

South Hams Local Development
Framework

Development Control Core Policies
Preferred Options Stage

July 2007

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1. Foreword

- 1.1 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 Local Development Frameworks (LDFs).
- 1.2 South Hams District Council welcomes the new system and has already adopted the first part of its new planning framework for the area – the South Hams LDF Core Strategy. The South Hams LDF will be shorter and more focused than the Local Plan. It will be a portfolio of documents, with more scope for community involvement and a positive approach to sustainable development.
- 1.3 This document is the Preferred Options stage of the Development Control Core Policies (DCCP). The DCCP sets out a suite of policies for the determination of planning applications. It is available from the Council or on the Council's website: www.southhams.gov.uk. This Preferred Options stage was preceded by consultation on the Issues and Options stage in autumn 2004.
- 1.4 The Council has set a challenging timetable and aims to be amongst the first authorities to progress LDF documents under the new system. A project plan setting out the timetable for producing the Core Policies and other LDF documents is included in the approved Local Development Scheme.
- 1.5 The Council is determined to vigorously address 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.
 - Improve core service performance in a cost-effective way.
- 1.6 The South Hams LDF will reflect these priorities, particularly those with a spatial dimension.
- 1.7 We want to involve our communities and other interested parties to help shape the contents of the new development policy framework. The LDF

includes a Statement of Community Involvement which establishes the minimum standard the Council will deliver in engaging people in the process. If you would like to make any comments about the Development Control Core Policies document please feel free to do so. Your views are important and the Council needs to receive them by **4pm on xx xxxxxx 2007**.

1.8 To help you structure your views, a response form and guidance note have been produced. Please relate your comments on the form to the nine Tests of Soundness¹. Copies of this document 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 Control Core Policies Preferred Options Stage to 01803 861404.
- **E-mail to:** forward.planning@southhams.gov.uk

All comments must be received by 4.00pm on xx xxxxx 2007.

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

¹ More details on the nine Tests of Soundness are available in the Planning Inspectorate document 'Development Plans Examination – A Guide to the Process of Assessing the Soundness of Development Plan Documents' at www.planning-inspectorate.gov.uk

2. The New Planning System

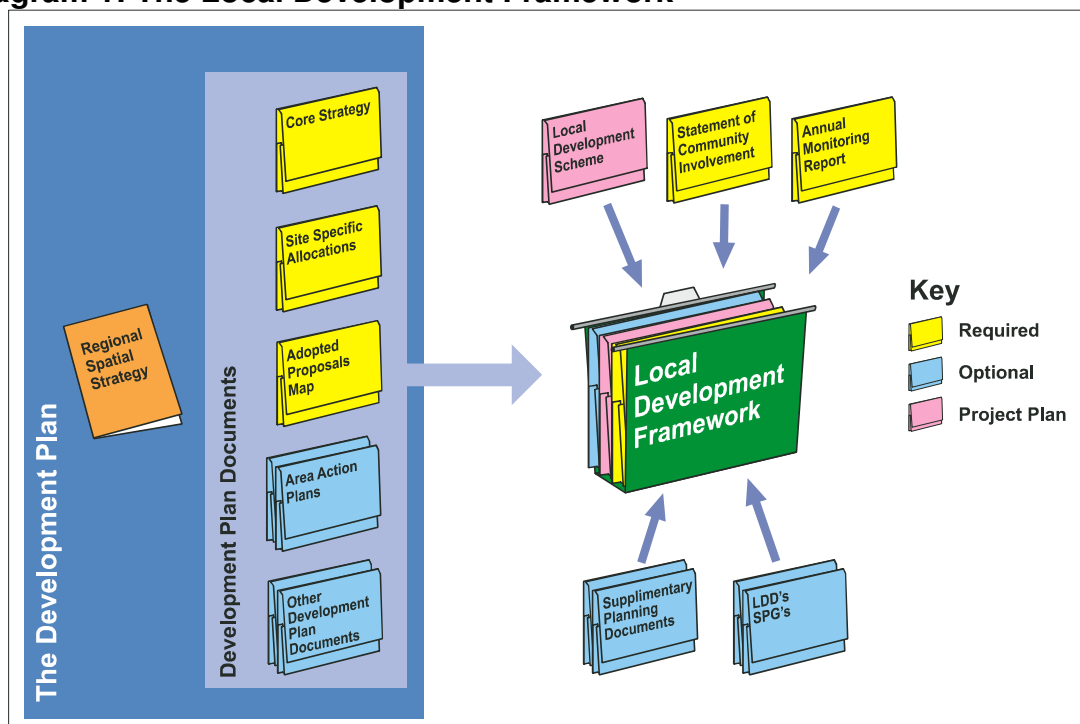
2.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce a Local Development Framework (LDF) for their area. LDFs must contain clear up to date spatial planning frameworks to enable efficient delivery of new development, especially housing. They are a major plank of the Government's reform programme and objectives for culture change in planning, particularly building around three themes:

- Sustainable Development (which is the underlying purpose of the planning system);
- A Spatial Planning approach (which deals with not only the use of land, but also the activities on it); and
- Community Involvement in planning.

2.2 Planning shapes places where people live and work and has a critical role to play in achieving balanced housing markets and sustainable improvements in the economic performance of an area. It should make places better for people and positively manage rather than simply control the development. The South Hams LDF will aim to deliver these objectives.

2.3 An LDF comprises a portfolio of documents that together set out the planning policies and proposals for the area (see figure 1). It will include a Core Strategy, Development Control Core Policies (DCCP), site specific allocations, Area Action Plans (where needed), a Proposals Map and a Statement of Community Involvement (SCI). More detailed guidance will be contained in documents known as Supplementary Planning Documents (SPD).

Diagram 1: The Local Development Framework



- 2.4 The new planning system introduces many new acronyms and planning terms. In addition the DCCP refers to many technical planning terms. A **glossary of planning terms** has therefore been provided at the back of this document at [Appendix X](#).
- 2.5 The wider context for planning in the South Hams is set by national, regional and county guidance. At national level, Planning Policy Statements (PPSs) are replacing Planning Policy Guidance Notes (PPGs). These are available on the Department for Communities and Local Government website www.communities.gov.uk. At regional level, guidance to 2016 (RPG10) was approved in September 2001 and will be replaced by a new regional plan called a Regional Spatial Strategy (RSS). The RSS is being prepared by the South West Regional Assembly (as the Regional Planning Body) and will have a horizon to 2026. The preparation of the RSS has been informed by a number of sub-regional studies, including those for the Plymouth and Torbay sub regions, which are relevant for the South Hams. The submission version of the RSS was published for consultation in June 2006 and is due to be adopted in 2008. The RSS documents are available at www.southwest-ra.gov.uk. At county level, the Devon Structure Plan sets the strategy for Devon to 2016. Structure Plans have been abolished under the new Act, but the Devon Structure Plan will be saved for three years from adoption (October 2004) or until replaced by the new RSS.
- 2.6 The Development Plan for the South Hams will ultimately consist of the RSS and the South Hams LDF.
- 2.7 The South Hams Local Plan (1989-2001) was adopted in April 1996. Although it had a 2001 horizon, its policies are still relevant to planning in the South Hams today and are “saved” under the provision of the new Planning Act for a period of three years from September 2004 (with the scope to extend this period further) unless they are replaced before then by parts of the LDF.
- 2.8 The South Hams Local Plan Review (1995-2011) was published in January 2002. The representations received in response to the plan, comments made at subsequent meetings, and background research carried out, will all be used to help inform the preparation of the LDF.
- 2.9 The South Hams planning documents can be found on the Council website: www.southhams.gov.uk or can be obtained from the Council offices at Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

3. The Role of the Development Control Core Policies

The Vision

3.1 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 DCCP 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
- Protecting and enhancing the area's precious environmental heritage

Planning Principles

All policies in the DCCP and the rest of the LDF are inter-dependent of one another and must be read alongside each other, particularly the policies of the adopted Core Strategy (at appendix xx for information only). Development proposals will also be subject to the emerging Regional Spatial Strategy 2006-2026 produced by the South West Regional Assembly expected to be adopted in 2008. In the interim the Devon Structure Plan 2001-2016 and Regional Planning Guidance for the South West (RPG 10) will apply. This is in addition to national guidance and policies. When the DCCP policies are adopted they will replace those contained in the 1996 South Hams Local Plan Part 1: General Policies.

In considering any development proposal, the Council will look at all relevant planning issues. Decisions will be made in accordance with the development plan 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, 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 designated landscapes, Conservation Areas and in relation to Listed Buildings.

Links with the Core Strategy

- 3.2 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 Submission version of the Core Strategy was published in January 2006, an Examination was held in July 2006 and the Council resolved to adopt the Core Strategy in December 2006. The policies of the adopted Core Strategy are at **appendix XX** for information only.
- 3.3 The DCCP is an integral document in the South Hams LDF portfolio and builds on the strategic content of the Core Strategy, providing more detailed policy advice through a suite of development control policies for the use in determining planning applications district wide. It aims to enable sustainable development, whilst protecting, conserving and enhancing the environment.

Previous Consultations

- 3.4 In October 2004 the Council published an Issues and Options document which looked at DCCP 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 prepared with Marketing Means 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). Earlier work undertaken in association with the 2002 Local Plan Review and the LDF Core Strategy, including the results of public consultations on these documents, has also helped to inform the DCCP document. Feedback from this Preferred Options consultation will inform the Submission stage document, due to be published during 2008, with the Examination anticipated towards the end of 2008.

Content of the Development Control Core Policies

- 3.5 General advice on the scope and content of the DCCP is contained in PPS 12: 'Local Development Frameworks'. It states that the LDF should contain a limited suite of policies which should be clear, succinct and easily understood. Such policies will ensure that development accords with the spatial vision and objectives set out in the Core Strategy. It advises that local planning authorities should avoid producing a compendium of use-related development control policies which can be repetitive and quickly become out-of-date. The focus, instead, should be on topic-related policies such as protecting landscape and natural resources, nature conservation, addressing accessibility, highway and transport issues, design, etc.
- 3.6 The DCCP draws on other strategies that have implications for the development and use of land. At the strategic planning level, these include the Regional Spatial Strategy and (in the short term) the Devon Structure Plan. At the local level, it includes the Sustainable Community, Housing and Prosperity Strategies, Local Transport Plans and the South Devon AONB Management Plan. It also takes account of other relevant strategies such as those of the education, health and water authorities. The DCCP also needs

to be in conformity with the Core Strategy. Therefore, the DCCP will form part of a detailed implementation of these strategies. The development of a joined-up set of strategies and policies for local action is a key objective of the new planning system and the DCCP forms an integral part of this approach.

- 3.7 Strategic objectives for the DCCP are set out in the next section of this document. The purpose of the objectives is to set sustainable development aims for the policies in this document. The performance of policies will also be measured against these objectives to provide a framework for monitoring and evaluation. The relevant strategic objectives are clearly linked to each policy throughout the document.
- 3.8 The DCCP then sets out generic development control policies in four sections based 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 both feature through out this document.

- 3.9 After each policy, a brief section outlines the alternative options that were considered in formulating the policy, justifying the approach each policy takes. This document concludes with sections on the Monitoring Framework, the Sustainability Appraisal, and how consultation and community involvement will shape the process.

4. Objectives

- 4.1 The vision for the Core Strategy is underpinned by a range of strategic objectives. The DCCP needs to show clear conformity to, and consistency with, these objectives. At the same time it needs to develop objectives that are more specifically geared to this document. This section sets out those objectives specifically applicable to the DCCP planning framework. Some of these objectives have been modified from those that appear in the Core Strategy to engage at the appropriate level of detail. The objectives are set out under four key themes of sustainable development, competitive local economy, community vibrancy, and quality natural environment reflecting the themes of the South Hams Sustainable Community Strategy.

Housing

- 4.2 The strategic objectives in relation to housing are to:

SO1: *Ensure that the current and future housing needs of the community are met;*

SO2: *Provide affordable housing to meet local needs;*

SO3: *Secure high quality, locally distinctive, sustainable housing developments which provide good quality living environments;*

SO4: *Promote mixed use, mixed type, mixed tenure schemes that promote socially balanced communities; and*

SO5: *Provide for housing at the highest densities suitable for the site.*

- 4.3 The South Hams experiences a wide range of housing pressures. The Council's top priority is to secure a supply of housing for local people at affordable levels and it has adopted challenging targets to try to address the problem. The housing objectives are met in this document in a number of ways. An efficient use of land will be strongly encouraged over and above national density targets. Developments should be locally distinctive, sustainable, respect townscape and landscape character and be of a high quality. In appropriate locations, high quality contemporary design will be welcome. Mixed use schemes will be encouraged to provide a range of housing opportunities seeking to create mixed and socially balanced communities.

Economy

- 4.4 The strategic objectives in relation to the economy are to:

SO6: *Regenerate the district's towns, villages and their hinterlands, using previously developed land and existing buildings where appropriate;*

SO7: *Provide for business growth and development, supporting indigenous growth and growth sectors that enhance the prospects of local businesses;*

SO8: *Secure high quality, locally distinctive, sustainable economic development including tourism development with year round well-paid employment accessible to local people;*

SO9: *Improve the district's economic infrastructure; and*

SO10: *Maintain and develop a prosperous working countryside, encouraging sustainable development including rural regeneration and diversification.*

- 4.5 The South Hams has a mixed economy which suffers an overdependence on certain economic sectors particularly agriculture and tourism. These sectors are associated with seasonal employment and low wages. The local economy is also hampered by poor infrastructure, including access to support facilities and technology, especially in remoter rural areas. Poor public transport and distribution networks add to the difficulties. The challenge facing the economy of the South Hams is to diversify and establish high quality employment sectors and opportunities that can raise income levels. The objectives and policies in this document aim to help this approach.

Transport & Accessibility

- 4.6 The strategic objectives in relation to transport and accessibility are to:

SO11: *Develop an integrated transportation system which minimises the need to travel especially by private car, optimises choice between travel modes and reduces the impact of transport on the environment.*

SO12: *Development that generates a high number of trips must be located where it is accessible to good quality sustainable transport;*

SO13: *Reduce rural isolation;*

SO14: *Support the role, vitality and viability of market towns, especially the town centre zones, and other local centres;*

SO15: *Retain existing and promote new local services, facilities and amenities which are accessible to all; and*

- 4.7 Development will be strongly encouraged in the most accessible locations i.e. the main settlements. The South Hams is a predominantly rural district with a few market towns. About two thirds of the population live outside the district's four main towns. Therefore most settlements have a very limited range of community facilities, many have lost important services such as shops and post offices over recent years, and remaining services are often under threat, only marginally viable or requiring subsidy. The objectives set out above will aim to provide development that is accessible to all, protect and enhance community services and facilities, reduce rural isolation and encourage walking and cycling without increasing the reliance on the private car.

Environment

- 4.8 The strategic objectives in relation to the environment are to:

SO16: *Conserve and enhance the quality of the district's countryside and coastal landscapes;*

SO17: *Conserve and enhance the district's geological resource and the biodiversity and abundance of wildlife habitats and species;*

SO18: *Conserve and enhance the historic, architectural and archaeological character and features of the district;*

SO19: *Provide for recreational use and enjoyment of the district's towns, villages, countryside and coast;*

SO20: *Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water;*

SO21: *Promote development which will help to reduce the consumption of fossil fuels and the emission of greenhouse gases;*

SO22: *Promote development which raises the quality and the integrity of green infrastructure;*

SO23: *Provide for development that does not increase or cause flood risk; and*

SO24: *Provide for development that does not impact on the health and safety of the public.*

- 4.9 The South Hams is renowned for its beautiful, varied and distinctive environment, which is one of its principal assets. The landscape, biodiversity and cultural resources of the district are a superb heritage which is extremely important and whose local distinctiveness should be safeguarded. One of the Council's key corporate priorities is to maintain the district's distinctive environment. About a third of the district is nationally designated as an Area of Outstanding Natural Beauty and the northern part of the district lies within the Dartmoor National Park (where the National Park Authority is responsible for planning matters). The objectives and policies of this document will ensure development conserves, enhances and where appropriate restores the landscape, townscape and topography of the district. Development will be expected to embrace a sustainable management of land, soil, air and water and minimise demand for energy and water through energy efficiency measures including the provision of on-site renewable sources.
- 4.10 The policies set out in the following sections of the document provide the means to deliver these objectives. At the beginning of each section the objectives applicable to that policy are clearly listed.

5. Sustainable Development

What is a Sustainable Community?

- 5.1 Sustainable development and the creation of sustainable communities lie at the heart of the planning system, and is 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 protecting and enhancing the landscape and the social and cultural realm.
- 5.2 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
 - Using sound science responsibly
- 5.3 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.
- 5.4 At a local level 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. 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;
 - Provision of required infrastructure, services and community facilities in phase with development;
 - Protect and enhance biodiversity and geodiversity;
 - A reduction in the need to travel;
 - Safeguard natural resources, including through waste minimisation, energy conservation, and the use of renewables;
- 5.5 To help achieve these principles the Council may request further information to accompany a planning application. This may include, amongst others;

- Environmental Statement
 - Design and Access Statement
 - Energy Statement
 - Transport Assessment
 - Affordable Housing Statement
- 5.6 Further details of what is expected to accompany particular planning applications are set out in specific policies and in a validation of planning applications guidance note available from the Council or on the website at www.souhams.gov.uk.
- 5.7 Furthermore, the Core Strategy provides an overarching policy CS8 on 'Infrastructure Provision' requiring that the infrastructure necessary for a development must be available or made available in phase with that development.

Development Boundaries

- 5.8 The following section including Policy DC1 addresses these strategic objectives: SO1, SO2, SO3, SO4, SO5, SO6, SO8, SO11, SO12, SO14, SO15, SO16, SO17, SO18, SO19, SO20 & SO21.
- 5.9 The management of development is essential to ensure that it occurs in the right place at the right time and supported by the necessary infrastructure and that unsuitable development does harm the environment and landscape of the South Hams. A Development Boundary is a firm limit around a town or village within which development is acceptable in principle. These boundaries are an established and proven method of managing development. Outside Development Boundaries development will be more tightly controlled. Policy CS1: Location of Development in the adopted Core Strategy establishes which towns and villages are suitable for development. These settlements are set out in Appendix X for information. Development Boundaries are also designated around the district's larger, stand-alone employment estates (also set out in Appendix X).
- 5.10 Settlements have a development boundary where the Council considers that there is a sufficient level of infrastructure and service provision to accommodate development and a small or modest amount of development (such as infill, redevelopment or conversion) can be beneficial and acceptable. Such opportunities vary considerably across the settlements and in coming to conclusions, matters such as needs, capacity, location, setting and character have been considered. In each case prospective development is subject to usual planning considerations such as access to the site, the scale, bulk and design of the proposal and the effect on local amenity. The priority will be on the effective and efficient use of land, particularly reusing previously developed land within development boundaries.
- 5.11 Some of the district's smaller villages and settlements may not have a significant local need for additional development or may lack the level of

services and facilities to sustain further growth. Others may have a particular form, character or historic importance that would be eroded if further development was permitted. Such settlements will not have a Development Boundary designated.

- 5.12 Every town and village in the South Hams will be assessed in terms of its potential for additional development. The exact boundaries will be shown in the relevant area specific DPD. However, until such area specific documents are adopted the development boundaries shown in the 1996 Adopted South Hams Local Plan will be 'saved', and used to assess potential new development.

5.13 **DC1: Development Boundaries**

Within development boundaries, development will be permitted where it promotes effective and efficient use of land providing it is compatible with the character of the site and surroundings, promotes good design and will not prejudice the development potential of an adjacent site.

Note: The planning principles described in paragraphs xxxxx are important and will always apply. Design, local distinctiveness and landscape character are particularly important considerations in designated landscapes, Conservation Areas and in relation to Listed Buildings.

Summary of Options

5.14 **More restrictive policy**

A more restrictive policy would result in less development overall and would impact upon the Council's key aim of urgently providing much needed affordable housing in its towns and villages. Additionally, it would reduce the potential for sustainable growth in the towns and villages of the South Hams contrary to the government's policy of directing growth to the most sustainable locations. This would reduce the potential to support community vitality and viability within many settlements.

5.15 **Less restrictive policy**

A less restrictive policy would result in more development overall and would lead to more dispersed development that could adversely impact upon the distinctive environment of the district. It would also remove the certainty that is one of the key advantages of a development boundary policy. Without a clear development boundary policy (and designated development boundaries such as only relying on a criteria based policy) ad hoc and damaging precedents could be set which would lead to the erosion of the precious South Hams environment.

The Countryside

- 5.16 The following section including Policy DC2 addresses these strategic objectives: SO6, SO7, SO8, SO10, SO13, SO14, SO16, SO17, SO18, SO19, SO20, SO21 & SO22.
- 5.17 Outside designated development boundaries development will be strictly managed. The land outside development boundaries consists largely of open countryside and is very much 'rural' in character. This area will be defined as the "countryside" reflecting PPS 7: "Sustainable Development in Rural Areas" which defines policies on the countryside as applying to "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.
- 5.18 The Council's ability to carefully guide and manage development in the countryside has been greatly assisted by long-established Local Plan policies. Whilst wishing to continue to exert careful management, the Council accepts that some limited, carefully planned development in the countryside is acceptable to enable the countryside to evolve and thrive and, in some cases, can be beneficial to the local community, and can positively contribute to its surroundings. Uses that would be expected in the countryside, for example, development necessary to support agricultural activity, facilitate rural diversification, or provide local facilities, would potentially be appropriate in this respect. Development in the countryside should reuse previously developed land or existing rural buildings wherever possible. However, when considering a site's suitability for redevelopment, whether it is PDL is only one consideration which needs to be set against the whole range of national and local planning policies that also apply to the site. All such development outside of Development Boundaries will have to reflect the Landscape Character approach set out in policy **DC19**.

5.19 **DC2: The Countryside**

In the countryside, development will be strictly controlled. The landscape character, appearance, natural resources, recreational value and amenities of the area will be safeguarded. Development will be permitted only where it is necessary, would not harm these interests, is compatible with the character of the site and surroundings, promotes good design and cannot reasonably be accommodated within a development boundary.

Replacement dwellings in the countryside will only be permitted where the volume and the curtilage of the existing dwelling would not be exceeded, it can be shown that the use of the existing dwelling has not been abandoned and the existing dwelling is not a caravan or a mobile home.

Summary of Options

5.20 More restrictive policy

A more restrictive policy would result in less development in the countryside particularly schemes that promote rural regeneration and appropriate diversification of the rural economy. Such a policy would have a potentially damaging impact on the South Hams economy which already suffers from seasonal and low paid employment.

5.21 Less restrictive policy

A less restrictive policy would result in dispersed development that could adversely impact upon the distinctive environment of the district impacting upon the Council's key aim of retaining the district's character. As with the development boundary policy, the certainty that Policy DC2 brings should lead to consistency in decision making and remove the potential for ad hoc and damaging development in the countryside.

Design

5.22 The following section including Policy DC3 addresses these strategic objectives: SO3, SO4, SO5, SO8, SO16, SO18, SO20 & SO21.

5.23 High quality and inclusive design is a core aspect of promoting sustainable development. Good design responds well to the local physical, social and economic context, improves the quality of life, and promotes local distinctiveness and identity. It creates places that are functional, durable, viable, and good for people to use. Therefore, design is a cross-cutting issue for all other policy areas in the South Hams LDF. The Core Strategy policy CS7: Design provides an overarching policy setting out the principles of good design. The purpose is not to dictate vernacular styles, but to reinforce good quality local design. At times this will involve promoting innovative design and originality. The central aim of good design is to create better places to live.

5.24 The majority of all planning applications now have to submit design and access statements to show how they have taken into account the need for good design. These will need to show 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.

5.25 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. A range of housing types and sizes, and a mix of uses should be provided to help achieve balanced communities and avoid social exclusion.

- 5.26 The appropriate density will depend on the character of the site, its location and the nature of the development proposed. On the whole, low density development is to be avoided and higher densities will be sought particularly in and around existing town and village centres where there is a concentration of employment opportunities and good access to public transport services. The Core Strategy policy CS2: Housing Provision, clause 2 sets out the required densities for new development (shown at Appendix 1 for information).
- 5.27 Good design should design out and reduce the fear of crime. 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.
- 5.28 Good design also has a role to play in mitigating and adapting to climate change and promoting a more efficient use of resources (further details are set out in policy DC4: Sustainable Construction). Furthermore, good design can also aid the conservation, enhancement and where possible restoration of biodiversity (further details are set out in policy DC22: Biodiversity and Geology).

5.29 DC3 Design

1. Development must display good design which:
 - a. respects and responds positively to what is special and locally distinctive about the immediate townscape and landscape. This may be achieved by architecture which reinforces vernacular styles, or employs a contemporary approach which is sympathetic and complementary to the site's context,
 - b. creates clearly distinguishable well landscaped public and private spaces which are attractive and safe for all users,
 - c. incorporates layouts which allow ease of movement within the site and between adjacent areas and place the needs of the pedestrian above those of the motorist,
 - d. is legible, so that people are able to find their way around,
 - e. is capable of adaptation to respond to changing social, technological or economic conditions,
 - f. employs layout and construction details which demonstrate good practice in relation to energy consumption, water usage and disposal, refuse storage, collection and recycling arrangements,
 - g. creates places offering variety and choice including compatible mixed uses which respond to local needs,
 - h. incorporates layouts which are inclusive, safe, take account of public health, crime prevention, and community safety, and
 - i. effectively conserves and enhances biodiversity and existing distinctive features.

Summary of Options

5.30 More restrictive policy

A more restrictive policy would limit good quality local design opportunities and create homogenous communities. This could eventually have a detrimental effect on the local distinctiveness of townscape and landscape across the district.

5.31 Less restrictive policy

A less restrictive policy would result in fewer developments and places of a good design. Additionally, 'Good design is indivisible from good planning' (PPS1) forms a government objective and the securing of high quality, locally distinctive, sustainable housing developments is a strategic objective of this document.

Sustainable Construction

5.32 The following section including Policy DC4 addresses these strategic objectives: SO16, SO17, SO20, SO21, SO22 & SO23.

5.33 Good design can also play a role in contributing to reducing the impact of climate change and promote a more efficient use of resources. Housing currently contributes around 27% of UK CO² emissions², therefore there is considerable scope for this figure to be reduced through more sympathetic and efficient development.

5.34 The recent Stern Report has highlighted a significant body of scientific evidence showing that climate change is a serious and urgent issue. 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. Additionally, the Council has a draft climate change strategy and in March 2005 the Council signed the Devon Wide Declaration on Climate Change and Fuel Poverty³.

5.35 A reduction in the environmental impact of new developments will be promoted, involving the use of 'greener' construction techniques so as to reduce carbon dioxide emissions from construction and use. This will involve the consideration of building design, layout and orientation, and the use of sustainable and recycled materials and aggregates, in addition to promoting on-site renewable energy generation. The choice of building materials can also contribute to energy efficient measures and the achievement of sustainable development.

² 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

³ A household is defined as being in fuel poverty if they spend over 10% of their income on keeping their home at an adequate temperature for health. Improving the energy efficiency of these households is one way to reduce fuel poverty and this in turn helps reduce CO₂ emissions.

- 5.36 The Core Strategy policy CS11 'Climate Change' sets out that 10% of a scheme's energy requirement need to be provided on-site through renewable energy sources. This target will be reviewed through the monitoring framework of the Core Strategy and should be increased as technologies improve. If it can be demonstrated to the Council's satisfaction that the incorporation of renewable energy resources are not practical on site, off site provision will be sought through commuted payments to reduce carbon emissions in the locality by cutting energy usage, producing renewable energy in other locations or tree planting.
- 5.37 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.
- 5.38 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 of the building and site in addition to reduced running costs through greater energy efficiency.
- 5.39 All development where either the Code for Sustainable Buildings or BREEAM standards apply (ie developments of 10 dwellings or 1000m² or more) 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 **DC3**: Design.
- 5.40 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.

5.41 **DC 4: Sustainable Construction**

1. New development must be adaptable, anticipating change in household needs and family structures throughout their lifetime as well as anticipating the impacts of climate change.
2. New developments will make optimum use of energy efficient and renewable energy technologies and the use of recycled materials. New homes and commercial buildings must at least meet level 3 or higher of the Code for Sustainable Homes or "very good" of the BREEAM environmental standards.
3. Development comprising 10 or more dwellings or 1000m² of gross floorspace or more, are required to provide for at least 10% of total predicted energy requirements on site from renewable energy sources.
4. Development comprising 10 or more dwellings will be required to meet "Lifetime Home Standards".

Summary of Options

5.42 More restrictive policy

Sustainable construction can play a role in reducing the reliance on fossil fuels and can reduce the impact of climate change. A more restrictive policy is not considered compatible with the thrust of current and emerging national planning policy

5.43 Less restrictive policy

The impact of seeking energy efficiency measures on the overall viability of development proposals needs to be considered alongside other contributions a development will need to make, such as affordable housing or the provision of open space. The thresholds in this policy have been set at a level that is considered realistic and deliverable.

Renewable Energy

5.44 The following section including Policy DC5 addresses these strategic objectives: SO10, SO16, SO17, SO20 & SO21.

5.45 Renewable energy is the harnessing of energy sources that occur naturally and repeatedly in the environment. The development of renewable energy is essential to help reduce 'greenhouse gases' conserve finite fossil fuels and mitigate the effects of climate change. Sources of on-site generation include the harnessing of energy from wind, biomass, 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.

5.46 Revision 2010 (which set out a resource assessment and renewable energy targets for the counties of the South West region) has set a target of 151MWe for Devon to be provided by a range of onshore renewable electricity technologies. Revision 2010 is available from www.oursouthwest.com. All local planning authorities will be expected to contribute to the regional and sub-regional targets. The Council is keen to promote and encourage the development of renewable energy resources from macro generation schemes (such as biofuel, incineration and wind power) through to micro-generation technologies. The following policy applies to both macro and micro schemes. This should be done in tandem with energy efficiency measures, particularly in major new developments.

5.47 The development of renewable energy sources and greater energy efficiency bring clear environmental, social and economic benefits. These are material considerations in determining whether proposals should be granted planning permission. In areas such as the South Hams renewable energy projects can aid the diversification of the rural economy and help to protect the environment against climate change.

5.48 Whilst the development of renewable energy resources in designated landscapes is not prohibited in principle, care will need to be taken to ensure the objectives of the designation are not compromised. Furthermore when planning applications are assessed for either micro-generation

schemes or commercial developments, the visual impact of the scheme, design and accessibility and safety issues will have an influence in determining the outcome.

- 5.49 Small scale schemes will be encouraged including within national designations, such as the AONB as long as there will be no significant environmental detriment to the area. Depending on the scale and form of developments this energy generation can include such measures as combined heat power plants, fuel cells, photovoltaics, small wind turbines, or heat pumps. Negative impact on the local environment will be assessed against the benefits brought by energy conservation but in general energy efficiency measures will be encouraged.

5.50 **DC5: Renewable Energy**

1. Renewable energy schemes will be permitted where:-
 - a. there is no unacceptable harm to amenity, and no conflict with the objectives of the National Park, the AONB and the Coastal Zone, or
 - b. the benefits of the development outweighs these considerations.
2. Visual impact must be minimised through appropriate siting, layout, landscaping, design and use of materials.
3. Mitigation measures will be required wherever necessary to contain increases in ambient noise levels, dust, odour, and traffic generation to acceptable levels; and provision must be made for the removal of the facilities and reinstatement of the site should it cease to be operational.

Summary of Options

5.51 **More restrictive policy**

Renewable energy schemes can play a significant role in reducing the reliance on fossil fuels and limit the affects of climate change. A more restrictive policy could limit the potential for harnessing renewable energy sources in the district.

5.52 **Less restrictive policy**

The benefits of developing renewable energy schemes need to be balanced against potential environmental, economic, employment and social impacts and take account of local amenity.

Previously Developed Land

- 5.53 The following section including Policy DC6 addresses these strategic objectives: SO3, SO5, SO6, SO12, SO14, SO16 & SO17.
- 5.54 One of the fundamental principles of the planning system is to make an efficient and effective use of previously developed land (PDL). The Government has set the national target that 60% of new houses should be built on PDL. This is to help provide an efficient use of resources particularly the amount of greenfield land used for new development. The adopted Core Strategy policy CS5: 'Previously Developed Land' has set the requirement that at least 50% of new housing should be on previously developed land in the South Hams outside the Plymouth PUA (the urban fringe) in line with the draft RSS target. The district's target is lower than the national target because as a predominantly rural district there is a relatively small resource of PDL.
- 5.55 Not all PDL will be acceptable for development in sustainability terms. For example, a site may be separate from a settlement and isolated from any support services and facilities. Therefore, when considering a site's suitability for redevelopment, whether it is PDL is only one consideration – the whole range of national and local planning policies also needs to be taken into account.

5.56 **DC6: Previously Developed Land**

To ensure that effective use is made of land, developments must include the full potential of previously developed land. Priority will be given to development that reuses previously developed land and existing buildings wherever this is sustainable.

Summary of Options

- 5.57 **More restrictive policy**
In a largely rural district such as the South Hams a more challenging approach to reusing PDL (with a target higher than 50%) would be hard to achieve since opportunities for development on PDL are limited. The approach set out reflects that contained in the draft RSS.
- 5.58 **Less restrictive policy**
A prudent use of resources is necessary to help adapt and mitigate climate change and manage energy demand. A less restrictive policy would fail to address this (or meet the Core Strategy target) and would be contrary to national and regional policy.

Affordable Housing

- 5.59 The Government's aim is that everyone should have the opportunity of a decent home, which they can afford, within a sustainable mixed community. The policies in this section aim to help deliver this objective. This reflects one of the key aims of both the Core Strategy and DCCP to ensure that the current and future housing needs of the community are met.
- 5.60 There are a wide range of housing pressures in the South Hams. The most challenging issue is the acute shortage of affordable housing. The average house price was £261,600 in 2004 and the average annual wage of a South Hams based employee was £13,800, a difference of over 18 times. In many parts of the district the problem is worse, particularly on the coastal belt. To address this major issue the Core Strategy allocates 6000 dwellings to be built up to 2016, with a strategic target of 50% affordable housing from all sources. These figures exceed the district's housing allocation in the Devon Structure Plan, particularly in the market towns and villages, in order to help address the acute shortage of affordable housing.

5.61 Affordable Housing

The Council's approach to affordable housing is set out in the Affordable Housing DPD published alongside this document. The Council has chosen to deal with the matter in a separate document in view of its significance and the need to make early progress. Further details on the provision of affordable housing will be provided in an emerging SPD. Full details of the latest LDF programme can be viewed in Local Development Scheme available on the Council's website at www.southhams.gov.uk.

Conversions and Reuse of Buildings in the Countryside

- 5.62 The following section including Policy DC7 addresses these strategic objectives: SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO13, SO15, SO16, SO18 & SO19.
- 5.63 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. When assessing proposals to convert rural buildings outside development boundaries priority will be given to employment or community uses before residential uses are considered. Because rural buildings proposed for conversion are often in unsustainable locations away from established settlements patterns and the layout of these buildings are better suited to employment uses. Proposals for residential conversions must include a statement that details the efforts the applicant has made to secure business re-use. For the purpose of the policy, business re-use includes commercial and industrial development, tourism (including holiday lets), sport and recreation.

- 5.64 Not all buildings in the countryside will be suitable for reuse. Buildings that are of a poor design or scale or not in keeping with their landscape character or surroundings should not be reused. Buildings of architectural or historic merit may be converted and priority will be given to their reuse for employment or community uses. Where it can be shown that neither of these uses is viable, residential reuse may be acceptable provided that the development demonstrates good quality local design. 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.
- 5.65 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.
- 5.66 Where the proposed re-use is for holiday accommodation permission will be subject to a condition to ensure that the consent does not allow for the use of the building as a permanent dwelling. Tourist accommodation will be restricted to occupation for that purpose.

5.67 DC7: Conversions and Reuse of Buildings outside Development Boundaries

1. In the Countryside the conversion and reuse of buildings for employment will be sought before residential uses are considered.
2. Conversion or reuse will be permitted where it is complementary to and does not prejudice any viable agricultural operations on a farm.
3. Residential use (including holiday use) will only be permitted where:
 - a. It can be shown that every reasonable attempt has been made to secure suitable employment,
 - b. It uses a traditional building of architectural interest,
 - c. The form, bulk and general design of the existing building and its proposed conversion are in keeping with their surroundings,
 - d. In the case of an historic building, the proposed conversion 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.
 - e. The residential conversion is a subordinate part of a mixed use scheme it will not be implemented ahead of that scheme.
4. Where permission is granted the Council will attach a condition withdrawing permitted development rights where necessary to safeguard the character of the building, and where the conversion is for holiday accommodation, a holiday occupancy condition will be attached to the planning permission.

Summary of Options

5.68 More restrictive policy

A more restrictive policy could limit rural enterprise options in the countryside. Additionally, the reuse of buildings encourages an efficient use of land and reduces energy demands that would otherwise have to be met through new build. The conversion of buildings of architectural or historical merit can play an important role in sustaining housing provision in the countryside and improve its visual appearance. A more restrictive policy could limit this and curtail a sustainable path to achieving appropriate rural development.

5.69 Less restrictive policy

A less restrictive policy could encourage a wider range of development in the countryside which would be unsustainable. It could encourage greater private car use, be located further from necessary facilities and services and potential sources of employment. This would be contrary to the Government's aim of focusing development into established urban areas.

Agricultural and Forestry Workers Housing

5.70 The following section including Policy DC8 addresses these strategic objectives:SO1, SO2, SO4, SO6, SO7, SO9, SO10, SO13 & SO16.

5.71 Although there is a general presumption against development in the countryside agricultural and forestry workers housing can help sustain rural enterprises where accommodation is required close to these enterprises. This is a significant local issue. This does however need to be based on clear evidence of need. The recent sale of any dwellings on the holding will be taken as evidence of a lack of need. Preference will be given in all cases to the re-use of existing buildings in line with policy **DC7** 'Conversions and Reuse of Buildings outside Development Boundaries'.

5.72 Changes in the agricultural economy may mean that dwellings for which permission was granted subject to an agricultural or forestry occupancy agreement are no longer viable. Such occupancy agreements can be removed if it is proven that there is no long term demand for the occupation of the premises. To demonstrate this, a full marketing exercise in the local area and the agricultural press must be undertaken for a reasonable amount of time (usually 18 months) and at a value that reflects the occupancy condition.

5.75 **DC8: Agricultural and Forestry Workers Housing**

1. Permission for new dwellings for agricultural or forestry workers outside development boundaries, or the change of use of a non-residential building to an agricultural or forestry workers' dwelling will be granted where:-
 - a. there is an essential and proven agricultural or forestry need for a full time worker to be housed at the holding;
 - b. the agricultural or forestry unit is viable and has clear prospects of remaining so;
 - c. in the case of new build, there is no other suitable accommodation in the area which could meet the housing need, and there are no suitable buildings on the holding or in the locality which could be converted to meet the housing need. Sale within the past five years of any dwellings or buildings suitable for conversion may be taken as evidence of lack of need; and
 - d. there will be no undue adverse impact on landscape character.
2. In all cases the proposed and any existing dwelling(s) on the holding will be subject to an agricultural occupancy condition. Agricultural occupancy conditions will only be lifted where there would be no significant loss of agricultural accommodation in the area or the demand for such accommodation no longer exists.
3. Permitted development rights will be withdrawn where necessary to protect the visual amenities of the area, the commensurate size of the holding and dwelling, and affordability of the development.

Summary of Options

5.73 **More restrictive policy**

A more restrictive policy for residential accommodation for workers involved in rural enterprises could limit the sustainability and diversification of rural areas and affect the viability of rural enterprises.

5.74 **Less restrictive policy**

It is very important that the landscape character of the countryside is protected and enhanced and inappropriate uses in the countryside are avoided. A less restrictive policy could affect this approach.

Gypsies and Travellers

- 5.76 The following section including Policy DC9 addresses these strategic objectives: SO1, SO2, SO3, SO4, SO16 & SO20.
- 5.77 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 is informing the Regional Spatial Strategy. The requirement for pitches for the South Hams is subject to testing through the RSS Examination process and a finalised allocation for the district is expected in 2008. The LDF will then progress the identification of sites through the appropriate area specific DPD. The criteria based policy below is to be used to assess sites which meet an unexpected demand outside this assessment.
- 5.78 Gypsy and Traveller 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.
- 5.79 When assessing potential sites other policies in this plan need to be considered including any landscape designations, landscape character approach, design, highways access and safety and local amenity.

5.80 DC9: Gypsies and Travellers

1. Proposals for transit or permanent gypsy and traveller sites over and above those allocated in the LDF will be permitted provided:
 - a. there is a demonstrable demand;
 - b. the site is well related to community services and facilities;
 - c. the site is capable of incorporating provision for employment, the occupants' lifestyle requirements, and vehicle parking without detriment to the character appearance and amenity of the locality; and
 - d. the site is of a scale which will not dominate existing communities; nor harm the residential amenities of existing residents which ought reasonably to be protected; nor cause demonstrable harm to local agricultural interests.

Summary of Options

5.81 **More restrictive policy**

A more restrictive policy would be contrary to national planning policy. It could prevent reasonable sites coming forward and limit Gypsy and Traveller sites to more unsustainable locations in the district, where they would not have reasonable access to necessary services and facilities. This may increase the likelihood of social exclusion. To purely rely on an Allocations DPD may be damaging as demand is not yet known and could

lead to a shortfall in the provision of appropriate sites, particularly transit sites.

5.82 **Less restrictive policy**

A less restrictive policy may result in unsustainable development in rural locations that do not have access to public transport or necessary services or facilities and cause potential damage to precious and sensitive environments. A less restrictive policy could also potentially damage residential amenities. It would also remove certainty from an often contentious issue.

Competitive Local Economy

- 6.1 A competitive local economy is identified as a central theme of the South Hams Sustainable Community Strategy, and the Council has identified 'good jobs' as a Corporate Priority. Additionally, the Council's Prosperity Strategy has set out the overall aim of needing to create the conditions for the maintenance and growth of quality economic activity. A key mechanism to deliver improved local employment opportunities will be the LDF and particularly area specific DPDs which will identify suitable new employment land. The Council's approach is for an innovative and increasingly competitive local economy delivering high levels of employment in places that are well related to the working population, thus reducing the need to travel.

Employment Development in the Countryside

- 6.2 The following section including Policy DC10 addresses these strategic objectives: SO6, SO7, SO8, SO9, SO10, SO12, SO13, SO15, SO16, SO18, SO19 & SO20.
- 6.3 Employment development in the countryside will be promoted to encourage a more competitive, sustainable and environmentally friendly countryside. It is important that the South Hams economy can diversify, particularly the rural economy, in addition to supporting established industrial sectors. This can aid broadening 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 will be promoted where it is environmentally acceptable. Diversification may not be limited to activities which relate to traditional land uses, but can include appropriate workshop uses, offices and various forms of leisure and tourism. The plan allows for farmers to diversify their activities beyond those activities ancillary to farming, to help sustain incomes and maintain local employment.
- 6.4 For all employment development in the countryside there will be a presumption in favour of the re-use of buildings so that the need for, and impact of, new buildings in the countryside can be reduced. Diversification of agricultural units may be acceptable where the development is in scale and character with the surrounding countryside and has regard to local amenity. 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 and the sequential approach to locating tourism development set out in Core Strategy policy CS12: Tourism is followed.
- 6.5 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. Where necessary, the Council will limit the range of goods sold by planning condition or agreement. Proposals for farm shops will also have to adhere to policy DC14: Town Centre Zones.

6.6 DC10: Employment Development in the Countryside

For employment development in the countryside:

1. There will be a preference to reuse or adapt any existing suitable rural building before new buildings are considered. Where new buildings are necessary they should be well related to an existing group of buildings in form, bulk, scale and design and be in keeping with landscape character and local building styles and materials.
2. Development will not be permitted where it can be satisfactorily located within or close to an established settlement.
3. In the case of farm diversification, development will be permitted where it is complementary to and does not prejudice any viable agricultural operations on a farm.

Summary of Options

6.7 More restrictive policy

A more restrictive approach to employment development in the Countryside could severely damage the long-term viability of farms and rural businesses and ultimately the management of the countryside.

6.8 Less restrictive policy

The management of employment development in the Countryside is necessary to make sure proposals are in the most sustainable locations and in scale with their surroundings. A less restrictive policy would encourage a greater need to travel by private car and could damage the landscape character of the district.

Development in existing employment areas

6.9 The following section including Policy DC11 addresses these strategic objectives: SO4, SO5, SO6, SO7, SO8, SO9, SO12, SO14 & SO16.

6.10 The Employment Land Review (January 2006) (which forms part of the LDF evidence base) states that employment land is increasingly being placed under pressure to meet alternative development needs. However, within rural areas such as South Hams it is difficult to find sustainable new sites for employment and the Council's approach is to safeguard existing employment sites from redevelopment where they provide local employment and benefit the local economy. The LDF will also provide approximately 62 ha of new employment development for the district up to 2016 as set out in the Core Strategy policy CS3 'Employment Land Provision'.

- 6.11 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. Where a change of use is appropriate, there will be a preference for mixed-use development including the potential for higher employment densities. Proposals will have to provide evidence that employment is no longer viable through relevant marketing information, and feasibility or viability studies.

6.12 DC11: Development in existing employment areas

The change of use of current, proposed or last used employment land or premises, including Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution), will only be permitted where it can be demonstrated that there is no need or demand for employment use.

Where change of use is considered acceptable, mixed use development will be sought, including the potential for higher employment densities on the site.

Summary of Options

6.13 More restrictive policy

There is the danger that land and buildings could lie vacant for long periods of time with a more restrictive policy. This would also limit the previously developed land opportunities in the district and flexibility of the plan making process. A policy which is overly protective of employment land and which would totally rule out its reuse would be contrary to national planning policy which requires local planning authorities reassess all such land.

6.14 Less restrictive policy

A less restrictive policy could risk severely depleting the finite and valuable resource of employment land and buildings across the district which is already in short supply. An appropriate range of employment sites is required to provide a choice of locations to meet foreseeable needs.

Tourism and Leisure Development

- 6.15 The following section including Policy DC12 addresses these strategic objectives: SO4, SO6, SO7, SO8, SO9, SO10, SO12, SO14, SO15, SO16, SO19 & SO21.

- 6.16 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 linked⁴.

⁴ Draft South Hams Tourism Strategy 2006-2011

However, tourism in the South Hams is typified by seasonal and low paid employment.

- 6.17 The Council's approach set out in its draft Tourism Strategy is for the district 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.
- 6.18 The 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. Facilities need to be located where they are accessible to visitors, particularly via public transport and have a limited impact on sensitive environments.
- 6.19 Outside of development boundaries there will be a presumption in favour of reusing existing buildings that are worthy of retention, particularly where they are part of rural diversification schemes in the countryside. Outside development boundaries all facilities should be designed to have a positive impact upon landscape, historic setting and biodiversity. The occupation of new tourism accommodation will be restricted through the use of conditions for holiday occupancy and not permanent residential use.
- 6.20 The type of tourist accommodation (defined as hotels, guest houses, self-catering accommodation, caravan, camping and chalet type 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 maintained and enhanced.
- 6.21 However, there is pressure especially in coastal resorts to convert tourist accommodation to other uses, particularly 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 their character and viability of the district.
- 6.22 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 in such circumstances to prove the tourist and leisure facility has been effectively marketed at a fair market price for say 1 year. Evidence will also need to be provided of occupancy rates for at least say 2 years.

6.23 **DC12: Tourism and Leisure Development**

1. Proposals for tourism and leisure development, including associated accommodation, will be permitted where they comply with the sequential test set out in LDF Core Strategy Policy CS12 and
 - a. will not undermine the vitality or viability of nearby town centres;
 - b. will cause no undue adverse impact on the countryside or local amenity.
2. Proposals involving the loss of tourism or leisure development including accommodation will only be permitted where:-
 - a. the demand for the facility can be shown no longer to exist, in which case the applicant will need to provide clear evidence that the facility is not currently viable and cannot be made so in the light of market conditions.
 - b. the proposed use would not harm the tourism character and function of the area or its vitality and viability
 - c. the proposed use is compatible with the site or buildings and their surroundings
 - d. it could cause no undue adverse impact on the countryside or local amenity.

Summary of Options

6.24 **More restrictive policy**

A more restrictive policy could limit the role tourism plays in the South Hams economy. It could also negatively affect the revenue and benefits that tourist and recreation development accrues for the local community in the range of facilities and services available such as shops, pubs and public transport. Furthermore, it could also aid diversification within the rural economy and limit the potential for change of use for unviable tourist accommodation.

6.25 **Less restrictive policy**

A less restrictive policy could allow development in less sustainable locations encouraging greater private car use and potentially damaging the landscape character of the district and its precious and sensitive environment. It could also threaten to undermine the level and quality of provision of tourist accommodation in the district, particularly at the coastal resorts. Ultimately this could damage the economic performance of the tourism sector of the district.

Caravan, Camping and Chalet Sites

6.26 The following section including Policy DC13 addresses these strategic objectives: SO8, SO10, SO16, SO19, SO20 & SO22.

6.27 Caravan, camping and chalet type accommodation can have a significant impact on the landscape if they are not sympathetically located, designed and landscaped. The Council will use seasonal occupancy conditions and/or

holiday occupancy conditions to prevent the permanent occupation of the site. This will occur because 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.

- 6.28 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.
- 6.29 Proposals for new caravan, camping and chalet sites will only be permitted where it can be shown that existing provision is inadequate.

6.30 DC13: Caravan, Camping and Chalet Sites

1. New caravan, camping and chalet sites will be permitted where they:
 - a. will not harm the Area of Outstanding Natural Beauty or the Coastal Zone;
 - b. would be of a scale related to the setting and would not diminish local amenity;
 - c. are sited to be visually unobtrusive and can be screened so as to enhance the surrounding landscape;
 - d. can safely accommodate any traffic generated by the site's proposed access and the local road network; and
 - e. would meet a demonstrable need
2. Upon cessation of the holiday use, the static caravans / mobile homes / chalets will be required to be permanently removed and the site restored, enhanced and landscaped.
3. Improvement to existing caravan, camping and chalet sites will be permitted where they meet the above criteria and net environmental improvements for the whole site will result.

Summary of Options

6.31 More restrictive policy

Caravan, camping and chalet sites can provide important holiday accommodation in the district. A more restrictive policy is not considered appropriate as this would unnecessarily limit the supply of such sites and scope for their improvement.

6.32 Less restrictive policy

The nature of caravan, camping and chalet sites is that they can have a considerable impact on the designated landscapes such the AONB. A less restrictive policy would mean that the spread of such sites would be more difficult to control and manage and their impact would potentially be considerably greater.

7. Community Vibrancy

- 7.1 The South Hams Sustainable Community Strategy 2007-2011 produced by the South Hams Strategic Partnership has identified 'Community Vibrancy' as one of the four priority theme areas. This underlines the fact that the South Hams as a predominantly rural district faces problems of access to services, rural isolation and limited public transport provision. Additionally, the Devon Structure Plan and Devon Local Transport Plan – 'Devon on the Move' set out an approach to improve safety, reduce the need to travel and minimise environmental impact. The policies in this section aim to reflect this.

Town Centre Zones

- 7.2 The following section including Policy DC14 addresses these strategic objectives: SO1, SO4, SO5, SO6, SO7, SO8, SO9, SO11, SO12, SO14, SO15 & SO19.
- 7.3 Core Strategy policy CS1 'Location of Development' sets out the principle of Town Centre Zones (TCZ). The locating of new development will be based upon a sequential approach of "Town Centre Zone" first. The Town Centre Zones are specified for the larger settlements of Dartmouth, Ivybridge, Kingsbridge, Modbury, Salcombe, Sherford and Totnes. They 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)". The provision of a wide range of services and facilities will encourage the enhanced sustainability of these settlements. 'Town Centre Zones' and the percentage of ground floor street frontage that will have to remain in A1 use class (shops) will be identified in the appropriate area specific DPDs and will be known as the Primary Shopping Area. More information on retail issues are provided in the 'South Hams Retail Study' which forms part of the LDF evidence base.
- 7.4 The vitality and viability of town centres depend upon their accessibility, attractiveness, public realm and ability to retain and develop a wide range of facilities and attract continued investment. The "Town Centre Zone" approach aims to enhance and maintain this vitality and viability whilst balancing retail and non-retail uses. Mixed-use development will be encouraged where it is in keeping with the character and function of the town.
- 7.5 Small-scale retail developments outside Town Centre Zones but within development boundaries will be encouraged where they can serve the local community and aid local distinctiveness. Development of this kind will need to be in scale and proportionate to the location and not damage the vitality or viability of Town Centre Zones.

7.6 DC14: Town Centre Zones

1. Town Centres Zones will be defined on the proposals maps for Dartmouth, Ivybridge, Kingsbridge, Modbury, Salcombe, Sherford and Totnes to 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). To protect their vitality and viability:
 - a. A sequential test shall be applied to the location of new retail development giving preference as follows: -
 - firstly, within the Primary Shopping Areas,
 - secondly, locations within Town Centre Zones;
 - thirdly, edge of Town Centre Zones,
 - fourthly, out of Town Centre Zones within town development boundaries;
 - fifthly, on the edge of towns adjacent to development boundaries,
 - finally, elsewhere in the district.
 - b. For such developments outside Town Centre Zones the need for the development must be demonstrated.
 - c. In mixed use developments in Town Centre Zones residential uses shall be contained at first floor level or above. Changes of use to residential will not be permitted at ground floor level.
 - d. Non – retail uses (outside Use Class A1) excluding residential, at ground floor level, will be permitted provided that their presence will not result in either the shopping character or the retail viability of the Town Centre Zone being undermined or any detriment to the amenity of the locality.
2. Retail development outside Town Centre Zones will be permitted where it would serve the local community. The scale and type of such development should be appropriate to the area and should not jeopardise the vitality and viability of the Town Centre Zones. Small convenience shops to serve local communities will be supported.

Summary of Options

7.7 **More restrictive policy**

A more restrictive approach could limit the vitality and viability of the identified 'Town Centre Zones' in the district and harm inward investment. It could also limit the potential of bringing forward mixed-use schemes. Additionally it could affect the possibility of small-scale retail development to serve local communities or diversification of rural enterprises.

7.8 **Less restrictive policy**

It is important the town centre zones become hubs for retail, commercial development, as well as housing (as part of mixed-use schemes) to ensure the viability and vitality of the district's main towns. A less restrictive policy

may dissipate this concentration reducing vitality and accessibility for all. A less restrictive policy could also encourage more private car use and add to congestion of the district's roads.

Community Facilities

- 7.9 The following section including Policy DC15 addresses these strategic objectives: SO4, SO6, SO12, SO13, SO14, SO15, SO16, SO19 & SO22.
- 7.10 New community facilities (such as open space, sport and recreation facilities, community buildings, doctor's surgeries, libraries, public houses and places of worship) will be encouraged to help create mixed and sustainable communities in accessible locations. The priority will be to encourage the efficient use of land. Furthermore, mixed and multi-purpose uses will be sought where possible to help maintain community vitality.
- 7.11 The retention of existing viable community facilities is supported, particularly local shops, post offices and pubs. It is important that viable uses are protected in view of their importance to the local community and the viability and vitality of South Hams settlements. However, there also needs to be scope for change of use for non-viable uses. Applications for change of use will need to provide evidence that it has been effectively marketed for sale for at least 12 months. If permission is granted for a change of use, preference will be given to the premises remaining in some form of community or employment use provided the proposal adheres to other policies in the LDF.
- 7.12 The Council will resist the loss of open space, sport and recreation facilities where the site has high demonstrable public benefit. Recognised areas of important open space, sport and recreation will be protected in area specific DPDs. 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 and where appropriate assessments have been undertaken in accordance with Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.
- 7.13 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. 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, and should address the need for built recreation facilities, open space for sport, children's play space and informal open space including parks and gardens.
- 7.14 Where it is agreed that suitable provision cannot 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.

- 7.15 Full details of the Council's requirements in relation to open space, sport and recreation are set out in the Council's adopted Supplementary Planning Document "Open Space, Sport and Recreation". Details within the SPD are subject to on-going review as part of work on the South Hams Public Space Strategy.

7.16 DC15: Community Facilities

1. Community facilities will be encouraged particularly where they use previously developed land or existing buildings:
2. The change of use or redevelopment of a shop, post office or public house serving the local community to another use will not be permitted unless there is a proven absence of demand for a facility or it can be shown to be non-viable (through the effective marketing of the premises for sale for at least 12 months). In any such case, a community, employment or other use will be sought before a conversion to a dwelling is permitted.
3. The provision of open space, sport and recreation facilities will be sought where new development consists of 2 or more dwellings or 1000m² or more of retail/commercial/service development. Wherever possible facilities should be provided on site, but where on-site provision is not appropriate, off-site provision, or a financial contribution towards it, will be sought.
4. Loss of existing open space, sport and recreation facilities will not be permitted unless it can be shown that they are surplus to requirements through:
 - a. a local authority assessment; or
 - b. an independent assessment as part of a development proposal, including, community involvement which 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.

Summary of Options

7.17 More restrictive policy

A more restrictive approach could limit the location where community facilities might be developed and this could particularly affect the more rural communities of the district. Furthermore, a more restrictive policy could limit the options available for non-viable. In relation, to open space, sport and recreation a more restrictive approach could limit the potential for sustainable development and could affect the viability of needed new development.

7.18 **Less restrictive policy**

A less restrictive policy could undermine village life and the social benefits that these community facilities provide including underpinning much of the vitality and viability of South Hams settlements. Furthermore, the affect on open space, sports and recreation provision of a less restrictive approach could result in under provision of facilities in new development or the loss of valuable existing open space, sport and recreation facilities.

Transport & Access

7.19 The following section including Policy DC16 addresses these strategic objectives: SO9, SO11, SO12, SO13, SO15, SO21 & SO24.

7.20 Transport plays an extremely important part in all our lives. Good transport networks can help create well serviced accessible communities, enhance quality of life, increase choices and opportunities, stimulate the economy and protect the environment. However, those without access to the private car are at a significant disadvantage particularly in the rural areas of the district.

7.21 The LDF Core Strategy, Devon Local Transport Plan, Devon Structure Plan and emerging Regional Spatial Strategy together set out the approach to access and transport in the South Hams. The approach is to improve safety, reduce the need to travel and minimise environmental impact through co-ordinated land-use and travel planning. This involves integrated transport investment to achieve management of travel demand, and the promotion of sustainable and integrated modes of transport. More sustainable patterns of transport will also help limit the impact of climate change. 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. Therefore, effective transport planning can help mitigation and adaptation to climate change.

7.22 The focus for most new development should be at settlements where accessibility can be maximised and there is a choice in transport modes available. Such a focus points towards the district's larger towns. 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 and reduce congestion. 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).

7.23 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.

- 7.24 Green Transport Plans are a means by which an organisation or business can manage the transport demands of their staff and any visitors. The 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.

7.25 **DC16: Transport & Access**

1. Development will be permitted provided it would have safe and adequate means of access, would not significantly impair highway safety or traffic movement, and is located to reduce the need to travel by private car, giving encouragement to walking, cycling and/or public transport.
2. A Transport Assessment must be prepared for major developments (25 dwellings or 1000m² of retail/commercial/service development or more) and submitted in conjunction with the planning application
3. Major non-residential developments will also need to be accompanied by a Green Transport Plan.

Summary of Options

- 7.26 **More restrictive policy**
A more restrictive approach could limit the potential for development in the rural areas of the district.
- 7.27 **Less restrictive policy**
A less restrictive policy could make it easier for development to come forward in more rural locations and could also adversely affect the sensitive rural environment of the district. It would also be contrary to national and regional policy.

Car Parking

- 7.28 The following section including Policy DC17 addresses these strategic objectives: SO9, SO11, SO12, SO13, SO14, SO15 & SO21.
- 7.29 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. This has to be balanced against discouraging people from using the car where there are more

sustainable alternatives, particularly public transport, available and promoting such measures as car pooling or car sharing on a site by site basis. This will have associated benefits of reducing fuel usage (and mitigating climate change), pollution and congestion. It is one of the roles of the DCCP to define car parking standards and the LDF's car parking standards need to provide a balance between access to local services and maintaining the infrastructure standards of the district. The layout and design of car parks should take account of the 'Secured by Design' initiative to reduce crime and maximise personal safety.

- 7.30 National Government guidance sets out maximum parking standards for many types of development in PPG13 'Transport'. However, it is necessary to apply locally specific standards to the South Hams district because of the rural nature, reduced accessibility and limited public transport provision of main routes. Policy DC17 sets out maximum level of parking for different use classes. Provision above this level will not normally be permitted. Where reduced levels of car parking are considered appropriate these will be identified in area specific Development Plan Documents. This will be particularly the case for assessable locations such as the Town Centre Zones where up to 50% of the maximum permitted standard may apply. PPG13 additionally states that for land uses not covered by these standards the most stringent regional standards will apply. The parking standards also set out provision for cycle provision. For non-residential development 5% of parking spaces determined by the standard should be allocated for use by the disabled.
- 7.31 The car parking standards set out below illustrate the **maximum** standard for each use class and apply to the gross floor area unless otherwise stated.

7.32 **DC17: Car Parking**

The overall level of car parking to be provided in association with new development will be in accordance with the parking standards set out below and will be assessed on a site by site basis depending on the provision of public transport.

7.33 Table XX: Car Parking Standards

Use Class	Land Use	Car Parking Standard	Cycle Standard	Threshold
A1 Shops	Food Retail	1 space/18m ²	1/125m ² with minimum of 2 spaces	1000m ²
	Non Food Retail	1 space/25m ²	1/250m ² with minimum of 2 spaces	1000m ²
A2 Financial and Professional Services		1 space/25m ²	1/125m ² with minimum of 2 spaces	1000m ²
A3 Food and Drink	Restaurant and Public House	1 space/5m ² net public floor space	1/100m ² with minimum of 2 spaces	1000m ²
B1 Business		1 space/30m ²	1/250m ² with minimum of 2 spaces	2500m ²
B2 General Industrial		1 space/50m ²	1 space/500m ² with minimum of 2 spaces	2500m ²
B8 Storage or Distribution		1 space/100m ²	1 space/500m ² with minimum of 2 spaces	2500m ²
C1 Hotels	Hotels & Guest Houses	1 space per bedroom	1 stand/20 bedrooms with minimum of 2 spaces	2500m ²
C2 Residential Institutions	Hospitals	1 space/3 bed spaces	1 space/5 staff	2500m ²
	Student Accommodation		1 space/5 students	2500m ²
	Children's homes, nursing homes, elderly people's homes	1 space/2 staff	1 space/5 staff	1000m ²
D1 Non Residential institutions	Medical or health services	3 spaces/consulting room	1 space/2 consulting rooms with minimum of 2 spaces	1000m ²
	Education Facilities			2500m ²
	Higher and Further Education	1.5 spaces/classroom	1 space/10 students	2500m ²
C3 Residential	1 bedroom dwellings	1 space per dwelling	1 space/dwelling	
	2 bedroom dwelling	1.5 spaces per dwelling	1.5 spaces/dwelling	
	3 or more bedroom dwellings	2 spaces per dwelling	1.5 spaces/dwelling	
D2 Assembly & Leisure		1 space/22m ²		1000m ²
	Cinemas and Conference Facilities	1 space/5 seats		1000m ²
	Stadia	1 space/15 seats	1 space/50 seats with minimum of 2 spaces	1500 seats

Summary of Options

7.34 More restrictive policy

A more restrictive approach could limit the accessibility of new development, particularly in the local centres and villages.

7.35 Less restrictive policy

A less restrictive policy could encourage greater car use which would cause more congestion, pollution and contribute to climate change. It could also serve as a deterrent for the use of public transport, contrary to national planning policy.

Telecommunications

7.36 The following section including Policy DC18 addresses these strategic objectives: SO7, SO9, SO13, SO16 & SO24.

7.37 The need for telecommunication systems has grown rapidly in recent years and they are now an essential element in everyday life. They play a vital role in enhancing the economic and social fabric of communities. The Council are keen to facilitate their expansion whilst minimising any adverse environmental and visual impact. Therefore the Council strongly encourage mast sharing, investigating more appropriate alternative sites, disguising and screening infrastructure and locating any telecommunications development in or on existing tall structures.

7.38 Any development proposals in designated landscapes such as the Area of Outstanding Natural Beauty or areas adjacent to the National Park will have to meet the objectives of those designations. Applicants for any telecommunications systems are expected to enter pre-application discussions and undertake consultation with local communities.

7.39 National guidance sets out that telecommunication base-stations need to adhere to the International Commission on Non-ionising Radiation Protection (ICNIRP) guidelines for exposure by the public to electromagnetic fields.

7.40 **DC18: Telecommunications**

Development proposals for telecommunications equipment will only be permitted where:

1. there is no possibility of sharing masts or siting equipment on existing structures or buildings due to operational or technical considerations (such evidence should accompany the planning application);
2. it will be sited and designed (including elevation, height, design relationship to housing, landscaping and screening) to minimize environmental and visual impact;
3. in the case of applications within the AONB, the Coastal Zone, Conservation Areas and Environmental Policy Areas, there are no locations outside the designated areas which would serve the network; and
4. provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.
5. there will be no demonstrable risk to human health

Summary of Options

7.41 **More restrictive policy**

A more restrictive approach would limit the provision of telecommunications infrastructure and may unnecessarily hinder the economic and social development of the district.

7.42 **Less restrictive policy**

Although telecommunications development is necessary for the economic and social development of the district a less restrictive policy may not significantly enhance these aspects but rather lead to an unnecessary proliferation of and/or inappropriate telecom infrastructure, rather than the use of, say, mast sharing.

8. Quality Environment

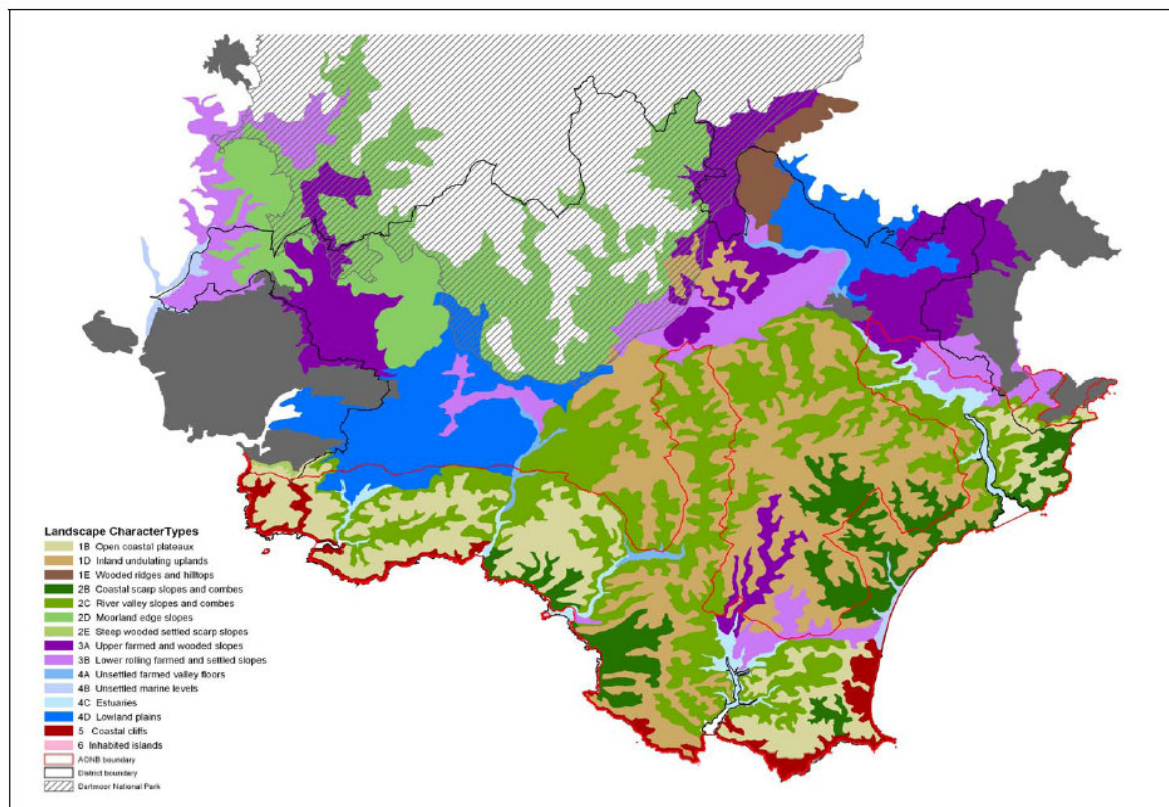
- 8.1 The character and quality of the natural and historic environment of the South Hams represent a superb heritage. There are a broad range of habitats from cliff and foreshore through to moorland edge, supporting a rich and very diverse biodiversity. Furthermore, a rich and varied historic heritage (including Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and Historic Parks and Gardens) contribute to recognised local identity, distinctiveness, and quality of life. The protection and enhancement of the historic and natural environment is a fundamental objective if sustainable development is to be achieved.

Landscape Character

- 8.2 The following section including Policy DC19 addresses these strategic objectives: SO3, SO10, SO16, SO17, SO18, SO20 & SO22.
- 8.3 The District possesses a unique and distinctive local landscape. However, without careful protection this local distinctiveness is at risk from a wide range of threats, most notably insensitive and unsustainable development. The quality, character, diversity and local distinctiveness of the natural environment must be conserved and enhanced. This will involve maintaining specific landscape, wildlife, cultural and historic features which contribute to local character and enabling development that responds positively to its landscape setting.
- 8.4 In the former South Hams Local Plan, policies have identified Areas of Great Landscape Value (AGLVs) and Coastal Preservation Areas (CPAs). Government advice is that planning authorities should look to move away from these local designations and adopt a “landscape character approach”. In the area defined as “the countryside” this will set a clear framework to help ensure that development takes place in the right locations and is sensitive to local landscape character in its design, form, materials and layout. Therefore it is very important that this policy is read alongside policy DC3: Design. Where necessary, development proposals will need to consider providing effective mitigatory and/or compensatory measures. In pursuing the landscape character approach the Council does not therefore propose to identify AGLVs or CPAs in the LDF. This approach, rather than undermining the ability to protect and enhance the quality and value of local landscapes, will allow further recognition of their attributes across the whole district.
- 8.5 The Council will promote the conservation, enhancement and restoration of local distinctiveness and character through the landscape character approach, design guides and concept statements. In each case the design and management of new landscaping associated with development should be consistent with the key identified characteristics and the objectives for their conservation, enhancement and restoration. This will guide the location, form and detail of new development.

- 8.6 The principal landscape character types are identified in map xx. (Note: at the time of writing, a new South Hams landscape character assessment is emerging which will clearly identify local landscape, key features and local characteristics).

Map xx: Landscape Character Types



8.7 DC19: Landscape Character

1. In the countryside development will conserve, enhance and where appropriate restore local landscape character through:-
 - a. siting, layout and design that conserves and enhances what is special and locally distinctive about the local landscape character; and
 - b. conserving, integrating and enhancing distinctive features such as significant trees, ancient woodlands, field boundaries, walls and hedgerows; and
 - c. avoiding unsympathetic intrusion in the wider landscape, detrimental impact on the character of skylines or views from public vantage points and light pollution; and,
 - d. through respecting the unspoilt nature and tranquillity of the area.

Summary of Options

- 8.8 **More restrictive policy**
A more restrictive policy could limit the potential for sustainable development, rural diversification and regeneration particularly outside development boundaries.
- 8.9 **Less restrictive policy**
A less restrictive policy could result in more dispersed development, particularly in the open countryside, which could harm landscape character.

Protected Landscapes

- 8.10 The following section including Policy DC20 addresses these strategic objectives: SO16, SO17, SO19, SO20, SO21 & SO22.
- 8.11 Areas of Outstanding Natural Beauty and National Parks are statutory designations reserved for Britain's finest landscapes (they are shown in map xxx). These areas have the highest status of protection in relation to landscape and scenic beauty. The South Hams incorporates 330 km² of the South Devon Area of Outstanding Natural Beauty, taking in all the coastline and estuaries of the South Hams together with the Avon valley. The South Hams also includes 12 km² of the Tamar Valley AONB.
- 8.12 The primary purpose of the AONB designation is to conserve and enhance its natural beauty⁵. Further information is provided in the management plans for the South Devon and Tamar Valley AONBs (available from www.southdevonaonb.org.uk and www.tamarvalley.org.uk). Therefore, proposals will particularly need to reflect policy DC3: Design and DC19: Landscape Character. The importance of areas outside but adjacent to the AONB and the National Park also need to be recognised when assessing any relevant development proposals.
- 8.13 Planning policies for that part of South Hams within Dartmoor National Park are dealt with in the emerging Dartmoor National Park Authority LDF and are therefore outside the scope of this document. However, reference is made here to the Dartmoor National Park because developments in the South Hams which are outside but close to the boundary can still have an impact on the National Park and the objectives of its designation.

⁵ Natural beauty is taken to include an area's flora, fauna and geological and physiographical features.

8.14 **DC20: Protected Landscapes**

1. In Areas of Outstanding Natural Beauty, the conservation and enhancement of their natural beauty, wildlife and cultural heritage will be given priority over other considerations. Development which conflicts with these objectives will not be permitted.
2. Development which fosters the social or economic well-being and/or promotes understanding and enjoyment of the special qualities of Areas of Outstanding Natural Beauty will be permitted provided that it does not conflict with the conservation and enhancement of their natural beauty.
3. Development proposals outside the boundaries of the Areas of Outstanding Natural Beauty and Dartmoor National Park must not damage their natural beauty, character and special qualities of those protected landscapes nor prejudice achievement of their designated purposes.

Summary of Options

8.15 **More restrictive policy**

A more restrictive policy could limit scope for the development of rural enterprises and for providing for social and economic needs of local communities.

8.16 **Less restrictive policy**

A less restrictive policy could harm the special qualities of the protected landscapes.

The Coastal Zone

8.17 The following section including Policy DC21 addresses these strategic objectives: SO16, SO17, SO19, SO20, SO21, SO22 & SO23.

8.18 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.

8.19 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 now requires coastal local authorities in partnership with other relevant agencies to define in their LDF the coastal zone, including developed and undeveloped coast.

8.20 The coast is a dynamic environment where increased marine erosion, sea level change and severe weather events are predicted (particularly due to the impact of climate change). For these reasons, the undeveloped

coastline will continue to be given special protection through planning policy.

- 8.21 The undeveloped coastal zone is defined in map xx. (Note: at present this is based on the existing Coastal Preservation Area, but the boundary is being re-validated). Greater detail will be provided in area specific DPDs which will also reflect the aims and objectives of any relevant shoreline management plans.

8.22 **DC21: The Coastal Zone**

Within the undeveloped coastal zone there will be a presumption against development. Permission will only be granted where development:

1. does not detract from the tranquillity, unspoilt character and appearance of the coast; and
2. is essential for the benefit of the wider community, or to improve public access for informal recreation or to support the local economy; and
3. requires a coastal location and cannot reasonably be accommodated elsewhere.

Summary of Options

8.23 **More restrictive policy**

A more restrictive policy could unreasonably limit rural development that needs to be located in the coastal area to the detriment of the wider community.

8.24 **Less restrictive policy**

The principal objective of the coastal zone is for development not to detract from the unspoilt character and appearance and special qualities of that area. A less restrictive policy could erode those qualities that make the coast a special place.

Biodiversity and Geology

- 8.25 The following section including Policy DC22 addresses these strategic objectives: SO16, SO17, SO19, SO20 & SO22.

- 8.26 The South Hams is rich in sites of importance 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 for the maintenance of the districts biodiversity, which is inextricably linked to the areas attraction, sense of place, economy, tourism and general environmental quality. Biodiversity conservation is therefore a key objective of the LDF.

- 8.27 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 LDF and in decisions that it makes on individual developments. With the conservation and enhancement of biodiversity the Council is charged with two primary tasks:
- The protection of existing habitats and species.
 - 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 throughout the countryside.
- 8.28 **Appendix xx** summarises the various overlapping issues to be addressed in the LDF.
- 8.29 Map x shows sites of biodiversity importance within the South Hams. International sites are shown on this map, however, they do not need to be detailed in a specific LDF policy as they already enjoy statutory protection.
- 8.30 Over and above the identified international, national, regional and local sites there are 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.
 - 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.
- 8.31 A summary of the Important Natural Habitats relevant to South Hams is given in **appendix xx**.
- 8.32 The following Important Natural Habitats are of primary importance especially where opportunities exist arising from development:
1. Ancient and Species Rich Hedgerows
 2. Ancient Woodland
 3. Estuaries
 4. Maritime Cliffs and Slopes
 5. Mudflats
- 8.33 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 with any future development. Key networks of natural habitats are identified in **Appendix xx**.

- 8.34 Protected species, including those protected under the Wildlife and Countryside Act 1982 (British protected species) and those protected under the Habitats Regulations 1994 (European protected species) are material planning considerations. They are of fundamental importance to biodiversity conservation and will be given full and proper weight in consideration of planning applications.
- 8.35 Where European Natura 2000 sites have been designated because of European Protected Species, development proposals must be given special scrutiny to ensure that there is no significant impact on the roost, dispersal network or foraging areas for these species.

8.36 DC22: Biodiversity and Geology

1. Development likely to have an adverse effect on an SSSI 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.
2. Development that would harm the nature conservation or geological interest of a County Wildlife Site, County Geological Site, Important Natural Habitat, Ancient Woodland or sites identified as having similar substantive interest will not be permitted unless the benefits of the development outweigh the identified biodiversity or geological value of the site.
3. Development must conserve, enhance and where appropriate restore biodiversity through:
 - i. protecting habitats and species identified for retention;
 - ii. providing compensation for the loss of any habitats;
 - iii. providing for the management of habitats and species;
 - iv. maintaining the integrity of important networks of natural habitats; and
 - v. enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species.

Summary of Options

- 8.37 **More restrictive policy**
A more restrictive policy may limit sustainable development opportunities outside of development boundaries and the opportunities for linking particular habitats within a wider network.

- 8.38 **Less restrictive policy**
A less restrictive policy could be contrary to both national and European legislation and is not deemed an appropriate alternative.

Environmental Protection

- 8.39 The following section including Policy DC23 addresses these strategic objectives: SO20, SO22, SO23 & SO24.
- 8.40 It is essential that the quality of the natural and built environment is protected for the enjoyment of all. Protection needs to incorporate measures that protect public health and safety and improve the quality of the environment. The district also faces a growing risk of flooding from rivers and the sea due to the effects of sea level rise and climate change. Mitigation and adaptation are required to offset this worsening risk. Development will therefore need to be located where there is not an unacceptable risk of flooding.
- 8.41 The protection and sustainable management of water resources is a vital consideration in relation to any proposed development. New development should not be allowed to adversely affect the water quality or habitat integrity of rivers, groundwater, and the sea or reduce an areas flood plain.
- 8.42 The Core Strategy policy CS11: Climate Change provides an overarching policy that states development must progress the management of climate change through the design and location of development, including sustainable drainage, water efficiency measures and ensuring no net loss of flood storage capacity.
- 8.43 The Environment Agency publishes regularly updated Flood Zone maps, illustrating areas at high (1 in 100 year), medium (1 in 1000 year) and low (<1 in 1000 year) risk of flooding. Government guidance adopts a sequential approach for identifying sites for development to take account of flood risk. There is a presumption against development in areas of high flood risk.
- 8.44 The Council is developing a Strategic Flood Risk Assessment (SFRA). The SFRA shows all sources of flooding including highways/sewers and non-mapped watercourses not just the fluvial and tidal flooding mapped by the Environment Agency. The SFRA illustrates areas of flood risk and these will be shown on the Proposals Map for information. The 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. As part of the LDF evidence base the Council has also produced a background paper that deals primarily with the risk of flooding and coastal erosion (this is available on the Council's website at www.southhams.gov.uk).
- 8.45 Sustainable Urban Drainage Systems (SUDS) are appropriate in practically all developments. SUDS will provide a method of discharge of surface water, not all of which involve infiltration, and will reduce the risk of flooding and pollution. Some SUDS also offer the opportunity for environmental and

landscape improvements enhancing local biodiversity and amenity. The use of SUDS reflects Building Regulation document H.

8.46 DC23: Environmental Protection

1. Development will be located so as to avoid or minimise risks related to flooding, land stability, contamination, erosion, pollution or hazardous substances;
2. Development in identified flood risk areas will follow a sequential approach to minimise risk in the following order;
 - a. In areas of low probability (flood zone 1), if a location is not available then;
 - b. In areas of medium probability (flood zone 2), if a location is not available then;
 - c. In areas of high probability (flood zone 3).
3. Within each flood zone new development should be directed to sites with the lowest probability of flooding.
4. Development proposals will incorporate SUDS wherever appropriate and be accompanied by Flood Risk Assessments in areas of medium to high flood risk.

Summary of Options

8.47 More restrictive policy

A more restrictive policy could not realistically enable development or bring about any environmental improvements to areas that are in need of restoration.

8.48 Less restrictive policy

There is a clear need to protect the natural and built form especially from the risk of flooding. A less restrictive policy would threaten this objective. A less restrictive policy would also be likely to be out of conformity with national planning policy.

The Historic Environment

8.49 The following section including Policy DC24 addresses these strategic objectives: SO3, SO6, SO14, SO18, SO19 & SO20.

8.50 The South Hams historic environment is one of the richest and most varied in England. Features of architectural, archaeological or historic interest abound and contribute much 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.

- 8.51 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. The South Hams currently has 51 Conservation Areas designated in 46 settlements and their boundaries will be shown on the proposals map for information. 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.
- 8.52 Conservation Area Appraisals are being conducted for each Conservation Area. These will provide a sound basis for determining the appropriateness of development or enhancement proposals.
- 8.53 Listed buildings are properties of special architectural or historic interest designated by English Heritage on behalf of the Government. Listed buildings 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.
- 8.54 Proposals will be expected to provide sufficient information to enable the Council to assess the likely impact of their proposals upon the building and its setting. Proposals to demolish or to remove any part of a listed building, or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require Listed Building Consent. Any such development must not conflict with the guiding principle to preserve the fabric, special interest and setting of the building.
- 8.55 The Register of Parks and Gardens of Historic Interest is compiled by English Heritage. 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 makes it clear that the existence of a Historic Park and Garden is a material consideration. There are currently xxx Historic Parks and Gardens within the district. These are shown on the proposals map.

8.56 **DC 24: The Historic Environment**

1. Development will preserve and/or enhance the quality of the historic environment (Conservation Areas, Listed Buildings and curtilage structures and Historic Parks and Gardens), their features, character, settings and appearance through high quality and sensitive design. Building materials and techniques will be in keeping with local sources, finishes and traditions.
2. Development will not adversely affect the character and appearance of buildings, areas or features designated for their historical importance.
3. Development will not be permitted for alterations to, extensions to, or partial demolition of, a listed building which would adversely affect its character either internally or externally.
4. 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 character of the building and its setting.

Summary of Options

8.57 **More restrictive policy**

The policy reflects national guidance and allows clear scope to conserve, enhance and preserve the historic environment. A more restrictive policy could threaten this balance.

8.58 **Less restrictive policy**

A less restrictive policy could damage the historic environment of the South Hams which is a valuable resource.

Archaeological Sites and Scheduled Monuments

8.59 The following section including Policy DC25 addresses these strategic objectives: SO16, SO18 & SO19.

8.60 Archaeological remains are finite resources that provide an irreplaceable source of information on the past. However, they are a fragile resource and vulnerable to damage or destruction. It is important that they are protected.

8.61 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 2006, although a high proportion of these are located within the Dartmoor National Park an area that is outside the scope of this document and covered by the National Park's LDF. The locations of these are shown on the Proposals Map.

However, the Scheduled Ancient Monuments represent only a small proportion of archaeological remains. As the vast majority of known archaeological remains (of local, regional and national importance) have no form of statutory protection. However, there is a presumption in favour of the preservation of nationally important remains and their settings whether they are safeguarded or not. This will be a material consideration when determining the suitability of all development proposals.

8.62 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. Most of the known remains are identified on the Devon County Council Sites and Monuments Register (SMR). Wherever possible development should be located or designated 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 planning permission is granted.

8.63 **DC25: Archaeological Sites and Scheduled Monuments**

1. The quality of archaeological sites and scheduled ancient monuments will be conserved and enhanced. Development will not adversely affect the site or setting of a Scheduled Monument or other nationally-important archaeological site.
2. Development will not harm archaeological remains of local importance or where the benefits of the development outweigh the value of the remains. In the latter case, mitigation of damage through the preservation of the remains in situ will be sought through careful design, layout and siting of the proposed development. Where preservation in situ is not justified or feasible, appropriate provision must be made for excavation and recording before and/or during development.
3. For developments that affect archaeological sites an archaeological assessment must be submitted with the planning application.

Summary of Options

8.64 **More restrictive policy**

The policy reflects national guidance and it allows the scope to conserve, enhance and preserve in situ archaeological sites and Scheduled Ancient Monuments. A more restrictive policy could threaten this balance.

8.65 **Less restrictive policy**

A less restrictive policy could damage the historic environment of the South Hams threatening the loss of a finite and irreplaceable resource.

9. Monitoring and Implementation Framework

- 9.1 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 test of soundness of the DCCP will be whether it includes clear mechanisms for implementation and monitoring.
- 9.2 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) every year which will form part of the LDF and will be the main mechanism for assessing the DCCP 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.
- 9.3 The Council has developed a framework for monitoring the DCCP so that it can assess the extent to which the strategy, vision and strategic objectives are being achieved (at appendix xx). This framework includes a series of indicators and targets which will be used to assess the extent to which policies in the DCCP are being implemented and, where this is failing, explain why and set out what steps are to be taken to ensure that policy is implemented or whether the policy is to be amended or replaced because it is not working as intended. Monitoring should also be undertaken to identify any significant effects that implementation of the policies in the DCCP is having on the delivery of sustainable development, and to determine whether policies need to be amended or replaced. The outcome of this monitoring will be provided in the AMR.
- 9.4 To measure the performance of the DCCP, the Council has used the strategic objectives and related policies to guide the selection of meaningful indicators and targets as a means of ensuring effective policy implementation, monitoring and review. Targets and indicators have been set for each strategic objective to allow their direct effects to be monitored. For example, **(to be completed)**. The performance of policies will 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.
- 9.5 Implementation of the policies contained in the DCCP will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The Council has neither the powers nor the resources to

implement the DCCP 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.

- 9.6 The LDF's Local Development Scheme (LDS) will also play a crucial role in implementing the policies and proposals in the DCCP. This project management tool sets out the programme for producing the raft of other general and area specific LDF documents that will follow the DCCP. In doing so the LDS can ensure that the policies and proposals of the DCCP 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 Core Strategies objectives.
- 9.7 In the short term, whilst the preparation of local development documents can be monitored, the assessment of DCCP implementation will be more complex. It may be some time before the DCCP begins to have tangible benefits within the district that can be measured.

10. Sustainability Appraisal

Sustainability Appraisal Report

- 10.1 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 Core Policy has been subject to initial and detailed SA 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).
- 10.2 The SA is an iterative, ongoing process and is integral to the preparation of the strategy. It has considered the effects of the emerging DCCP on the environment and other aspects for sustainability. Many of these initial findings have been incorporated into the DCCP. Included amongst these are changes (***to be completed***). Overall, these changes have significantly enhanced the sustainability credentials of the DCCP.
- 10.3 A Sustainability Report accompanies the DCCP. This report documents the SA and SEA process and findings, and explained in greater detail the difference the SA process has made.

SA Monitoring

- 10.4 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

- 10.5 The DCCP has been subject to a detailed assessment relating to the Habitats Regulations. 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.

11. Consultation and Community Involvement

Statement of Consultation and Involvement on the DCCP

- 11.1 The DCCP has been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and relevant national policies and guidance. The DCCP has met the Statement of Community Involvement (SCI) requirements relating to public consultation. It has been through a six week consultation period at Issues and Options stage in October-November 2004. This Preferred Options stage in will form the second consultation period. 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.
- 11.2 Statutory organisations and all community and interest groups detailed in the SCI were consulted and views sought throughout the process. A large number of organisations were also invited to participate in a series of events, including focused workshops, open days, and seminars in addition to submitting response forms. 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.
- 11.3 Summaries of the representations received at the Preferred Options stage will be made available on the Council's website. Statements of consultation have also been 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.

Appendix XX: Replacement of Local Plan Policies by the DC Core Policies

Policy Number	DC Core Policy	Linked to Core Strategy Policy	Replaced Adopted 1996 Local Plan Policy
DC1	Development Boundaries	CS1	SHDC1: 'Development Boundaries'
DC2	Outside Development Boundaries	CS1	SHDC3: 'Development in the Countryside'
DC3	Design	CS7	SHDC15: 'Design'
DC4	Previously Developed Land	CS5	No previous policy
DC9	Conversions and re-use of Buildings outside Development Boundaries	CS13	SHDC4: 'The Conversion of Rural Buildings'
DC11	Gypsies and Travellers	CS6	No previous policy
DC12	Diversification of the Rural Economy	CS13	No previous policy
DC13	Retention of existing employment Uses	CS3	No previous policy
DC14	Tourism and Leisure Development	CS12	SHDC6: 'Tourist Attractions'
DC15	Tourist Accommodation	CS12	SHDC8: Hotels in Seaside Resorts'
DC16	Caravan Camping and Chalet Sites	CS12	SHDC6: 'Tourist Attractions'
DC17	Retail Development	CS1	SHDC23: 'Shopping in Towns'
DC18	Community Facilities	CS8	SHDC25: 'Shopping in Villages and the Countryside'
DC19	Sustainable Travel & Transport Assessment		No previous policy
DC20	Car Parking		No previous policy
DC21	Telecommunications	CS8	SHDC5: 'Telecommunications Development'
DC22	Open Space, Sport & Recreation	CS8	SHDC14: 'Open Space and Play Areas in New Development'
DC23	Landscape Character	CS9	SHDC13: 'Landscaping New Development'
DC24	Protected Landscapes	CS9	No previous policy
DC25	The Coastal Zone	CS9	No previous policy
DC26	Biodiversity and Geology	CS10	SHDC17: 'Nature Conservation Sites of Local and National Importance'
DC27	Environmental Protection	CS11	No previous policy
DC28	Commercial Schemes for Renewable Energy	CS11	No previous policy
DC29	Sustainable Energy	CS11	No previous policy
DC30	The Historic Environment	CS9	SHDC18: 'Conservation Areas' and SHDC19: 'Historic Buildings'
DC31	Archaeological Sites and Scheduled Monuments	CS9	SHDC20: 'Archaeology and Ancient Monuments'

Appendix xx: Adopted Core Strategy Policies (for information only)

CS1: Location of Development

1. Development is acceptable in principle within the following settlements:

Area Centres:	Dartmouth Ivybridge Kingsbridge Sherford New Community Totnes	
Local Centres:	Chillington / Stokenham Modbury Salcombe Woolwell Yealmpton	
Villages:	Ashprington Aveton Gifford Avonwick Bigbury-on-Sea Blackawton Brixton Churchstow Cornworthy Dartington Diptford Dittisham Down Thomas East Allington East Prawle Ermington Frogmore Halwell Harberton Harbertonford Heybrook Bay Hillhead Holbeton Hope Cove Kingston Kingswear Lee Mill	Lee Moor Loddiswell Lutton Malborough Marldon Moreleigh Newton Ferrers Noss Mayo Rattery Ringmore Roborough St. Ann's Chapel Slapton South Milton Sparkwell Staverton Stoke Fleming Stoke Gabriel Strete Thurlestone Ugborough Wembury West Alvington West Charleton Woolston Green Wotter

2. Employment Development is acceptable in principle at the following estates:

Langage	Roborough	
Lee Mill	Torr Quarry	Wrangaton

3. In Area Centres and at Modbury and Salcombe, Town Centre Zones will be defined to 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).

4. Elsewhere, development will be strictly controlled and only permitted where it can be delivered sustainably and in response to a demonstrable local need.

Policy CS2: Housing Provision

To provide, on sites to be proposed in the LDF, 6,000 new dwellings by 2016 distributed as follows

Settlement / Area	Approximate Number of Dwellings
<u>South Hams part of the PPUA</u>	
Sherford New Community	4,000
Elsewhere in the PPUA	500
<u>Outside of the PPUA</u>	
Area Centres	
Dartmouth	200
Ivybridge	100
Kingsbridge	200
Totnes	400
Local Centres	
Chillington/Stokenham	50
Modbury	50
Salcombe	50
Yealmpton	50
The Villages listed in policy CS1	400

2. In accordance with Government guidance, development should be advanced at the highest density compatible with the site, which will generally be within the ranges of 30-40 dwellings per hectare in rural areas and up to 75 dwellings per hectare in built-up areas.

Policy CS3: Employment Land Provision

To provide about 62 hectares of employment land during the period 2001-2016, to be distributed as follows:

<u>Settlement / Location</u>	<u>Approximate Employment Land (ha)</u>
<u>South Hams part of the PPUA</u>	
Sherford New Community	18
Langage Employment Estate	20
Roborough	4
<u>Outside of the PPUA</u>	

Area Centres

Dartmouth	2
Ivybridge	5
Kingsbridge	5
Totnes	5

And about 3 ha. in total on small sites of no more than 0.5 ha. in the Local Centres of Chillington/Stokenham, Salcombe and Yealmpton, as well as other sustainable locations.

Policy CS4: Sherford New Community

1. A major mixed-use, sustainable new community is proposed at Sherford, to the south-west of the A38 Deep Lane junction.
2. The design of the new community will be of a high standard, locally distinctive and environmentally sustainable. It will be developed in such a way so as to avoid pollution, minimise the use of resources, minimise waste and conserve energy and water resources, both on and off site. It will include sustainable drainage and a proportion of the new community's energy needs will be expected to be met through on-site generation of renewable energy.
3. The Sherford New Community will be developed in a fully comprehensive and phased manner, to include provision for:
 - a) 4,000 dwellings to 2016, in a range of housing types and tenures, approximately 50% of which should be affordable homes;
 - b) 18 ha. of employment land to provide a range of local employment opportunities; and
 - c) the following key infrastructure:
 - i) education (one secondary and three primary schools), health (including GP and dentist surgeries and health centre provision), sport, recreation, leisure and shopping facilities, together with local community, cultural and religious facilities;
 - ii) sustainable access networks and transport systems including, in particular, a strategic high quality, high capacity, high frequency public transport link with Plymouth from the commencement of development; a Public Transport Interchange and Park and Ride provision accessible to the A38 and A379, and a network of safe routes for pedestrians and cyclists throughout the community;
 - iii) public and private open space, accessible links with the countryside, retention and positive incorporation of valued on-site landscape, wildlife and historic features where possible, structural landscaping and habitat creation; and
 - iv) all necessary physical infrastructure.

4. The Sherford New Community should be capable of accommodating further development beyond 2016 within the area defined in the Sherford Area Action Plan and through growth westwards into Plymouth.

Policy CS5: Previously Developed Land

In the South Hams outside the Plymouth PUA between 2001 and 2016 at least 50% of new housing should be on previously developed land.

Note: This includes the conversion of existing buildings.

Policy CS6: Affordable Housing

New residential development should provide affordable housing consistent with the overall strategic target of 50% from all sources and having appropriate regard to the:

- identified local need;
- nature and scale of the location and the development proposed;
- characteristics of the site; and
- economics of provision.

Policy CS7: Design

1. Development proposals must include and promote good design which respects local distinctiveness, respects the character of the site and its surroundings in order to protect and enhance the built and natural environments, creates safer places and deters crime.
2. Development proposals should create places:
 - with their own identity;
 - where public and private spaces are clearly distinguished;
 - with attractive and successful outdoors areas;
 - that are easy to get to and move through;
 - that have a clear image and are easy to understand;
 - that can change easily; and
 - have variety and choice.

Policy CS8: Infrastructure Provision

The infrastructure needed to service and deliver sustainable development must be in place or provided in phase with the development. Where existing infrastructure is inadequate to serve the development, new or improved infrastructure and facilities to remedy deficiencies must be provided. Where provision on-site is not appropriate, off-site provision, or a financial contribution towards it, will be sought.

Policy CS9: Landscape and Historic Environment

1. In designated Areas of Outstanding Natural Beauty their conservation and enhancement will be given great weight. On sites outside Areas of Outstanding Natural Beauty and the Dartmoor National Park development will not be permitted which would damage their natural beauty, character and special qualities or prejudice achievement of their designated purposes.
2. The character of the undeveloped parts of the coast will be protected and development not requiring a coastal location will not be provided for.
3. The quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced. Within identified landscape character areas development will conserve, enhance and, where appropriate, restore landscape character. Specific landscape, wildlife and historic features which contribute to local character will be conserved and enhanced.
4. The quality of the historic environment, including archaeological features will be conserved and enhanced.

Policy CS10: Nature Conservation

1. International sites will have the highest level of protection. Their integrity will be protected and they should be managed in accordance with their conservation objectives.
2. Sites of Special Scientific Interest will be subject to a high degree of protection. Development adversely affecting a SSSI will only be permitted in exceptional circumstances.
3. Habitats and features of regional and local importance for nature conservation will be protected and, where possible, enhanced through beneficial management.
4. Appropriate consideration will be given to nationally protected species, with special consideration to European protected species.
5. The biodiversity and geological interest of the district will be maintained and, where appropriate, conserved and/or enhanced through new development. Opportunities to enhance the connectivity of biodiversity sites will be sought, where possible.

Policy CS11: Climate Change

Development must reflect the need to plan for climate change, through addressing its causes and potential impacts. Development must progress the:

- reduction of energy usage to a minimum;

- reduction of private car usage and encouragement of alternative forms of sustainable transport;
- development of renewable energy resources including on- site generation of at least 10% of the scheme's requirements, where possible; and
- management of the impacts of climate change through the design and location of development, including sustainable drainage, water efficiency measures and ensuring no net loss of flood storage capacity.

Policy CS12: Tourism

New tourism and leisure facilities, including associated accommodation, should be provided in locations which accord with the following sequential approach, using previously developed land or buildings wherever possible:

- i. in the designated Town Centre Zones, without undermining their primary function as a hub for local residents,
- ii. in Area and Local Centres,
- iii. within the development boundaries of settlements,
- iv. outside but adjacent to settlement development boundaries,
- v. elsewhere.

Policy CS13: Rural Diversification

1. Development to enable diversification of the rural economy is acceptable where it is compatible with its location and setting and will cause no unacceptable harm to the surrounding landscape or historic and cultural heritage.
2. Development must re-use or adapt existing buildings where possible. If this is not possible, any new replacement buildings must be well related to existing buildings, of an acceptable scale and blend satisfactorily into the landscape. The replacement of buildings will be favoured where this will result in a more acceptable and sustainable development than might be achieved through conversion.
3. In the case of farm diversification, the development must be complementary to and not prejudice the agricultural operations on the holding.

Appendix xx: Biodiversity Conservation and Enhancement in the South Hams

Sites or Species	Resource within South Hams	Relevant Legislation and Guidance	General Requirement	Policy Requirement
<p>International Sites</p> <p>Special Areas of Conservation (SAC)</p> <p>Special Protection Areas (SPA)</p> <p>Ramsar sites</p>	7 International Sites including South Hams SAC and South Devon Shore Dock SAC	<p>The Conservation (Natural Habitats &c) Regulations 1994</p> <p>Wildlife and Countryside Act 1981</p> <p>Countryside and Rights of Way Act 2000</p> <p>Planning Policy Statement 9 & ODPM Circular 06/2005</p>	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.
<p>National Sites</p> <p>Sites of Special Scientific Interest (SSSIs)</p>	23 SSSIs including Slapton Ley which is managed as a National Nature Reserve	<p>Wildlife and Countryside Act 1991</p> <p>Planning Policy Statement 9 & ODPM Circular 06/2005</p>	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.	Policy required DC22
<p>Regional and Local Sites</p> <p>County Wildlife Sites (CWS)</p> <p>County Geological Sites (CGS)</p>	In excess of 250 County Wildlife Sites and 40 County Geological Sites	<p>Planning Policy Statement 9 & ODPM Circular 06/2005</p> <p>Local Sites Guidance DEFRA 2006</p>	They are fundamental in meeting national biodiversity targets. Development should not be permitted unless benefits outweigh loss of habitat.	Criteria based policies should be included within Local Development Frameworks – see Policy DC22
<p>Important Natural Habitats</p> <p>See Table 2</p>	Widespread throughout the District. Many have already been included within International, National or	<p>Countryside and Rights of Way Act 2000</p> <p>Planning Policy Statement 9 & ODPM Circular 06/2005</p>	Important natural habitats (in particular ancient woodlands and veteran trees) should be conserved and	Policy DC22

	Regional and Local Sites		enhanced. Development should not be permitted unless benefits outweigh loss of habitat.	
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 DC22
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 xx: 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	yes		yes

vegetated Shingle			
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		
Reedbeds	yes		yes
Rivers and Streams	yes		
Seagrass Beds	yes		yes
Wet Woodland	yes		Yes
Woodland		yes	

Glossary of Terms

APPENDIX XX

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.

Acronym	Term	Explanation
	Climate Change	Significant change over time in global, national and local 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,

Acronym	Term	Explanation
		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, 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	A portfolio of documents that together set out the planning policies and proposals for the area. It will include a; <ul style="list-style-type: none"> • Core Strategy – Sets out the vision and spatial strategy for the future development of the area. • Development Control Core Policies – Sets out the generic development control policies for the area.

Acronym	Term	Explanation
		<ul style="list-style-type: none"> • 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 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. • 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

Acronym	Term	Explanation
		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 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 nad

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		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 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

Acronym	Term	Explanation
		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 Stage	A statutory consultation period (under regulation 28 of the 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

Acronym	Term	Explanation
		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.