – Sets out the details of the local development documents to be produced and the timescales and arrangements for production. • Statement of Community Involvement - Sets out the Council's policies for the public involvement in the preparation of Local Development Documents and planning applications. • Supplementary Planning Documents (SPD's) – Sets out more detailed policies in support of those contained in a Local Plan or a Development Plan Document. It is not subject to independent Examination, however they are subject to rigorous procedures of community involvement. It does not form part of the Development Plan, but is a material consideration on planning applications. <ul style="list-style-type: none"> ○ All of the above are Local Development Documents which do not form part of the statutory development plan
LP	Local Plan	A development plan which sets out the detailed policies and specific proposals for the development and use of land on a site specific basis. These are being replaced by Local Development Frameworks (LDF) under the Planning and Compulsory Purchase Act.
LTP	Local Transport Plan	Local transport authorities are required, by the Transport Act 2000, to prepare local transport plans for 2006-2011. The Devon LTP includes a programme of local transport schemes and thirteen provisional targets for the period 2006 to 2011. It can be viewed at www.devon.gov.uk
	Masterplan	Comprises a map and explanatory text covering the proposal and should incorporate all the strategies required by the DPD Proposal.
	Material consideration	An issue that should be taken into account in deciding a planning application or an appeal against a planning decision.
	Mitigation measures	These are measures requested or carried out in order to limit the damage by a particular development or activity.
	Mixed Use	The mixing of different uses is an important part of what makes successful towns and cities. Mixed use development helps sustain a critical mass of uses and activities, as well as reducing car dependency through allowing people to be near to a range of shops, jobs and amenities. The mixing of different housing types and

Acronym	Term	Explanation
		tenures can also ensure a wider range of participation in urban life and avoid polarisation of social groups.
	Planning and Compulsory Purchase Act 2004	Government legislation which sets out how Local Plans are to be replaced by Local Development Frameworks (LDF) at a local level and Regional Planning Guidance (RPG) to be replaced by Regional Spatial Strategies (RSS) at the Regional level.
	Planning Condition	A requirement or limitation attached to a planning permission by the Local Planning Authority when it is granted, with which the applicant must comply. In general they are intended to make the development more acceptable.
	Planning Obligation	A legal agreement between the local planning authority and an applicant when granting permission (also known as S106 Agreements). They are used to secure funds or works for significant and essential elements of a scheme to make it acceptable in planning terms. They can be used to prescribe the nature of the development, to compensate for loss or damage created by development or to mitigate a development's impact on surrounding built and natural environment.
PMM	Plan, Monitor and Manage	A process of measuring (in terms of quantity and quality) the changes in conditions and trends, impact of policies, performance of the plan against objectives and targets, and progress in delivering outcomes.
PPG	Planning Policy Guidance	A series of Central Government guidance notes which set out the Government's policy on various planning issues such as housing, transport, employment and shopping. These are in the process of being replaced by Planning Policy Statements
PPS	Planning Policy Statement	An updated series (replacing PPGs) of Central Government guidance notes which set out the Government's policy on various planning issues such as housing, transport, employment and shopping.
	Preferred Options Stage	Statutory consultation period (under regulation 26 of the Planning and Compulsory Purchase Act) where a local authority sets out their preference with clear reasons for their selection, together with a précis of the alternatives that are to be considered.
PDL	Previously Developed Land	Brownfield land. Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure, including the land within the curtilidge of the site. (For definition see also PPG3 Annex C).
PUA	Principal Urban Area	The Principal Urban Areas of the south west (usually an urban area in excess of 50,000) are defined in the Regional Planning Guidance for the South West (RPG10). In Devon these are Exeter, Torbay and

Acronym	Term	Explanation
		Plymouth.
	Renewable Energy	The harnessing of energy sources that occur naturally and repeatedly in the environment. The development of renewable energy will help reduce greenhouse gases and mitigate the effects of climate change.
RPG	Regional Planning Guidance	Guidance issued by the Government which aims to provide the framework for the preparation of local authority development plans in each of the English regions. Under the Planning Compulsory Purchase Act RPGs are to be replaced by Regional Spatial Strategies.
RSS	Regional Spatial Strategy	Part of the Development Plan which is decided at a regional level and which sets the strategy for the South West. It will look forward to 2026, and provide the context for the preparation of the South Hams Local Development Framework. It is anticipated that the RSS will be adopted in late 2007 / early 2008.
	Sequential Test	A planning policy that states a preference for certain types or locations of land being developed before others. For example, brownfield sites before greenfield sites or town centre retail sites before out-of-town sites.
SSSI	Site of Special Scientific Interest	Is an area that has been notified as being of special interest under the Wildlife and Countryside Act 1981, they represent the country's very best wildlife and geological sites
	Social Rented	Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (RSL) such as a Housing Association or a Housing Co-operative.
	Spatial Planning	Addresses not only the use of land but also the activities on it.
SPA	Special Protection Area	Site of European importance for bird conservation under the EC Birds Directive.
	Stakeholder	Those who have a responsibility or an interest in a particular decision (either as individuals or as representatives of authorities, agencies or groups). This includes those who influence a decision as well as those affected by it.
SEA	Strategic Environmental Assessment	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SFRA	Strategic Flood Risk Assessment	A document which assesses the likelihood of flooding in a particular area, so that judgments can be made about the feasibility of flood mitigation measures and whether development should be allowed or not.
	Submission	A statutory consultation period (under regulation 28 of the

Acronym	Term	Explanation
	Stage	Planning and Compulsory Purchase Act) where the DPD is submitted to the Secretary of State for Independent Examination.
	Sustainability Appraisal	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Planning and Compulsory Purchase Act to be undertaken for all Development Plan Documents.
	Sustainable communities	Meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. This is achieved in ways which make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.
SUD's	Sustainable Urban Drainage Systems	Drainage solutions which moderate the flow and quality of run off into and through watercourses resulting in improvements to the quality of the built and natural environment (to ensure no increase or change to status of water outflows as a result of development).
	Sustainability or Sustainable Development	Promotes a better quality of life for everyone, now and for generations to come. A widely used international definition is 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.
TCZ	Town Centre Zones	A central urban area that will provide a focus for; retail activity, leisure and entertainment facilities, the arts, culture and tourism, commercial and office development and housing (as part of mixed-use schemes).
UCS	Urban Capacity Study	A study carried out in order to identify the level of housing which can be accommodated within a District's urban areas. Undertaken in response to Panning Policy Guidance Note 3 (Housing)/Planning Policy Statement 3 (Housing).
	Urban Fringe	The area of land immediately adjacent to the outer edge of large built-up areas before the countryside is reached.

Appendix 10

Replacement of Local Plan Policies by the Development Policies

Development Policy		Links to Core Strategy Policies	Replaced Adopted 1996 Local Plan Policy
DP1	High Quality Design	CS7	SHDC15: 'Design'
DP2	Landscape Character	CS9	SHDC13: 'Landscaping New Development' SHDC16: 'Trees and Woods'
DP3	Residential Amenity	CS7	Throughout many of the policies
DP4	Sustainable Construction	CS11	No specific previous policy SHDC21: 'Environmental Management'
DP5	Biodiversity and Geological Conservation	CS10	SHDC17: 'Nature Conservation Sites of Local and National Importance' SHDC18: 'Conservation Areas' SHDC19: 'Historic Buildings' SHDC20: 'Archaeology and Ancient Monuments'
DP6	The Historic Environment	CS9	SHDC11: 'Roads and Footpaths in New Development' SHDC12: 'Parking Provision in New Development'
DP7	Transport, Access and Parking	CS8	SHDC14: 'Open Space and Play Areas in New Development'
DC8	Public Open Space, Sport and Recreation	CS8	SHDC25: 'Shopping in Villages and the Countryside'
DP9	Local Facilities	CS8	
DP10	Gypsies and Travellers	CS6	No previous policy
DP11	Housing Mix and Tenure	CS6	No previous policy
DP12	Tourism and Leisure	CS12	SHDC6: 'Tourist Attractions' SHDC8: 'Hotels in Seaside Resorts'
DP13	Holiday Caravan, Camping and Chalet Sites	CS8	SHDC7: 'Touring Caravan / Camping Sites'
DP14	Protection of Employment Land	CS3	No Previous Policy
DP15	Development in the Countryside	CS1	SHDC3: 'Development in the Countryside' SHDC25: 'Shopping in Villages and the Countryside'
DP16	Conversions and Reuse of Existing Buildings in the Countryside	CS13	SHDC4: 'The Conversion of Rural Buildings'
DP17	House Extensions and Replacement Dwellings in the Countryside	CS13	SHDC3: 'Development in the Countryside'
DP18	Horse Related Uses and Structures	CS11	