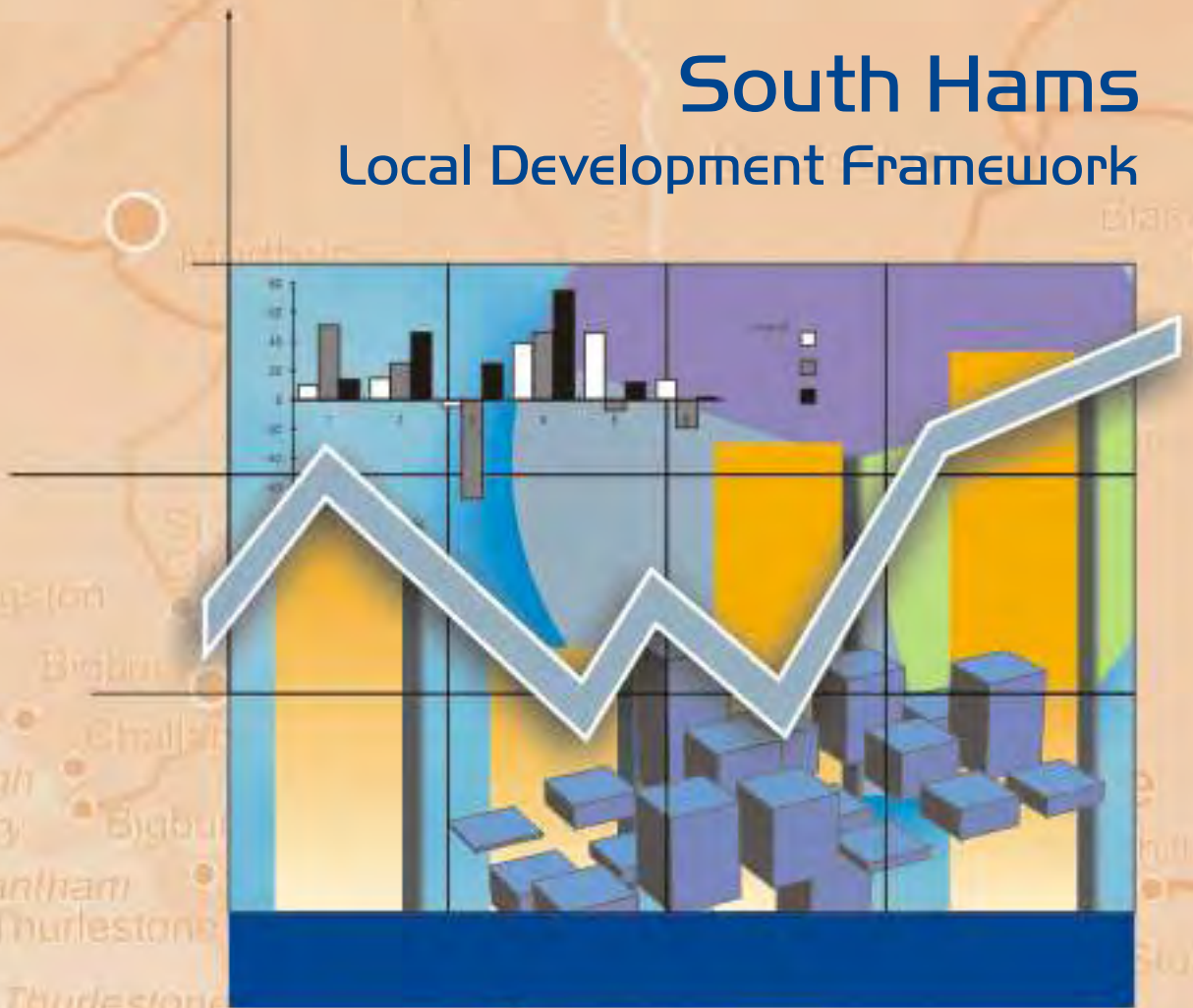




**South Hams
District Council**

December 2010

South Hams Local Development Framework



Annual Monitoring Report

Covering the period April 2009 to March 2010

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT 2010**

Contents

	Page No.
Executive Summary	2
Introduction	3
National Policy Context	3
Scope of the Report	4
Limitations of the Annual Monitoring Report	4
Key Contextual Characteristics of the South Hams	5
Implementation of the Local Development Scheme	8
South Hams Local Development Framework Project Plan	10
Progress against LDF Policies and Objectives, National Core Indicators and Local Indicators	12
The Format for Measuring Progress against Key Indicators	12
National Core Output Indicators	13
Saved Policies	13
Key Theme 1: Housing	14
Key Theme 2: Economy	25
Key Theme 3: Transport	33
Key Theme 4: Accessibility	34
Key Theme 5: Environment	40
Conclusion & Priorities	47
Appendices	49
Glossary	74

Executive Summary

The Council has a statutory requirement under the 2004 Planning and Compulsory Purchase Act to produce an Annual Monitoring Report (AMR) by 31 December each year. This is the Council's sixth AMR and it covers the period 1 April 2009 to 31 March 2010.

The AMR contains information on:

- (i) the implementation of the Local Development Framework (LDF) Local Development Scheme (LDS), and
- (ii) the extent to which adopted LDF and 'saved' Local Plan policies are being achieved, including details on the housing trajectory and housing supply.

The AMR 2009/10 reviews progress on the preparation of LDF Local Development Documents (LDDs) against the targets and milestones set out in the LDS and outlines any necessary adjustments to the scheme. The report also monitors the effectiveness of policies in the adopted Core Strategy and Affordable Housing DPD and those policies 'saved' from the Local Plan. This includes analysis of:

- national core indicators - from the LDF monitoring guide
- local indicators - developed to monitor LDF policies
- contextual indicators - to enhance understanding of the wider social, environmental and economic circumstances of the South Hams.

Information has been provided on the majority of indicators and progress has been made in reporting on indicators where information has previously been unavailable.

Monitoring will continue to evolve in response to Government requirements and the emerging LDF.

Introduction

1. Monitoring, evaluation and review is an important aspect of evidence based policy making and is a key element of the Government's 'plan, monitor and manage' approach to the Local Development Framework (LDF). The LDF is designed to provide the flexibility to update documents and policies in response to new priorities. To ensure that development plans remain relevant and responsive to changing priorities, local planning authorities are required to review progress made against their Local Development Scheme (LDS) and the success or failure of policies against key indicators, through an Annual Monitoring Report (AMR).
2. This AMR covers the period 1 April 2009 to 31 March 2010.

National Policy Context

3. An AMR is crucial to monitoring effective policy implementation and successful delivery of LDF visions and objectives. The AMR has to be produced by the end of December each year. PPS12: Local Spatial Planning states that AMRs must contain information on:
 - (i) the implementation of the local development scheme
 - (ii) the extent to which adopted LDF and 'saved' Local Plan policies are being achieved
 - (iii) the housing trajectory to demonstrate how policies will deliver housing provision
 - (iv) how infrastructure providers have performed against the programmes for infrastructure set out in the LDF¹
5. There have been no changes to national policy that significantly affect the AMR in the past monitoring year. However, subsequent AMRs will reflect intended changes signalled by the new Government, including the abolition of Regional Spatial Strategies (RSS), revisions to PPS3: Housing and measures set out in the Localism Bill.

¹ This is not covered in this AMR but will feature in subsequent years

Scope of the Report

6. The Council recognizes the importance of monitoring across a range of key areas related to the LDF - particularly the Sustainable Community Strategy, Prosperity Strategy and Housing Strategy. The Council continues to develop its monitoring systems to facilitate improved joint monitoring and efficiencies.
7. The South Hams Sustainable Community Strategy is a higher level strategy, developed by the South Hams Strategic Partnership, beneath which the Council's and other partners' strategies nest. The AMR monitoring framework itself clearly links to the main themes of the Sustainable Community Strategy which are:
 - affordable homes
 - competitive local economy
 - community vibrancy
 - quality built and natural environment.

Cross cutting themes of the Sustainable Community Strategy are:

- sustainable development
 - healthy living
 - access to services.
8. The shift to "plan, monitor and manage" by government increased the range of issues to be monitored, rather than concentrating on housing and employment land. The AMR aims to ensure that local spatial objectives and policies are effectively delivered through the local plan/LDF.

Limitations of the Annual Monitoring Report

9. The AMR reviews the progress of the LDF. Improvements and additions will continue year on year. The AMR also assesses the implementation of the LDF policies and key strategic objectives.
10. Limited resources require rationalisation of the indicators monitored through the AMR. A core set of output measures indicate how effectively the LDF strategy is being implemented and how it might be further developed.

Key Contextual Characteristics of the South Hams

11. South Hams district covers an area of 342 square miles (886 sq km). Located between the urban Unitary Authority areas of Torbay and Plymouth and with Dartmoor National Park to the north it is the most southerly part of Devon. 'A' class roads link the main settlements to the A38, Torbay and Plymouth; however the rural parts of the district, accessed by an extensive network of minor roads, remain isolated.

Map of the South Hams and Major Transport Routes:



12. The South Hams has a population of around 83,500 people and a well balanced economy with a diverse base of very small to medium sized enterprises; the larger businesses tend to locate near Plymouth or the A38. The retail offering of the market towns of Totnes, Dartmouth, Ivybridge and Kingsbridge - though differing in character - are all based around small, independent shops.
13. The South Hams Economy Report 2008 shows that the South Hams economy grew at 6.3% per annum compared with a national growth rate of 5.6% per annum between 1998 and 2008. However, the manufacturing sector continued to perform poorly – its average rate of growth between 1998 and 2008 was 1.4 per cent per annum and only 0.7% per annum between 2003 and 2008 but was still higher than nationally. This has been compensated by strong growth in agriculture – again showing a rise in farm incomes in 2008 – construction, distribution, transport and communications, business services and the public sector. There has, however, been a 'flattening off' in retailing since 2006. Total

employment grew between 2003 and 2008 by 2.7% per annum. The South Hams' gross value added (GVA) per head (£16,812 based on the mid year population estimate) expressed as a ratio of the national level has risen significantly from 72.3 per cent in 1998 to 79.5 per cent in 2008 – though it was even higher at 82.2% in 2006. The indicator – output produced divided by the number of resident people – must be treated with caution. It is very sensitive to a number of factors such as the proportions of retired people, female workers, part time workers, as well as the numbers of workers travelling into or out of the area to work.

14. Furthermore, some forms of income, for example pension income and social security benefits, are not included in the calculation of GVA. Areas with low average incomes and a high proportion of elderly, such as the South Hams, benefit when these extra transactions are taken into account. Devon data for 2007 shows that the gap with national in the gross value added per head comparison of 75 per cent of the national average became 92.5 per cent when comparing total household income per head. The gap between South Hams income per head and the national average closed from 28 per cent in 1998 to 21 per cent in 2008 but increased slightly to 22 per cent in 2009.

15. The annual survey of hours and earnings revealed that for full time workers in the South Hams average earnings in 2009 remained just 78% of the England average² at £25,641 per annum. Compared to England, the South Hams has a significantly higher proportion of female employees (45%), part-time employees (33%), and self-employed people (22%); each of these groups is likely to hold down income levels.

Table 1: South Hams Working Age Economic Activity Rate 2009

	South Hams (%)	England (%)
Economic activity rate - working age	80.0	79.0
% of working age who are self employed	22.2	9.3
Economic activity rate females - working age	77.7	74.1

Source: Nomis

16. Years of decline in land-based industry coupled with well-represented tourism and retail sectors in the district - contributing a greater proportion of output to the local economy than nationally - have a further suppressing effect on average incomes, given seasonal impacts and labour market characteristics. One third of the South Hams workforce is employed in these two sectors and the fishing industry. There are signs that the tourist sector is continuing to respond successfully to the need for change despite the recent adverse economic conditions. Continuation of the accelerated growth shown in the tourism sector since 2002 may counter the effect that strong growth in construction, business services and education and health has on improving earnings. The levelling off in retailing since 2006, confirmed through increased local shop closures, may be set to change - heralded by the arrival or anticipated arrival of a number of branches of national retailers as yet not represented on district's High Streets.

² Annual Survey of Hours and Earnings (ASHE) 2007

17. There has been overall growth in numbers employed (about 4.5% *per annum* in the period from 1993 to 2003³). There appears to have been a drop in the economic activity rate of the working age population in 2008/09 to 80%. The population as a whole is getting older; the 2001 Census showed that 18% of the district's population is retired. Unemployment in the district remains low, despite increases during the recession, averaging 2.0% in this AMR period; as a result, there is a local labour shortage that is in part being filled by migrant workers who make up 3.5% of the workforce⁴ – particularly in the lower wage sectors described.
18. The National Housing Federation Home Truths survey shows that in 2010 the average house price in the district was **fifteen times the average district salary** of £18,494 *per annum*. With mortgage lenders generally only prepared to lend between three and five times a buyer's income, even with the downturn in house prices during this AMR period, even dual income households struggled to finance a home. More detailed contextual characteristics can be found in Appendix 1.
19. The extent to which the recent economic downturn has affected the South Hams economy remains unclear. However, South Hams is not escaping the effects of the national business downturn provoked by the credit crunch but there are some particular features which make its situation different to that of the national experience. Significant among these is a greater proportion of income derived from self employment, pensions and social benefits. Despite this by the end of 2008 national output had fallen to 94% of the 2003 value and unemployment in Devon had risen, including the seasonal effect, from 1.0 to 1.7%. Average Devon house sale prices had fallen nearly £15,000 from the peak at the start of the year.

³ Local Labour Force Survey

⁴ Devon Renaissance Business Survey 2009

Implementation of the Local Development Scheme

20. This section reviews progress of the South Hams LDF (2005-2026) compared to the targets and milestones for its preparation set out in the Council's Local Development Scheme (LDS). It covers the monitoring period April 2009 – March 2010. The LDS for this period was approved in April 2007. However, from November 2009 a draft revision to the LDS, which was approved in June 2010, was available on the Council's website. This draft LDS has been used to assess progress because it reflects the recent work programme of preparing five Site Allocation Development Plan Documents (SA DPDs) for Dartmouth, Ivybridge, Kingsbridge, Totnes and Rural Areas. The project plan is shown at Chart 1.

21. By March 2010 the Council had adopted the following documents.

Table 2: South Hams Adopted LDF Documents

LDF Document	Adoption	LDS target met
Statement of Community Involvement (SCI)	June 2006	☺
Core Strategy	December 2006	☺
Sherford New Community Area Action Plan	August 2007	☺
Affordable Housing DPD	September 2008	☺
Open Space, Sport and Recreation SPD	June 2006	☺
Affordable Housing SPD	September 2008	☺
Planning Obligations SPD	December 2008	☺

Progress had also been made on the following documents.

Table 3: South Hams LDF Documents in Progress

LDF Document	Progress	LDS target met	Expected Adoption
Development Policies DPD	Publication: May '09 (expected April '09)	☺	July 2010 (achieved)
	Submitted: November '09	☺	
	Examination: February '10	☺	
Plymouth Urban Fringe DPD ⁵	Document Preparation: Commenced January '09	☺	February 2013
Dartmouth, Ivybridge, Kingsbridge, Totnes and Rural Areas Site Allocation Development Plan Documents ⁶	Options Consultation: May '09	☺	February 2011
	Additional Consultation: January '10	☺	
	Publication: April '10 (expected January '10)	☺	

⁵ Prepared jointly with Plymouth City Council

⁶ The five Site Allocation Development Plan Documents replace the following DPDs from the April 2007 LDS: Rural Areas, Totnes and Dartington, Dartmouth and Kingsbridge DPDs

22. Tables 2 and 3 show the Council's good progress with its LDF. It remains one of the leading English authorities and is recognised as an LDF pathfinder.
23. Due to the critical levels of need for housing and employment, during this monitoring period LDF work focussed on the five site allocations DPDs. An options consultation took place in May and June 2009, with additional consultation for selected settlements in January and February 2010. The Publication stage commenced in April 2010, Submission in July 2010 and examination hearings took place in November 2010.
24. The LDS identifies that a review is necessary to address the following issues:
 - Plymouth City Council, South Hams District Council and Devon County Council have agreed to produce a joint cross border DPD for the Plymouth Urban Fringe.
 - Due to the critical levels of need for housing and employment sites the focus has switched to preparing site allocation DPDs for Dartmouth, Ivybridge, Kingsbridge, Totnes and the Rural Areas. The site allocation DPDs will follow the same timetable and share consultation processes such as evidence gathering and sustainability appraisal. This will produce efficiencies for the Council and all concerned. Revisions to the timetable are necessary to reflect this change and ensure there is sufficient time to prepare a robust and credible evidence base to underpin these DPDs.
 - In light of PPS12 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, changes were necessary to the project plan to reflect the revised DPD stages. Ultimately this should enable faster plan-making and district wide coverage of site allocation DPDs.

The revised LDS was approved in July 2010.

Chart 1(a): The South Hams Local Development Framework Project Plan

Documents prepared under the Town and Country Planning (Local Development) (England) Regulations 2004.

	2004			2005					2006					2007					2008										
	s e p	o c t	n o v	d e c	j a n	f e b	m a r	a p r	m a y	j u n	j u l	a u g	s e p	o c t	n o v	d e c	j a n	f e b	m a r	a p r	m a y	j u n	j u l	a u g	s e p	o c t	n o v	d e c	
SCI	D								S																				
Core Strategy	IO								PO																				
Sherford AAP	IO								PO																				
Affordable Housing DPD	IO																												

Document Preparation		Submission Stage	S
Consideration of Responses		Pre-Examination Meeting	M
Consultation on Draft	D	Examination	E
Issues and Options	IO	Receipt of Inspector's Binding Report	I
Preferred Options Consultation	PO	Adoption	A

Progress against LDF Policies and Objectives, National Core Indicators and Local Indicators

25. The second requirement of AMRs is to monitor policy implementation - analysing outputs, effects, and indicators as a measure of planning policy effectiveness and progress towards objectives.
26. The LDF shares common targets with other strategies, including the Sustainable Community Strategy, Housing Strategy and Prosperity Strategy. The aim is to integrate monitoring and report on common targets and indicators, including joint monitoring of the Sherford new community with Plymouth City Council.
27. During the preparation of the LDF it is essential to set appropriate indicators to monitor actual progress against targets. There should be an objective-led approach to LDF monitoring which:
 - ensures clear links from objectives through to policies, implementation programmes, output targets and related indicators
 - focuses on key objectives rather than monitoring a wide range of indicators not relevant to policy performance
 - provides sufficient consistency in monitoring approaches to enable comparisons to be made
 - allows transparency and accountability; and
 - facilitates more informed policy and decision-making.
28. Assessment of the effectiveness of policy implementation is complex. It may be some time before policies have tangible effects that can be measured. The AMR therefore focuses on the implementation of the adopted local plan as well as the LDF, covering key land uses such as housing, employment and the environment.

The Format for Measuring Progress Against Key Indicators

29. The AMR is structured to follow the Core Strategy, South Hams Sustainable Community Strategy and Council priorities. It contains five key themes:
 - Housing
 - Economy
 - Transport
 - Accessibility
 - Environment
30. Under each theme are a series of Core Strategy strategic objectives. These are followed by a series of indicators and targets linked to the relevant LDF policies. These will measure policy effectiveness. The indicators and targets were originally set out in the monitoring frameworks of the Core Strategy and Affordable Housing DPD (see Appendix 2). The monitoring framework for the Sherford New Community Area Action Plan and forthcoming SA DPDs will be included in the AMR once development commences on site.

31. In a number of cases a target has not been identified because certain indicators do not lend themselves to target setting or currently a target does not exist. The Council will periodically review its targets as part of the monitoring process.

National Core Output Indicators

32. The Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor a set of LDF core output indicators against adopted LDF policies and 'saved' Local Plan policies. The main purpose of these indicators is to measure the implementation and effectiveness of planning policies. These indicators are presented, where data is available, in the main body of this AMR and they are also listed in Appendix 3.

Saved Policies

33. The 2004 Act that introduced the LDF system also included the provision to 'save' existing Local Plan policies for three years. Some Local Plan policies were subsequently 'saved' until they are replaced by new LDF policies. The list of saved policies is set out at Appendix 4b. Each new DPD will include a statement outlining to what extent it replaces 'saved' policies. The policies of the Devon Structure Plan have also been saved and details are available on Devon County Council's website.

Key Theme 1: Housing

LDF Core Strategy Strategic Objectives

- 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
- SO4:** Promote mixed use, mixed type, mixed tenure schemes
- SO5:** Provide for housing at the highest densities suitable for the site
- SO6:** Develop a high quality, sustainable new community at Sherford, including the provision of 4,000 dwellings.

Overview

34. This section sets out progress against the policies and strategic objectives relating to housing. It includes information on the housing trajectory, housing supply and affordable housing provision. For contextual characteristics see Appendix 1.
35. The Core Strategy requires that 6,000 new dwellings be provided in the South Hams for the period 2005-2016. The South Hams part of the Plymouth Principal Urban Area (PUA) is to accommodate 4,500 of these – with at least 4,000 in a new community at Sherford. Outside of the PUA 1,500 new dwellings are required. Sites for these will be identified through the Site Allocation (SA) DPDs and will provide a significant proportion of affordable housing to meet local needs.

Completions and Commitments

36. 2,065 dwellings have been completed in the current Structure Plan period (2001-2016). The annual completions since 2001/02 are set out in Table H1 below. Completion rates have fluctuated over this period giving an average annual completion rate of 229 dwellings. The lowest number, 144 in 2007/08 following a declining trend, is considered to be due principally to the limited supply of allocated sites (which the emerging Site Allocations DPDs aim to address) combined with the house building industry's initially slow engagement with the district's affordable housing targets. The higher 2008/09 figure resulted from completions on two large sites that had been in the planning process for some years.
37. Commitments and completions at March 2010 are shown at Appendix 5a.

Table H1: South Hams Dwelling Completions⁷ 2001-2010

Year	01/ 02	02/ 03	03/ 04	04/ 05	05/ 06	06/ 07	07/ 08	08/ 09	09/ 10	Total 01-10
Total	229	172	317	297	235	222	144	232	217	2,065

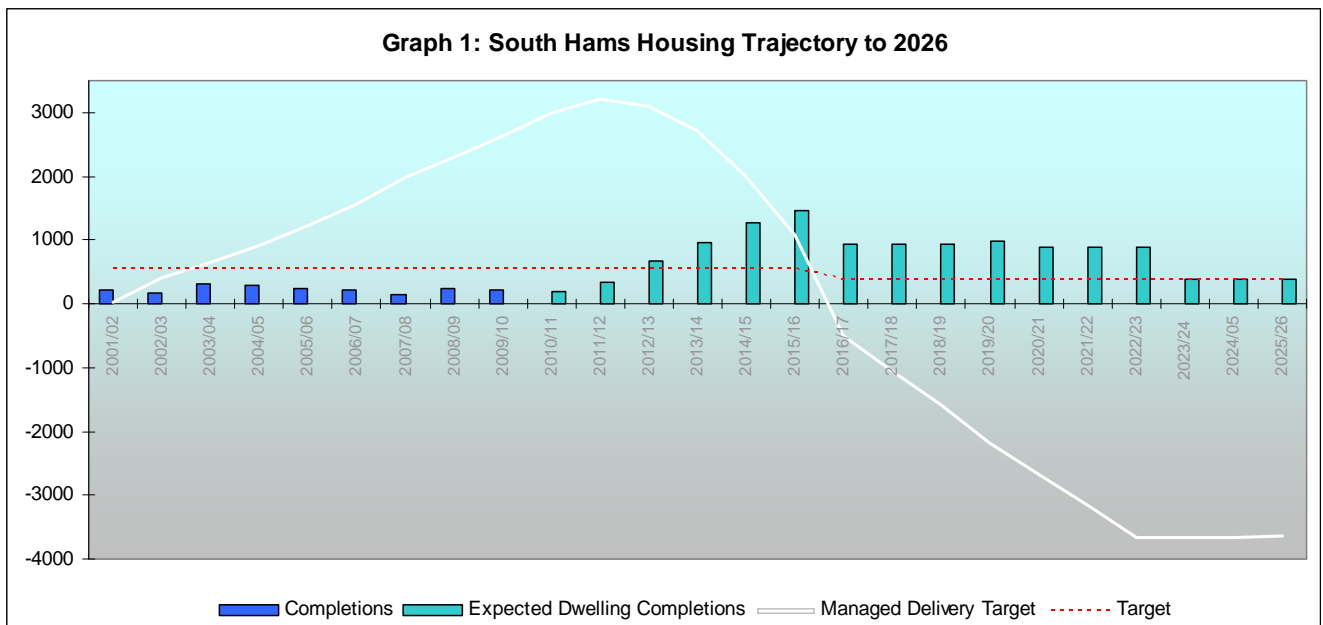
⁷ The figures since 04/05 do not include completed properties yet to be issued with completion certificates, following an Audit requirement.

Review of Housing Indicators

Policy CS2	Housing Provision	
Indicator H1	Housing Trajectory and Housing Supply	Indicator type: National ✓ Local ✓ Contextual ✗
Target	Meet the housing trajectory and deliver at least 8,350 new homes 2001 - 2016.	

38. The housing trajectory sets out the amount of housing that is expected to be delivered each monitoring year for the next two decades. It reflects the DCLG guidance (Update 02/2008) on the housing trajectory and the 'plan, monitor, manage' approach. Graph 1 shows previous housing completions from 2001 and the anticipated future completions from 2010 to 2026. A line indicating a target average annual completion rate that will be required to deliver the outstanding strategic housing requirement in the South Hams (**plan**), is shown. The Devon Structure Plan had a target of 557 dwellings per annum (dpa) up to 2016. This is followed by the emerging RSS annualized target of 395 per annum⁸ from 2016 to 2026.
39. The Expected Dwelling Completions represent the net additional dwellings expected to come forward each year (this comprises a windfall allowance of 200 dpa based on past experience and those allocated sites forecast to be delivered in that year). Projected future completions – including windfall trends and dwelling completions anticipated following the adoption of Site Allocation DPDs and the Sherford New Community AAP – are shown here (see Appendix 9).
40. The Managed Delivery Target (**manage**) is the annual requirement taking into account past and projected completions. It is the difference between the cumulative strategic allocation (target) in year 1 and the number of cumulative dwelling completions above or below that target in year 2 for each pair of consecutive years. The cumulative difference between completions and allocations (**monitor**) is shown in the data table to accompany the housing trajectory graph. DCLG Core Output Indicator templates, including housing trajectory data are shown in Appendix 9.
41. This housing trajectory illustrates that build rates during this period will be at their highest when development at Sherford and proposals in the SA DPDs are under way. During this AMR period development at Sherford had not commenced; the current anticipated start on site is 2011 with the first dwellings expected 2012/13. The SA DPDs are expected to start to deliver housing from 2011/12. Once these developments have commenced the monitoring frameworks from the respective DPDs will be included within the AMR.

⁸ 12,300 - 8,350 = 3,950; 3,950/10yrs remaining = 395 per annum.



Housing Supply

42. To ensure the district maintains sufficient potential housing supply, local conditions are monitored annually. A significant step towards ensuring this supply, particularly for those parts of the district outside the Plymouth fringe, will be the adoption of the Site Allocations DPDs. This will provide a supply of sites up to 2016 to deliver the Core Strategy requirements and beyond 2016 based on an extrapolation of the Core Strategy figures supported by the figures in the RSS and coupled with local evidence of known and projected housing and employment needs (see Appendix 5b).
43. When considering housing supply it is important to understand the situation for the whole of the district, both including and excluding the proposed Sherford new community and Plymouth Urban Fringe (PUF). Therefore, figures are provided for each situation. The Council considers that for South Hams district's towns and villages the truest picture of housing land supply is gained by excluding Sherford and the Plymouth fringe. In those parts of the district proposed development is primarily aimed at meeting the needs of the city that cannot be accommodated within its boundary. The housing supply situation for both scenarios is set out below and appendix 6 provides further details:

Table H2: Housing Land Supply in relation to strategic plan requirements and the SA DPDs

Housing land supply in relation to:	Including Sherford & PUF	Excluding Sherford & PUF
Devon Structure Plan (2001-2016)	4.6 years	7.7 years
Emerging RSS (2006-2026)	15.2 years	13.7 years
Emerging RSS (2006-2026) including windfall allowance beyond the first 10 years	16.9 years	17.4 years

44. Windfall figures are included in the final row of the table (in line with guidance in PPS3) as this comprises a significant proportion of all development in South Hams.
45. Thus a five year housing supply is shown for the district when the requirements for Sherford and the Plymouth urban fringe are excluded. If these requirements are included there is almost a five year supply. Over the longer term the district has a more than adequate housing supply with the SA DPDs providing a significant proportion of it.

Policy CS5	Previously Developed Land	
Indicator H2	Percentage of new and converted dwellings built on Previously Developed Land	Indicator type: National ✓ Local ✓ Contextual ✗
Target	Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings.	

46. National Indicator 170 (NI 170) monitors planning policy effectiveness through the percentage of homes built on previously developed land (PDL). *PPS3: Housing* (published June 2010), defines ‘previously developed land as that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.’ The definition excludes agriculture or forestry buildings, land in built up areas that has not been previously developed such as parks, recreation grounds and allotments. In next year’s AMR PDL will exclude development on private residential gardens as set out in the amended PPS3, published in June 2010.

Table H3: Gross Dwelling Completions on Previously Developed Land (PDL)

Year:	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10*
Total No. of Gross completed units	-	-	-	-	-	257	177	161	251	239
% of units completed on PDL (i.e. excluding Greenfield sites & barn conversions)	59%	59%	45%	72%	58%	49%	69%	57%	44%	58%

Source: SHDC Building Control via Covalent

47. The national target states that 60% of new homes should be built on PDL or through conversions of existing buildings. The Core Strategy sets a 50% target as opportunities to accommodate development on PDL are relatively low in South Hams. Table H3 shows the recent trends for development on PDL in the South Hams. The average annual proportion built on PDL in the South Hams since 2000 is 57%; this is high for a rural area.
48. The recent high levels of development on PDL occurred in part because few greenfield sites remain undeveloped from the 1996 adopted Local Plan. These high rates are unlikely to be maintained after 2010 as there is likely to be a

substantial amount of new housing brought forward on greenfield sites proposed in the SA DPDs.

Policy CS2	Housing Provision (Clause. 2)	
Indicator H3	Housing Densities – Percentage of new dwellings completed at: - less than 30 dwellings per hectare (dph) - between 30 and 50 dph - above 50 dph	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Record trends	

49. PPS 3: Housing states that local authorities should avoid inefficient use of land. The Core Strategy encourages development at the highest density compatible with the site. However, appropriate development densities will vary and be determined by the characteristics of each site and its surroundings, landscaping and infrastructure requirements, and the type of housing proposed.
50. Table H4 shows no clear pattern of proportion of dwellings by density; however, it is possible that the low number of completions in 2007/08, and particularly the low number of completions in larger developments, might have contributed to the low proportion of dwellings built at higher densities. In 2008/09 the high proportion of dwellings built in large developments reverses this effect and provides a possible indication of the densities achievable once the SA DPDs are adopted.

Table H4: Proportion of Development Built at Specified Densities 2005/06 to 2009/10

Monitoring Year	less than 30 dwellings per hectare (%)	30-50 dwellings per hectare (%)	over 50 dwellings per hectare (%)
2005/06	19.4	73.5	7.1
2006/07	24.3	16.4	59.3
2007/08	55.7	15.3	29.0
2008/09	24.6	62.9	12.5
2009/10	37.9	46.6	15.5

Source: SHDC Development Management records

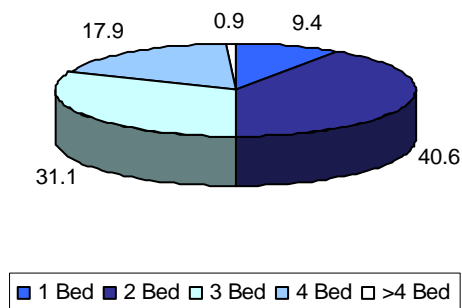
51. In 2010 the coalition Government announced that minimum housing density requirements would be removed from PPS3. The impact of this change will be assessed through next year's AMR and therefore, the future value of this indicator and target will also be considered.

Policy CS		
Indicator H4	Mix of housing completed by house size	Indicator type: National ✗ Local ✓ Contextual ✓
Target	Record trends	

52. During 2009/10 a range of dwelling sizes were provided across the district. 71.7% of new dwellings completed had either two or three bedrooms (40.6% and 31.1% respectively), 9.4% had one bedroom, 17.9% had four bedrooms and 0.9% had more than four bedrooms. The single person households are still being catered for though at a lesser rate than previously – though this may be the result of the two largest housing developments reaching the end of construction during 2009/10. This mix of dwelling sizes still provides housing for young families; however numbers and cost remain barriers to accessibility.

Chart 2: Completions by House size

% of Houses by Number of Bedrooms (2009/10)



Policy CS6 Policy AH1 Policy AH2 Policy AH3 Policy AH5	Affordable Housing Affordable Housing Provision Allocated Sites Unallocated Sites Rural Exception Sites	
Indicator H5	<p>Supply of affordable housing by:</p> <ol style="list-style-type: none"> Location: <ul style="list-style-type: none"> Plymouth Urban Fringe Area and Local Centres Rural Areas On-site/off-site financial contributions Delivery mechanism: <ul style="list-style-type: none"> Allocation Windfall Exception Site 	<p>Indicator type:</p> <p>National ✓ Local ✓ Contextual ✓</p>
Targets	<ol style="list-style-type: none"> Deliver 50% of all new dwellings as affordable homes. Allocated Sites with affordable housing target as follows: <ul style="list-style-type: none"> Plymouth Urban Fringe – 50% Area and Local Centres – 55% Rural Areas – 60% Contributions from windfall sites as follows: <ul style="list-style-type: none"> Capacity for 2 to 5 dwellings 20% (off site) Capacity for 6 to 14 dwellings 35% (on site) Capacity for 15 or more dwellings 50% (on site) All exception sites to deliver 100% affordable housing 	

Overview of Affordable Housing

53. Provision of affordable housing for local people is the Council's top corporate priority and is a priority of the South Hams Sustainable Community Strategy. The policy framework is set in Core Strategy policy CS6: Affordable Housing (setting a 50% strategic target) and the Affordable Housing DPD.
54. In 2006 the average house price was £286,330⁹ - roughly 15 times the average local wage (source: ONS via Nomis). The National Housing Federation 'Home Truths 2010' report states that the average house price in the South Hams in 2010 was £283,420, down nearly £25,000 from £308,343 in 2009. Prices in Devon and the South West dropped only £10,000 and £12,000 respectively over the same period. It is possible that previous 'insulation' has merely created a lag effect.
55. The average house price in South Hams is still about 15 times the average local wage and 'Home Truths' estimates that the gross annual household income required for a mortgage (of 90% at 3.5 x income) is therefore £72,879. This is higher than anywhere else in the South West, apart from the Isles of Scilly. Many in-migrants can afford to pay higher prices for their housing than the majority of existing residents, compounding the situation.
56. The 2005 government target to reduce the number of households housed in temporary accommodation to 47 (50% of December 2004 levels) was achieved in October 2009. By April 2010 this had been further reduced to 29. Meanwhile the number of applicants registering for social housing in the South Hams through Devon Homechoice, the county-wide choice-based letting scheme, reached 1,584 by the end of August 2010, since its start in February 2010.
57. The high proportion of second home ownership in the district (around 10%) is a major contributor to the problem of housing affordability; both by wealthy purchasers from elsewhere raising the market price of houses and reducing the number available to local people. In several parishes more than 40% of their dwellings received this discount and in one parish it was 50%.
58. Table H5 sets out the change in dwelling stock for the monitoring year.

Table H5: Change in Dwelling Stock for the Period 1 April 2009 to 31 March 2010

	Opening Stock	Closing Stock
Total Number:	42,072	42,365
Private sector housing	37,661	37,898
Registered Social Landlords' housing	4,383	4,443
Local authority housing	28	24
Source: HSSA Return		

⁹ proportional estimate based on the Devon increase since May 2007

Supply of Affordable Housing by Location, Financial Contribution and Delivery Mechanism

59. The supply of affordable housing by location, on-site or off-site financial contribution and the delivery mechanism is set out at table H6.
60. During 2009/10 there were 41 new affordable dwellings completed (19% of total residential completions) and 14 were provided through market acquisition by housing associations; at April 2010 there were 60 further affordable dwellings either under construction or with planning permission. Affordable dwelling completions are anticipated to total 60 to 80 in 2010/11 and 150 to 200 in 2011/12.

Table H6: Affordable Housing Schemes and Contributions 2009/10

Site	Mechanism	Total Dwellings	Total Affordable Dwellings (On-Site)	Financial Contribution ¹⁰ Off-Site	Notes
Plymouth Urban Fringe					
Dark Lake Farm/Campion View, Roborough	windfall	28	13	-	
Area Centres					
23 Western Road, Ivybridge	windfall	6	-	✓	
Land at Collingwood Road, Dartmouth	windfall	45	22	-	Also includes 70 bed nursing home and 6 close care units
1-6 & 36-38 Culverdale, Totnes	windfall	19	19	-	9 demolished (net gain of 10)
Stowford Lodge, Harford Road, Ivybridge	windfall	4	-	✓	
Rural Areas					
Lower Warcombe Barns, Kingsbridge	windfall	2	-	✓	
Bakers Piece, East Portlemouth	windfall	6	6	-	local needs dwellings for rent to qualifying persons
Fallapit House, East Allington	windfall	9	-	✓	
Total:			60		

Source: SHDC Affordable Housing Team

61. On-site and off-site financial contributions for 2009-10 are shown in Table H7. Policies in the Affordable Housing DPD enable more contributions to be secured and the allocation of sites through the LDF will facilitate increased spend on affordable housing.

¹⁰ Some of the off-site contributions were received outside of the monitoring period.

Table H7: Levels of financial gain secured through Section 106 agreements for the provision of affordable housing

Year 2009/10:	Level of contribution (£)
Contributions held at start of year	£237,870
Contributions received	£32,938
Contributions spent	£153,870
Balance Remaining	£116,938

Source: SHDC Affordable Housing

Policy AH4	Mix, Size, Type and Tenure	
Indicator H6	Mix of housing completed by tenure	Indicator type: National ✓ Local ✓ Contextual ✓
Target	Deliver a strategic target of 50% social rented and 50% intermediate across the district (excluding Sherford new community).	

62. The private rental and social housing sectors are small – together accounting for 10% of the total housing stock. Therefore, it is important a range of tenures are provided in new developments to try and balance the housing market.
63. During 2009/10 a range of mixed tenure schemes were completed; these provided 29 social dwellings for rent, 21 shared ownership and 10 intermediate rent homes. Therefore, of the affordable housing provided the predominant amount was in the rental sector, either social rental or low cost/intermediate rent. It is expected once the site allocations start to be delivered there will be greater delivery of intermediate (shared ownership) properties across the district.

Table H8: Housing Tenure Completions 2005 to 2010

Housing Tenure	2005/06	2006/07	2007/08	2008/09	2009/10
Social	82	12	26	25	29
Shared Ownership	51	8	28	-	21
Low Cost / Intermediate Rent	-	-	5	27	10

Source: SHDC Affordable Housing

LDF Policy CS11	Climate Change	
Indicator H7	Percentage of development and buildings meeting 'excellent' or 'very good' BREEAM and Level 3 or above of the Code for Sustainable Homes standards ¹¹	Indicator type: National ✗ Local ✓ Contextual ✗
Target	100% of developments and buildings meeting 'excellent' or 'very good' BREEAM and Level 3 or above of the Code for Sustainable Homes standards.	

¹¹ Please note that although the Core Strategy monitoring framework refers to the Ecohome standard this has now been superseded by the introduction of the Code for Sustainable Homes.

64. Developments to BREEAM or Code for Sustainable Homes standards are not currently recorded within the district. Affordable homes are already designed to Code for Sustainable Homes level 4 as a funding requirement of the Homes and Communities Agency.
65. This indicator will be further developed, in conjunction with the Council's Development Management service and the evolution of the standard planning application, to monitor the sustainability standards of new development.

Policy DP10		Gypsies and Travellers
Indicator H8	Net Additional Pitches (Gypsy and Traveller)	Indicator type: National ✓ Local ✗ Contextual ✗
Target	N/A	

66. This indicator was introduced in 2008 for reporting from 2009. It will also be a local indicator once the monitoring framework of the Development Policies DPD is included in the AMR from next year. There were no new pitches in 2009/10 though the Council continues to work with landowners, representatives of the Gypsy and Traveller community, Devon County Council and other local authorities to allocate new Gypsy and Traveller pitches in the South Hams in response to the numbers proposed in the RSS.

LDF Policy CS7		Design
Indicator H9	Housing Quality – Building for Life Assessments Design	Indicator type: National ✓ Local ✗ Contextual ✗
Target	A Master Plan / Development Brief to be prepared for each allocated site and approved by the Council.	

67. This was another new indicator in 2008. The CABE Building for Life (BFL) criteria is a government endorsed assessment benchmark, designed to ensure that it meets the criteria described for quality in PPS3. This indicator can also be used to monitor progress of Core Strategy policy CS7: Design. The indicator and target for policy CS7 set out in the monitoring framework for the production of master plans / development briefs will be assessed once allocated sites go through the development management process.
68. The housing quality indicator is designed to show the level of quality in new housing development by monitoring the number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the building for life criteria. Only sites of at least ten new dwellings should be included, including phases of larger developments; this only applies to eighteen developments in the South Hams – eight of which had completions in 2009/10, totalling 89 dwellings. However planning permissions

would have been granted before the BFL requirement and no reference is made to it in the planning applications. Furthermore BFL is not monitored through Building Control inspections.

Summary of Housing Policies, Objectives, Indicators and Targets

69. The Council continues to make progress towards achieving the strategic housing objectives set out in the LDF Core Strategy. The SA DPDs aim to ensure that adequate housing provision is in place for the next five years and the medium to longer term. The housing supply situation will be monitored each year and if the SA DPDs or developments on the Plymouth fringe are failing to deliver contingency measures are set out in the SA DPDs.
70. Affordable housing for local people is the Council's top corporate priority. The Council has adopted planning policies, including an Affordable Housing DPD to assist in tackling the severe affordable housing shortage. To further address the need the Council is currently progressing site allocation DPDs up to 2016 and beyond. These are expected to be adopted in spring 2011 and their progress will be reported in subsequent AMRs. The Council also uses other approaches to help deliver affordable housing, including exception sites, the village housing initiative and other innovative approaches such as Community Land Trusts. To ensure affordable housing provision is maximised careful monitoring of planning application approval targets for residential schemes is carried out. However, provision of affordable housing across the district still falls far short of the very high levels of need.
69. During 2009/10, 41 new affordable dwellings (19% of total residential completions) were completed in the South Hams and 19 were purchased through Market Acquisition. The proportion of affordable housing delivered is below the 50% target in the Core Strategy. However, this is largely due to the current economic crisis and it is anticipated that there will be an increase the rate of affordable housing delivery through SA DPDs guaranteeing a supply of allocated sites in tandem with an uplift in the housing market.
70. The Council recognizes the importance of addressing differing needs and requirements for urban and rural areas. Whilst the principle of concentration of development at sub-regional and urban centres is supported, the strategic policy framework must allow for some growth in market towns and rural areas to meet local needs - particularly for affordable homes. Whilst supporting the policy emphasis on development on previously developed land (PDL), the Council considers that the diminishing supply of such sites could have a detrimental effect on the percentage of dwellings delivered on PDL. There is likely to be a subsequent increase in the amount of greenfield development. The Government's recent change to the definition to exclude gardens from PDL could also be a factor here.
71. Through the policies contained in the emerging LDF, high quality design for individual buildings and the layout of new development will be promoted. The success of this will largely depend upon identifying and understanding an area's distinct, local characteristics and closely monitoring them.

Key Theme 2: Economy

LDF Core Strategy Strategic Objectives

- SO7:** Regenerate the district's towns, villages and their hinterlands, using previously developed land and existing buildings where appropriate;
- SO8:** Provide for business growth and development, supporting indigenous growth, growth sectors, and providing year round sustainable, well-paid employment;
- SO9:** Secure high quality, locally distinctive, sustainable economic development including tourism;
- SO10:** Improve the district's economic infrastructure;
- SO11:** Maintain and develop a prosperous countryside, encouraging sustainable development including rural regeneration and diversification; and
- SO12:** Support the economic and urban regeneration of the Plymouth Principal Urban Area through sustainable development, including strategic employment development adjoining the urban area.

Overview of Employment Land Provision

72. One of the Council's two top priorities is to 'create the conditions for the growth and maintenance of quality economic activity'. This is reflected in the South Hams Sustainable Community Strategy 2006-2011 by the inclusion of 'employment and skills' as a key theme. The overall employment objective of the LDF Core Strategy, which takes its direction from the Sustainable Community Strategy, is to sustain the local economy and attract new employment opportunities. The LDF aspires to provide a choice of employment opportunities that -
- a. reduce the need to travel
 - b. encourage competitive, diverse and sustainable rural enterprise
 - c. strengthen rural communities
 - d. achieve good quality development
- and contribute to local prosperity by -
- e. conserving the district's economic assets
 - f. attracting new environmentally sustainable businesses
 - g. providing quality employment opportunities.
73. Since the construction of the A38 through the district in the 1970s the greatest demand for employment land has been along its route - the large warehouse style units of Lee Mill and Langage employment estates being examples of this. Langage is one of six Strategic Development Sites for Employment designated in Devon in the Structure Plan that is capable of accommodating the needs of key economic sectors, and of providing the scope for significant inward investment. Located in the Plymouth PUA, in the parish of Sparkwell, it benefits from Assisted Area Status (2007-2013) – along with employment sites in Bickleigh and Roborough. Investment in Langage will include a range of B1 / B2 uses with some B8 alongside the existing proposals for the Langage Energy Park. Employment provision within the district's towns has commonly been in

the form of the smaller business units - though workshop/craft units have been provided in some cases. An increasing retail element is a feature of many businesses trading on employment estates – particularly those in or near population centres.

74. With limited employment land currently allocated for development, the take-up of employment land in recent years has been modest while there is also a level of hidden infill development on previously ‘completed’ sites. Opportunities for the development of new areas of employment land will be provided in the LDF. New land will be allocated in line with the strategic allocations set out in the Core Strategy which takes into account the level of demand and local need. However, given the limit on the amount of employment land that the LDF can propose, the scale of new development in any settlement outside the Plymouth PUA will be modest. The Council will seek to monitor the type and size of new businesses and their preferred location. Business Surveys are also undertaken in partnership with other Devon authorities through Devon Renaissance however, neither these nor the Council’s Workspace Demand Assessment are undertaken annually.
75. The Devon Structure Plan (DSP) allocates 105 hectares of land for industrial/business development within the district in the period 2001-2016. Table E1 below shows how the strategic employment land requirement of 105 hectares will be met.

Table E1: Employment Land Provision in Hectares (2001-2016)

	<i>Structure Plan Allocations 2001-2016</i>	<i>Employment Land developed 2001-2010</i>	<i>Employment Land Commitments 2009/10</i>	<i>LDF Adopted Core Strategy Employment Land Allocations</i>	<i>Land in Excess of Employment Land Requirement 2002-2016 (E) [E=A-B-C-D]</i>
	(A)	(B)	(C)	(D)	(E)
South Hams (excluding Plymouth Principal Urban Area (PUA))	25.00	8.17	9.0	20.00	-12.17
Sherford New Community	80.00	0.00	0.00	18.00	-12.01
Elsewhere in Plymouth PUA*		2.21	47.80	24.00	
Total	105.00	10.38	56.80	62.00	-24.18

[*Plymouth PUA in the South Hams includes Roborough, Woolwell, Langage & Sherford]

76. It illustrates that 62 hectares of employment land are allocated in the Core Strategy. This is distributed as follows:

- Totnes – 5ha
- Kingsbridge – 5ha,
- Sherford New Community – 18ha,
- Langage Employment Estate – 20ha,
- Roborough – 4ha,
- Dartmouth – 2ha,
- Ivybridge – 5ha,
- Local centres of Salcombe, Modbury, Stokenham/Chillington, Yealmpton and other sustainable locations - 3ha on sites of less than 0.5ha.

The Site Allocation DPDs propose 17 hectares of employment land up to 2016 and 15.3 hectares beyond for the South Hams (excluding sites on the Plymouth fringe). For contextual characteristics see Appendix 1.

Review of Economic Indicators

Policy CS3	Employment Land Provision	
	Employment land provision by:	
Indicator E1	1. Amount of land developed for employment by type	Indicator type: National ✓ Local ✓ Contextual ✗
Indicator E2	2. Amount of land developed for employment by type on allocated sites	
Indicator E3	3. Employment development on Previously Developed Land	
Indicator E4	4. Employment land supply by type	
Target	1-4. Deliver 62 hectares of employment land on allocated sites during 2001 - 2016 (to be recorded by Use Class) comprising 42 ha within the PUA and 20 ha outside the PUA.	

Amount of Land Developed For Employment by Type

77. During this AMR period (2009/10) 0.13 hectares of employment land has been developed in the district, bringing the total developed since 2001 to 10.1 hectares. In this monitoring period it has provided 1,319 square metres (gross) of floor space. Appendix 7 provides the details of each completed site. Please note that this data does not include mezzanine developments that occurred in this monitoring period. This is because planning permission is not required for internal developments and building control records do not include total floor space.

Table E2: Floor Space Developed 2009/10

Use Class	Floor Space Developed	
	Gross	Net*
B1/B2	1,014 m ²	976 m ²
B1 / B2 / B8	305 m ²	294 m ²
Source: SHDC Employment Land Survey		

* i.e. gross area minus 3.75%

78. In 2009/10 there were nine approved planning applications for employment generating uses, six of which were for change of use, totalling 2.29 hectares of land and 2,823 m² of floor space - the details of which are shown in Table E3.

Table E3: Planning Applications for Employment Uses 2009/10

Use Class	No. of Applic's	Area (h.a.)	Floor space (m ²)
B1 a	2	0.04	899
c	2	0.22	72
B1 a,b,c	1	1.24	265
B2	2	0.42	714
B1 / B8	2	0.37	873
Total	9	2.29	2,823
Source: SHDC Planning Applications			

Amount of Land Developed For Employment by Type on Allocated Sites

79. At March 2010 over 65 hectares remained committed for employment development. Appendix 8 provides a list of the commitments at March 2010, including local plan and LDF allocations. Future AMRs will report on the delivery of employment land allocated in the SA DPDs. The district's most significant sites are at Langage, where nearly 50 hectares of employment land remains available and undeveloped, including 33.5 hectares where an Energy Park of employment units is planned alongside the recently opened Langage Energy Centre.
80. The information available for the amount of land developed for employment by type is taken from planning application records which collectively record applications by major Use Classes - B1 (office), B2 (general industrial) and B8 (warehouse) uses. These are monitored and completions recorded. In this monitoring period 0.33 hectares and 1,650m² of B2 employment land was developed on allocated sites - see Appendix 7.

Employment development on Previously Developed Land

81. National planning policy emphasizes the importance of delivering sustainable development. It highlights the need to provide sufficient land in suitable locations for industrial and commercial development to enable the economy to prosper. Development Plan policies require an efficient use or re-use of existing resources - including previously developed land (PDL).
82. The Council will pursue this sustainable approach to development in its LDF. The predominantly rural South Hams has a relatively small resource of PDL with the potential to accommodate new development. Despite this, during 2009/10 all completions in the district were on PDL. This amounted to 1.54 hectares or 1,758 square metres (gross) of completed floor space.

Employment Land Supply by Type

83. In the AMR period, most enquiries were for a specific location with greatest interest centred on either Totnes and district or the A38 corridor; less specific enquiries tended to focus on the area centres. A further small tranche of enquiries were open-minded about the location but based upon general suitability for a particular type of activity. The progression of existing employment sites is set out in Table E4. Sites being brought forward through the LDF will populate this table as the SA DPDs are progressed.

Table E4: Progress of Employment Land Proposals at 2009/10

	Site	Nature of Development		Progress
Sites proposed in the 1996 Local Plan	West of Townstal, Dartmouth (incl. Admiral Court)	1.45 ha employment site – 0.14h.a. remaining.		Part of the site complete (phases 1, 2 & 3 Admiral Court).
	Langage	Conditional planning approval for Energy Park & Energy Centre		Construction of gas-fired power station complete.
	Broadley Park, Roborough	3.8 ha extension to employment estate	B1 B2 B8	No progress on extension
LDF Core Strategy and Sherford AAP	New Community, Sherford	18.0 ha of employment land to be included in the mixed use scheme		Outline planning application granted for up to 5,500 houses and associated infrastructure (including retail and commercial floorspace) subject to continuing S106 negotiations.
Potential 'departure' site to be progressed	Baltic Wharf	Mixed use development including up to 6,300m ² marine and business centre and further offices.		Planning permission subject to s106 agreement
	Noss-on-Dart	Regeneration of site including up to 4,118 sq m Class B1 and B2	B1 B2	Planning permission subject to s106 agreement
	Dairycrest	Outline mixed use proposal		Awaiting outcome of SA DPD examination
LDF Site Allocations	Area Centres Local Centres Rural Areas		B1 B2 B8	See Appendix 5b for proposals submitted for Examination in 2010

* ELR: Employment Land Review – see Priorities, paragraph 148

DP14	Protection of Employment Land	
Indicator E5	Losses of employment land by type	Indicator type: National ✗ Local ✓ Contextual ✗
Target	No net loss of employment land	

84. In the South Hams employment land is scarce and in demand from a range of competing uses, particularly residential. For many years local plan policies have protected the existing stock of employment land and resisted planning applications seeking a change to other uses. The LDF will continue this approach. Historically very little employment land has been lost to residential development; however, the precise amount is unknown.
85. Data on the loss of employment land to other uses within the South Hams has been extracted from analysis of completions. Completions data for the period April 2009 to March 2010 shows no applications involving a loss of B1, B2 or B8 premises. There have also been no planning applications submitted for change of use from B use classes in this period and only one from A1 to D1 in Ivybridge; further developments will be reported in subsequent AMRs.

Policy CS13	Rural Diversification	
Indicator E6	Number of farm diversification schemes / increase in number of employment based planning permissions granted outside Area Centres	Indicator type: National ✗ Local ✓ Contextual ✗
Target	10% increase per annum.	

86. Government guidance advises that an efficient and flexible agricultural industry should be maintained and this includes supporting environmentally acceptable rural diversification. Core Strategy Strategic Objective 11 and Policy CS13: Rural Diversification are intended to strike a balance between diversification and the need to protect the district's environment.
87. The Council recognizes that the diversification of economic activity in land-based businesses is an important element of the district's rural economy and to the survival of many rural enterprises. Diversification into leisure and tourism may also be appropriate and may help to sustain local agricultural incomes and maintain or boost local employment opportunities. However, the Council considers that diversification should relate primarily to business and employment development, rather than residential.

88. The effectiveness of this policy may be estimated over time through the monitoring of planning applications. For the period April 2009 to March 2010 there were 34 applications relating to agriculture or barns; 19 of these (56%) were for non-housing diversification schemes compared with 37%, 36% and 47% in the previous years.

Table E5: Diversification Applications 2009/10

Proposed Use:	2006/07	2007/08	2008/09	2009/2010
Dwelling / Accommodation	25	21	27	15
Holiday Accommodation	9	0	6	7
Employment / Income	6	8	4	5
Food and Drink	3	0	0	0
Storage	1	2	2	2
Tourism, Leisure or Retail	2	2	4	5
Education	1	0	0	0
Total Non-residential	22	12	16	19
Total:	47	33	43	34
Percentage non-residential	47%	36%	37%	56%

Source: SHDC Development Management

89. Table E5 gives a breakdown of the proposed uses and it can be seen that though the proportion of non-housing applications is greater, this is due to a reduction in planning applications for conversions to dwellings. As there is a limited number of farms and smallholdings in the district (2,095 in 2007), and investment into a diversification scheme will reduce the likelihood of that business developing more diversification schemes, at least in the short term, it is possible that this indicator will show a decline punctuated by increases in investment when funding sources, become available. It is also likely that conversions of farm buildings to dwellings will remain fairly constant until the supply of suitable buildings is used up. Factors such as the profitability of farming and increased 'lifestyle farming' may affect the rate of such conversions.

Summary of Economy Policies, Objectives, Indicators and Targets

90. There are very few allocated but undeveloped employment areas in the adopted local plan remaining. The Council has therefore prioritized the preparation of SA DPDs that will bring forward new proposals for employment development, including mixed use schemes of housing and employment uses. These proposals will help to provide new opportunities for business growth at sustainable locations close to the main centres of population and help maintain rural sustainability. This will help to address the LDF strategic objectives including the regeneration of the district's towns. Once adopted the delivery of employment sites in the SA DPDs will be reported in future AMRs.
91. Diversification is becoming increasingly important to the survival of many rural farm businesses and their communities; to achieve the delicate balance between diversification and the district's environment, priority should be given to the re-use of buildings rather than the development of new ones. The Council's involvement in the Devon Renaissance funding programme, and hitherto its Redundant Building Grant scheme has raised awareness of the potential for diversification projects in the South Hams.

92. 'Saved' policies from the local plan (see appendix 4b) include a number of area specific designations that aim to retain existing employment land and buildings wherever possible and sustainable. This approach is continued in the Development Policies DPD. Employment land commands a low value when compared with residential land values and must be protected from development for other uses. Proposals for the redevelopment or conversion of premises leading to the loss of an employment site to another use are unlikely to be accepted.
93. These policies have been successful over many years in resisting planning applications seeking changes to other uses and very little employment land has been lost to residential development; in 2009 to 2010 there was not net loss of employment land. Protected employment areas are being reviewed, as part of the LDF process, to consider their capacity for expansion, intensification or regeneration - particularly through area centre DPDs where increased employment opportunities would be most sustainable.

Key Theme 3: Transport

LDF Core Strategy Strategic Objectives

- SO13:** Develop an integrated transport system which minimizes the need to travel, optimises the choices between travel modes and reduces the impact of travel on the environment;
- SO14:** Development that generates a high number of trips must be located where it is accessible to sustainable transport;
- SO20:** promote development which will help reduce the consumption of fossil fuels and the emission of greenhouse gases.

Overview

94. Government policy promotes public transport to reduce the need to travel by private car. However, in a rural area such as the South Hams access for the majority involves dependence on the private car since so few locations are served well by public transport.
95. The Council aims to foster sustainable travel through reducing unnecessary car use, improving public transport, and encouraging walking and cycling. The Strategic Infrastructure Development (SID) group works to co-ordinate the delivery programmes of the key service providers and help to identify specific requirements arising from new development. For contextual characteristics see Appendix 1.

Review of Transport Indicators

DP 7	Transport, Access and Parking	
Indicator T1	Compliance of non-residential developments to car parking standards	Indicator type: National × Local ✓ Contextual ×
Target	No applications to exceed the maximum car parking standards	

96. Recent government guidance advises local authorities to monitor parking provision on new developments against standards set out in the LDF. These are set out in the Development Policies document adopted in July 2010. The Council will endeavour to monitor the amount of parking provision made on non-residential sites that have been granted planning permission in future AMRs through liaison with the building and development control service.

Summary of Transport Policies, Objectives, Indicators and Targets

97. The Sherford new community AAP – adopted in August 2007 – aims to create a community that is an exemplar of sustainable travel, making walking, cycling and public transport easier and more attractive and car travel correspondingly less necessary. The AAP includes an extensive policy relating to movement and transport and an Integrated Movement and Transport Strategy will be required as part of the planning application process. The Core Strategy allocates the majority of new development to the district's Area Centres and Local Centres. This will also help to minimize the need to travel and optimize the most sustainable travel modes.

Key Theme 4: Accessibility

LDF Core Strategy Strategic Objectives

SO15: Reduce rural isolation;

SO16: Support the role of market towns, especially the town centres, and other local centres; and

SO17: Retain existing and promote new local services, facilities and amenities.

Overview

98. The South Hams is a rural district¹² despite being geographically sandwiched between the urban centres of Torbay and Plymouth. The district's towns provide a range of facilities while their retail offering and identities are based upon small independent outlets. It is the facilities and services in the smaller centres and wider district that are under greatest threat. Rural isolation and access to key services are priorities of the Council and the Sustainable Community Strategy. The SA DPDs will try to reduce rural isolation through the identification of development opportunities for housing and employment whilst promoting sustainable development. For contextual characteristics see Appendix 1.

Review of Accessibility Indicators

Policy CS 1	Location of Development	
Indicator S1	Percentage of housing and employment at: 1. Area and Local Centres 2. Within Development Boundaries	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Provide: 1. 60% of new residential and 60% employment at Area and Local Centres 2. 80% of new residential and new employment development within Development Boundaries	

Housing

99. National planning policy emphasizes the importance of delivering sustainable development and highlights the importance of providing mixed use developments - including residential and employment opportunities that enable people to live close to their employment. Local examples of this type of development include the current construction of 24 affordable units in the development at South Gate, Totnes, which completed in this monitoring period. The Sherford new community and the Site Allocation DPDs will provide a significant increase in the level of mixed use development within the district between 2011 and 2016 and beyond.

Employment

100. Of the 1,319 square metres (four sites) of employment floor space developed in this monitoring period, two (593m²) were developed in Area Centres. The remaining sites

¹² Countryside Rural / Urban Definition 2004

were either close to suburban housing developments or on employment estates served by public transport and are considered to be in sustainable locations. The SA DPDs will provide a supply of employment land in sustainable locations up to 2016 and beyond.

Policy CS 1	Location of Development	
Indicator S2	Proximity of new housing to local facilities	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Monitor percentage of new housing within 30 minutes public transport time of key services and facilities	

Proximity of new housing to local facilities

101. This indicator requires the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary school and secondary school, employment and a major health centre. An analysis of the bus travel times terminating near services in or near the district has been cross referenced with the housing developments of more than five units – which account for 62% of all completions between April 2009 and March 2010. Railway stations exist only in Totnes and Ivybridge and the rail routes are duplicated by the main bus routes; consequently rail services in the district are not included in this analysis. Certain assumptions were made to achieve this:

- only regular, daily bus routes were used
- people would walk up to 2 km to reach a bus route*
- focussing on developments of five or more housing units
- housing developments in the rural areas are more likely to be small scale
- only people within 30 minutes travel time of Torbay or Derriford Hospitals would have acceptable access to Accident and Emergency services by public transport.

* The use of 1 km or 2 km does not affect the results of this analysis.

Table 16: Percentage of 2009/10 New Residential Development within 30 Minutes Public Transport Time of Services

Percentage of new residential development within 30 minutes public transport time of:						
GP	Hospital	Primary	Secondary	Employment	Retail	All
93	93	95	93	93	95	93

102. When considering developments of less than five dwellings, the total proportion of development completed that is in a main town or has access to a daily bus route is 85% – or 70 out of 82 completions.

Policy CS1, CS12	Location of Development, Tourism	
Indicator S3	1. New retail, office and leisure development 2. New retail and office development in town centres 3. Percentage of new retail, office and leisure development within settlements	Indicator type: National ✓ Local ✓ Contextual ✗
Target	1, 2. Provide 90% of new retail, office, leisure and entertainment development at Town Centre Zones. 3. 90% (by Use Class) in Town Centre Zones.	

Percentage of new retail, office, leisure and entertainment development within town centres

103. Current planning policy in the district aims to secure the continued viability and vitality of the town centres in the South Hams to maintain a good range of shopping facilities to sustainably meet the needs of the community. Core Strategy Policy CS1: Location of Development states that Town Centre Zones in Area Centres and in Modbury and Salcombe will be defined to provide the focus for: retail activity, leisure and entertainment facilities, the arts, culture and tourism, commercial and office development and housing (within mixed use schemes). There were only three small completed retail units – at South Gate, Totnes - in town centres in this AMR period. Core Output Indicator BD4(a) reports on total floor space for town centre uses in town centres but as these are not defined in DPDs yet it has not been reported. The general lack of available space in town centres may be leading to redevelopment of sites and contributing no net gain and there is some evidence of applications for retail development that have not been pursued; this may be related to the recent economic downturn. Furthermore rural diversification opportunities, particularly those making use of broadband technology, may be offering a competitive alternative to town centre office locations.

New retail and office development in town centres

104. National policy promotes sustainable development and focuses new retail, office and leisure development in existing settlements. The Council considers that its towns and local centres are the most sustainable locations for such growth. Current policy focuses development at these centres and some larger villages.

105. In the 2008 AMR a local indicator was developed to measure the effectiveness of the Council's policies on regeneration of the district's towns and villages by monitoring the percentage of completed, new retail, office and leisure development within settlements, outside the four main towns.

Table 17: New retail, office and leisure development within settlements

Use Class	Area Centre	Rural Settlement
A1	3	-
B1	3	2
B2	1	1
D2	3	-
Source: SHDC completions data		

106. In this AMR period 135 square metres of office extension was completed in a rural location at in the district at Ugborough. Another 340 square metres of office/factory extension completed on a Totnes industrial estate. Only three small retail units completed at South Gate in Totnes. However the very small number of developments, the multi-use designation and small scale of some developments limits the usefulness of this data.

DP 9	Local Facilities	
Indicator S4	Loss of existing local services and facilities	Indicator type: National ✗ Local ✓ Contextual ✓
Target	No net loss of existing services and facilities	

107. About two thirds of the South Hams population lives outside the district's four main towns where most settlements have a very limited range of community facilities. Policies in the LDF seek to protect facilities such as village shops and post offices. Such rural provision is often under threat from reduced economic viability caused by a range of factors such as:

- strong competition from urban / peri-urban providers e.g. supermarkets
- economies of scale e.g. fuel costs are greater at rural petrol stations
- higher cost of delivering services to a dispersed population e.g. public transport
- higher levels of car / van ownership in rural areas leading to a more mobile population
- people being prepared to travel further to access facilities but more likely to combine goals into fewer trips e.g. shopping, post office, chemist, fuel at one supermarket.

108. No conditional approvals for further loss of village shops through change of use occurred in this AMR period. Of three completions of new community facilities only one, an addition to Ermington Primary School, was in a rural village; a further primary school extension and a medical centre completed in Kingsbridge. Also two applications for change of use from A1 to: a dental practice in Kingsbridge and a physiotherapist in Ivybridge, received planning approval in this period.

109. The Council aims to respond to any consultations, notifications or negotiations relating to the loss of local services and facilities, including the loss of public transport, leisure, social, health and other services. The number of such issues occurring in any one year is low and reporting of any resultant changes will be collated to feed into the AMR. No information was received by the Council on losses to public services for the period.

Policy CS8	Infrastructure Provision	
Indicator S5	<ol style="list-style-type: none"> 1. Supply of new infrastructure 2. Proximity of new housing to local facilities 	Indicator type: National ✗ Local ✓ Contextual ✗
Target	<ol style="list-style-type: none"> 1. All new infrastructure required to be delivered in conjunction with the development of allocated sites, to be secured through Section 106 Agreements. 2. Provide 60% of new residential and 60% of new employment development at Area and Local Centres. 	

Supply of new infrastructure

110. The term 'infrastructure' covers a range of services and facilities provided by public and private bodies. It includes physical infrastructure such as: roads, footpaths, cycle paths, water provision and treatment, sewerage, flood prevention and drainage, waste disposal, electricity, gas, ICT, telecommunications; and community infrastructure such as schools, healthcare, public transport, community buildings, places of worship and associated facilities, sport and recreation facilities, open spaces. Responsibility for existing infrastructure rarely lies with the district Council whose involvement is more usually centred on the planning for provision of infrastructure to meet community need through the LDF.
111. The Council wishes to achieve a consistent and co-ordinated approach to providing new or improved infrastructure through partnership working within the private and public sectors. To support the progression of the site allocation DPDs the Council has formed a Strategic Infrastructure Delivery Group (SID) to assess infrastructure provision, consider future requirements and to co-ordinate the delivery programmes of the key service providers. This is presented in each SA DPD as an infrastructure delivery programme. Where existing infrastructure is inadequate to meet the needs of new development, the Council will require developers to fund the new or improved infrastructure directly related to those needs. In particular, the Sherford New Community proposal will require the provision of significant elements of key strategic infrastructure including a wide range of community facilities, sustainable transport systems and the full spectrum of physical infrastructure. However, the majority of employment developments have no S106 contribution applied for such things as education or open space. Infrastructure requirements to 2016 and beyond, such as cycle paths, roads, footpaths, school sites – and in Sherford, hospitals, civic buildings - will be built into the appropriate DPDs. This indicator will be developed in future AMRs, as key LDF documents are adopted, particularly the SA DPDs.

Summary of Accessibility Policies, Objectives, Indicators and Targets

112. The SA DPDs, when adopted, will allow progress towards meeting the strategic objectives for accessible services to be made and reported. Although the Adopted Local Plan has been successful at maintaining a good range of shopping facilities within the town centres, the LDF will also emphasize the need to reduce rural isolation by the retention of existing, and promotion of new, services and facilities in market towns and other local centres while concentrating residential development where services are accessible.
113. Current planning policy aims to secure the continued viability, vitality and prosperity of the town centres in the South Hams and meet the service provision needs of the community. The adopted local plan contains a Central Shopping Area (CSA) policy that seeks to concentrate shopping development in each town centre. This policy has been relatively successful at resisting 'edge of town' or 'out of town' development while allowing for the provision of village shops and farm shops to serve smaller communities. It is anticipated that these will be replaced by Town Centre Zones (TCZ), incorporating a Primary Shopping Area, in future LDF documents.
114. The closure of village shops is of greater concern than the provision of new local shops. Local shops, particularly those in rural communities, are generally under threat because today's car based shopping patterns favour larger centres. The Council has recognized a need for a policy to help protect local community facilities and services that are vital to rural community life; this is being addressed in the LDF.

Key Theme 5: Environment

LDF Core Strategy Strategic Objectives

- SO18:** Conserve and enhance the quality of the district's countryside and coastal landscapes;
- SO19:** Conserve and enhance the district's geological resource and the diversity and abundance of wildlife habitats and species;
- SO20:** Conserve and enhance the historic, architectural and archaeological character and features of the district;
- SO21:** Provide for recreational use and enjoyment of the district's towns, villages, countryside and coast;
- SO22:** Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water; and
- SO23:** Promote development which will help to reduce the consumption of fossil fuels and the emission of greenhouse gases.

Overview

115. The South Hams is renowned for its high quality environment. The Council recognizes the superb environment, including the landscape, ecological and cultural/historic heritage, as one of its principal assets. A key objective of the LDF is to balance development with the protection and enhancement of the environment.
116. Approximately one third of the district is designated as an Area of Outstanding Natural Beauty (AONB). A landscape character approach is used to conserve, protect and enhance the environment. Development is strictly controlled in the countryside and is usually only permitted where it meets a specific local need. New development must be of high quality, locally distinctive, promote sustainable development and aim to reduce the impact on the environment. It is planned to monitor development in these areas. For contextual characteristics see Appendix 1.

Review of Environmental Indicators

Policy CS10	Nature Conservation	
Indicator N1	1. Change in areas and populations of biodiversity importance: change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. 2. [<i>National species indicator ended</i>]	Indicator type: National ✓ Local ✓ Contextual ✗
Target	1. No loss of any designated International, National, Regional or Local sites. 2. No loss of priority habitats or species.	

117. Change in priority habitats and species is currently difficult to monitor due to lack of clarity in responsibility for financing and undertaking surveys, use of common indicators and terminology amongst ecological surveyors and identification of priority habitats locally. Furthermore where locally gathered ecological reports are

available, such as species surveys relating to developments, collation and interpretation as well as ownership and copyright of the data are issues. Though this part of NCOI 8 has been removed by DCLG it recommends less frequent reporting as a contextual indicator in a suite of indicators. Local policy on biodiversity is set out in the Devon Structure Plan 2001-2016, the Devon Biodiversity Action Plan (BAP), Core Strategy policy CS10: Nature Conservation and Development Policies DPD policy DP5: Biodiversity and Geological Conservation (although the later was adopted outside this monitoring period, it will be evaluated in subsequent AMRs). These policy documents are designed to conserve, enhance, and increase access to, the natural environment in Devon. In particular, they aim to:

- avoid development or land management practices that adversely affect priority species or habitats
- enhance, or restore, sites containing priority habitats or species
- take measures to reduce their fragmentation and isolation by creating linkages between sites where the opportunity arises.

In the first year of monitoring the AMR established baseline information. The debate on environment monitoring remains to be resolved so the Council will undertake to measure changes in these indicators in future years in response to guidance or through consultation with conservation agencies and organizations.

Change in Designated Areas

118. The South Hams areas (outside Dartmoor National Park) designated for their nature conservation importance are shown in the Table N1.

Table N1: Number of designated sites within the South Hams

Importance	Site Designation	Acronym	2002 - 2008	2008 (ha)	2009	2009 (ha)
European	Special Protection Areas	SPA	1	133	1	133
	Special Areas of Conservation	SAC	4	6,267	4	6,267
National	National Nature Reserves	NNR	1	221	1	221
	Sites of Special Scientific Interest	SSSI	23	7,705*	23	7,705*
Regional / local	County Wildlife Sites	CWS	256	6,285	256	6,285
	County Geological Sites	CGS	40	-	40	-
Others	Local Nature Reserves	LNR	1	412	1	412
	Non-Statutory Nature Reserves	NSNR	2	-	2	-

Source: Devon County Council

* See Natural England data at paragraph 119 – the difference reflects the Local Planning Authority area.

119. The South Hams has five areas of international importance for nature conservation: Tamar Estuaries Complex (Special Protection Area (SPA)), Plymouth Sound & Estuaries, South Devon Shore Dock, Blackstone Point and South Hams Special Areas of Conservation (SACs). Two further SACs are located within 15km of the district boundary (South Dartmoor Woods and Dartmoor). There are also two candidate marine consultation zones off the South Hams coast (Poole Bay to Lyme Bay cSAC and Prawle Point to Plymouth Sound and Eddystone cSAC).

120. Natural England periodically monitors the area and condition of the 23 SSSIs designated for their national ecological or geological importance. The sites are not surveyed annually for condition but of those areas surveyed and reported in this

monitoring period, none of the South Hams sites appear to have worsening condition, all being in 'no change', 'favourable' or 'recovering condition.' There does appear to be some discrepancy in the area of SSSIs in the district. Natural England's 2008/09 records total 10,951 hectares for the whole of the South Hams but South Dartmoor units 31 & 33 are missing; It is unclear whether this difference in area reflects de-designation of SSSIs. There are no losses or changes in trend to habitat or species in the South Hams recorded on the Biodiversity Action Reporting System (BARS) website for this monitoring year. A large number of areas have been given County Wildlife Site (CWS) status - a Devon County Council designation. The Biodiversity Records Centre holds data on County Wildlife Sites but cannot give data on changes to these between particular dates as required. Between 2004 and 2008 a survey programme was mainly focussed on identifying, surveying and designating new CWS; over the coming years the focus will be on monitoring the state of the existing CWS series. Local Nature Reserves are reportedly being reviewed by the Devon Wildlife Trust but no record has been found.

LDF Policy CS10	Nature Conservation	
Indicator N2	Achievement of Biodiversity Action Plan targets	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Record trends	

121. There is no Local Biodiversity Action Plan for the South Hams. The Devon Biodiversity Partnership published a Devon Biodiversity Action Plan (BAP) in July 1998 and revised it in the spring of 2005. Parts of the South Hams identified as Prime Biodiversity Areas (localities with particular concentrations of special sites or high biological diversity) are the coastal areas to the east of the River Dart and bordering Torbay and those from the Yealm Estuary west to Plymouth (and on the River Tamar north of Plymouth). The actions listed within the BAP 2005 update common themes that are relevant to local authorities and have targets that are either ongoing or were scheduled for 2007 or 2008, while targets for habitats and species are listed within specific documents. There are no numerical or text based targets listed for the South Hams on the Biodiversity Action Plan Reporting System [BARS].

LDF Policy CS9	Landscape and Historic Environment	
Indicator N3	1. Number of features of historic and cultural interest protected	Indicator type: National ✗ Local ✓ Contextual ✗
Target	1. Complete Landscape Character Assessment by summer 2007 1. Reduction in percentage of Listed Buildings "at risk." 1. No loss of Listed Buildings, Scheduled Monuments or Historic Parks and Gardens.	

122. The archaeological or historical heritage of the district is of immense value and contributes much towards the distinctive character and quality of the local towns, villages and countryside to the benefit of the local environment. However, this resource is finite, irreplaceable and vulnerable to the threat of change; effective protection of the historic environment is therefore vital. The LDF policy framework provides this protection and monitoring the number of historic features will record its effectiveness. The recent numbers of listed buildings, ancient monuments and conservation areas are set out in Table N2 below. The numbers for recent years show that the historic environment in the South Hams continues to be protected.

Table N2: Protected Historic Features in the South Hams

Historic Features	Number of Features					2009 Notes:
	2005	2006	2007	2008	2009	
Listed Buildings	3,463	3,467	3,469	3464	3462	(Effective)
Scheduled Monuments	411	411	411	414	414	(+ 2 Pending)
Conservation Areas	52	52	52	46	46	(Effective) 12 (Cancelled)
Historic Parks and Gardens	7	8	8	8	8	1 (Eff not Reg) (1 mostly in Torbay)

Sources: DCC (Pre 2008) ; SHDC, MVM database (2008)

NB: These figures include that part of South Hams district within Dartmoor National Park.

LDF Policy CS11	Climate Change	
Indicator N4	<ol style="list-style-type: none"> 1. Permissions granted contrary to advice of the Environment Agency 2. No net loss of Flood Storage Capacity 3. Percentage of development with Sustainable Drainage Systems 4. Renewable energy capacity installed by type 5. Provision of energy efficiency development 6. Major commercial developments to be accompanied by a Travel Plan. 	Indicator type: National ✓ Local ✓ Contextual ✗
Target	<ol style="list-style-type: none"> 1. No permissions granted contrary to advice 2. No permissions granted contrary to advice without due mitigation 3. Provision of SUDS 100% of sites 4. 100% of sites (at least 10% on-site energy generation) 5. 100% of developments and buildings meeting 'excellent' or 'very good' BREEAM and BRE EcoHomes standards. 6. 100% of major commercial developments to have a Travel Plan 	

Permissions granted contrary to advice of the Environment Agency

123. National planning policy (PPS 25) on Development and Flood Risk seeks to prevent:

- further development in the flood plain
- development which will lead to additional flooding problems
- development that would adversely affect water quality.

The Environment Agency (EA) will object to planning applications that have a potential impact on the water environment. Therefore it is important that planning permissions granted ensure no adverse impact on flooding or water quality.

124. A review of the data available on the Environment Agency website* showed that, in 2009/10 out of 16 objections ten were granted planning permission, six objections related to flooding, two to 'Adverse Impact on Surface Water Run-Off,' and one to both flood risk and run-off and one for 'sequential test not proven. Please note that EA data does not take into account those objections that were waived on appeal.

*(www.environment-agency.gov.uk/static/documents/Research/FR_Objections_South.pdf)

Percentage of development with Sustainable Drainage Systems

125. An LDF strategic objective is to achieve high quality development that respects its location and is compatible with the sustainable management of land, soil and water. Sustainable Drainage systems utilize a range of techniques designed to promote the filtration and evaporation of water and the break down of pollutants, as close to the source as possible. They are an alternative to drainage through pipes directly to a water course and will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding. This indicator will therefore be used to monitor the sustainable management of water at development sites. Table N3 shows the provision of sustainable drainage systems at sites with a total dwelling capacity greater than five where dwellings were completed during 2009/10. SUDs are unlikely to be required for the development of brownfield sites unless they are significantly adding to the rain water run-off. In contrast new green field developments in the district will require a sustainable drainage system.

Table N3: SUD Provision at Housing Sites (5+Dwellings) and Employment Sites 2009/10

2009/10 Development:	Total Dwelling Capacity	Drainage Scheme		Completions in AMR Period	Drainage Scheme	
		SUDs	Existing		SUDs	Existing
Greenfield Housing	172	100%	0%	76	100%	0%
Brownfield Housing (incl' Barn Conversions & redevelopment)	122	53%	%	34	15%	%
Employment Land Sites	-	-	-	7	43%	57%*

Source: SHDC Development Management

* Includes mezzanine developments

Renewable energy capacity installed by type

126. The Government's target is that 10 per cent of electricity should be generated from renewable sources by 2010. In 2008, 5.3 per cent of electricity sales by licensed suppliers in the UK were from electricity generated from renewable sources.
127. The Government's national core indicator requires local planning authorities to provide details of completed renewable energy schemes, including bio fuels, onshore wind, water, solar energy, and geothermal energy. Some renewable energy schemes, including photovoltaic (solar PV), can be installed under permitted development rights without the need for planning permission; it is therefore difficult to monitor their implementation.
128. Only a small amount of energy in the South Hams is generated from renewable energy. RegenSW publishes an annual report on renewable energy in the south west. This shows a significant increase in the number of new projects and outputs across the region, Devon and the South Hams.

Table N4: New Renewable Energy Capacity in the South Hams

South Hams	Renewable electricity		Renewable heat	
	Projects	(MW)	Projects	(MW)
2008	32	1.00	47	1.28
2009	35	1.43	68	1.51
2010	52	1.47	104	1.87

Source: http://regensw.s3.amazonaws.com/1279027993_202.pdf

Provision of energy efficiency development

129. An LDF Core Strategy strategic objective is to achieve sustainable development. The adoption of the Core Strategy provides useful tools to encourage developers to include renewable energy in new development schemes. An example of this is renewable energy consideration for the planned development at the Sherford New Community. Preliminary review of the options for a sustainable energy strategy is available on the RegenSW website. Energy efficient development is considered in the Adopted Core Strategy through Strategic Objective 23 and Policy CS11, Climate Change.
130. Greater detail is contained within the Development Policies DPD policy DP4: Sustainable Construction, adopted in July 2010. Methods for monitoring provision of energy efficient development will be developed as these policies begin to have an effect on new developments in the district.

Summary of Environment Policies, Objectives, Indicators and Targets

131. As far as can be determined with the evidence and data available planning policies have been successful at conserving the quality of the districts landscapes, biodiversity, historic and archaeological features. The monitoring framework in relation to environmental policies is continuing to evolve. For example, Devon County Council are developing a Biodiversity monitoring framework for Devon while work to clarify the indicators and ensure compatibility of data, from local to regional geographical areas, is being coordinated by the South West Observatory.
132. There is currently limited evidence to demonstrate that existing policy enables any form of enhancement of landscape features - the aim of all but two of the strategic objectives. To meet the strategic objective to '*conserve and enhance the diversity of wildlife habitats and species*,' the issue of whether to identify areas or sites for restoration or creation of new priority habitats will be addressed in the appropriate LDF document.

Conclusion and Priorities

133. Monitoring is essential to ensure the implementation of the LDS and test the effectiveness of LDF policies and proposals.
134. The preparation of the Core Strategy, Affordable Housing DPD and SA DPDs are key to delivering the Council's priorities and themes of the Sustainable Community Strategy. Once adopted the SA DPDs will ensure a supply of sites at the most sustainable locations that are supported by robust and credible evidence. The Council is also looking at innovative methods to bring forward housing delivery to meet pressing local affordable housing need.
135. The Council has made good progress in advancing its LDF and has met the majority of the targets in its draft LDS (the revised LDS was approved in July 2010). It has adopted its Core Strategy and the Affordable Housing DPD. The Development Policies DPD was submitted during the last monitoring year, examined in March 2010 and adopted in July. The Site Allocations DPDs were progressed through the regulation 25 stage, published in April 2010 and examined in November. Progression of the LDF is allowing replacement of Local Plan policies that are becoming increasingly out of date and identifying a supply of sites for housing, employment and community uses over the next two decades.
136. Work has continued to develop monitoring systems to assess policy effectiveness. Partnership working with other authorities will be a key feature particularly with Plymouth City Council to monitor the delivery of the Sherford new community and to progress the Plymouth Urban Fringe DPD with consultation planned for 2011.
137. To support the LDF portfolio and particularly to ensure the SA DPDs are drawn on robust and credible evidence the following pieces of work have been completed:
 - Housing Market and Needs Assessment (HMNA) for the Plymouth Sub-Region including the South Hams was undertaken in 2006. Regular updates have since been issued.
 - An Employment Land Review (ELR) for the South Hams was carried out in 2006. The review was undertaken in partnership with Torridge DC, West Devon BC and North Devon DC. It made recommendations on site allocations, planning policy, other interventions and monitoring of employment land.
 - It is anticipated that the Devon Employment Space Strategy 2008/2026 will supplement this report and provide data to support South Hams planning documents including settlement specific DPDs.
 - A Strategic Housing Land Availability Assessment (SHLAA) was completed in 2009 to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.
 - The Council's Sustainability Threshold Assessment (STA) methodology was applied to many sites across the district in 2009 as part of the process to develop the Site Allocations DPDs. It was updated and published alongside the SA DPDs.
 - A Design Review Assessment by The Prince's Foundation was commissioned in 2009 to further assess the SHLAA and STA site work. This was also published alongside the SA DPDs.
 - The Council has formed a Strategic Infrastructure Delivery Group to assess the existing provision of infrastructure and consider future requirements against the

proposed levels of development. The Group includes South Hams District and Devon County Councils, NHS Devon, Devon and Cornwall Constabulary, the Environment Agency and South West Water. A report was published in April 2010.

- A Strategic Flood Risk Assessment (SFRA) of the district is an important element of the LDF evidence base. Its main objective is to identify flood risk areas and consider how potential flood risk can be managed in relation to site allocations. The South Hams Strategic Flood Risk Assessment (Level 1) was published in June 2007, with subsequent Level 2 reports for Kingsbridge, Ivybridge, Salcombe and Totnes
- A South Hams Landscape Character Assessment (LCA) was published in May 2009; it will provide local information to help maintain and enhance the district's landscape character.

All these reports are available on the Council's website.

Future Priorities

138. The main priority for the next monitoring year is to submit the SA DPDs to the Secretary of State, complete their examination and, subject to a 'sound' inspector's report, adopt them early in 2011. This will ensure a needed supply of available, deliverable sites for housing, employment and community uses across the district.

APPENDICES

- 1 a. Contextual Indicators
- b. GOSW Recommended Contextual Indicators
- 2 a. LDF Core Strategy Monitoring Framework
- 2 b. Affordable housing DPD Monitoring Framework
3. Review of LDF National Core Output Indicators with reference to 'saved' policies
- 4 a. List of settlements with development boundaries to be saved beyond 3 years from the 1996 adopted local plan
- b. List of policy areas to be saved beyond 3 years from the 1996 adopted local plan
- 5 a. South Hams residential land availability commitments & completions summary
- 5 b. Site Allocation DPD Housing and Employment Proposals
6. Housing Land Supply Scenarios
7. South Hams employment land availability completions 2001 – 2010
8. Employment Land Completions
9. DCLG Core Output Indicators

APPENDIX 1(a). Contextual Indicators

Housing Contextual Indicators:

- In 2010 the estimated average house price in the district was 15 times the average district salary of £18,949 *per annum*. Source: National Housing Federation
- Families with children represent 41% of households.
- There are increasing numbers of people accepted as homeless.
- 47% of homelessness in the district results from the ending of assured short hold tenancies. Others include relationship and family breakdown, rent arrears and mortgage repossessions. Source: SHDC, Homelessness Review & Strategy 2003
- The 1,578 people on the district's housing register in 2008 has become 1,584 on Devon Homechoice in 2010. Source: SHDC Housing Advice
- The Housing Advice Team continues to be successful in preventing homeless occurring by either assisting them to either remain in their current accommodation or to source alternative accommodation. In 2005/06 there were 42 successful preventions and by 2009/2010 this had risen to 217. The prevention agenda has led to a reduction in the number of homeless applications and the use of temporary accommodation. Source: SHDC, Housing Advice
- 10% of South Hams dwellings receive a 10% Council Tax discount – broadly representing second homes; in some parishes this is over 40% of dwellings and in one it is over 50%. Source: SHDC, Revenues & Benefits
- 20 South Hams Super Output Areas (SOAs) are in the UK's 20% most deprived for 'Barriers to Housing and Services' and 3 SOAs are in the UK's 2% most deprived for 'Barriers to Housing and Services'. Source: Indices of Deprivation 2007

Economy Contextual Indicators:

- The South Hams has a diverse base of very small to medium sized enterprises. National Rate of Growth of Output = 5.6% South Hams = 6.3 % pa Source: South Hams Economy 1998 – 2008
- 55% of South Hams businesses aspire to moderate or rapid growth; 48.4% have recently invested in improvements to premises or plan to do so within 12months; 46% consider access to quality premises a constraint or significant constraint to business Source: Devon Renaissance Business Survey 2006
- For full time workers average earnings in 2009 remained just 78% of the England average. Source: Annual Survey of Hours and Earnings (ASHE), 2009
- 77% of South Hams businesses are sole traders or employ less than 10 workers.
- 74% of the Tourism & Leisure labour force, 61% of the Land based & fishing labour force and 64% of the Retail & Wholesale labour force earn less than £7.00 ph.
- Conversely: 45% of the manufacturing labour force and 61% of the ICT labour force earns more than £ 10.00 ph Source: South Hams Business Survey 2004
- Over £210m per year is brought into the district through tourism.
- It is estimated that 64% of South Hams workers are employed either directly or indirectly in tourism related service sectors. Source: Economic Impact Study of Tourism in the South West 2003
- 'Offices', 'light industrial' sites and 'land' generate the most business enquiries in the district while 'General industrial' sites (B2), 'studios, laboratories, high-tech' (B1) generate a lower level of interest overall. Source: SHDC Workspace Demand Assessment 2005
- Employment Premises in 2009: retail 570, office 615, factories 525, warehouses 335. Source: www.neighbourhood.statistics.gov.uk (S Hams / Physical Environment)

Accessible Services Contextual Indicators:

- 20 South Hams Super Output Areas (SOA's) in the UK's 20% most deprived for 'Barriers to Housing and Services' and 3 SOA's in the UK's 2% most deprived for 'Barriers to Housing and Services'.
Source: Indices of Deprivation 2007
- The 2001 Census showed 85% of the districts households have at least one car.
- Facts About Rural Parishes:
 - 75% have no daily bus service
 - 49% have no school
 - 93% have no public nursery
 - 91% have no day-care centre for the elderly
 - 92% have no police station
 - 70% have no general store
 - 91% have no bank or building society
 - 83% have no GP in the parish
 - 56% have no petrol station
Source: Rural Development Commission
- Petrol (fuel) costs more in rural petrol stations (often independent small businesses).
- Public Open Space:
 - 9 council owned gardens
 - over 90 children's playgrounds
 - 9 outdoor sports facilities

Environment Contextual Indicators:

- 1/5th of the district is within Dartmoor National Park (under the DNPA planning authority).
- South Devon Area of Outstanding Natural Beauty covers 130 square miles (345 sq. km) including the entire coastline of the South Hams, the Dart estuary almost to Totnes and the Avon Valley as far inland as Avonwick.
- Other designations include (NB some sites may have more than one designation):
 - Special Areas of Conservation (1) & Special Protection Areas (4 sites hosting species of European significance.
 - 29 Sites of Special Scientific Interest (covering 31 square miles)
 - County Wildlife Sites, County Geological Sites (nearly 300 sites)
 - National Nature Reserve (Slapton Ley)
 - Areas of Great Landscape Value (224 sq.km.)
 - Coastal Preservation Areas (200 sq.km.)
 - Local Nature Reserves (1) and Non-Statutory Nature Reserves (2)
- Wildlife Features include:
 - woodland, hedgerows,
 - orchards, ponds, rivers and streams,
 - urban green corridors, road verges,
 - sites hosting rare species, or a good mix of species.
- South Hams Image:
 - 78% of visitors in 2003 said that the quality of the environment was a key reason for their visit to the South Hams
Source: South Hams Visitor Survey 2003
- Area of: domestic gardens – 1,583 h.a.; green space – 83,263 h.a.
Source: www.neighbourhood.statistics.gov.uk

APPENDIX 1(b).
GOSW Recommended Contextual Indicator

Theme	Indicator	Data
Population	Population size estimates Age structure	83,500 [ONS Mid Year est' 2009] <15 = 16.7%) 15-29 = 14.4%) March 30-44 = 16.5%) 2008 45-64(♂) & 45-59(♀) = 26.5%) >65 (♂)& >60(♀) = 25.9%)
	Population density	0.92 persons/ha (Census 2001)
Dwellings & Households	Total No. of Households Av. Household size	34,810 (Census); 41,792 Council Tax data (2007) 2.3 persons (79,818* / 34,810) [2001] * <i>people in households</i>
	Household composition Total No. of dwellings Household tenure	Median Av = 1 family, no others 42,365 Council Tax data (2010) 75% owned-occupied / mortgage) 0.8% shared ownership) ONS - 2001 11% LA/RSL) Neighbourhood 13% rented other) Statistics-2001
Crime	Quality of housing stock Dwelling type	1,830 unfit dwellings (4.5%) [2005] Data not available on ONS.
	Crime Rate % of residents who feel safe/v.safe: a) after dark b) during the day	38.3 per:1000 (Home Office) (2008/09) 2,583 notifiable offences (2008/09); 2,940 (2007/08): 2,583 (2008/09) ONS <i>Post 1998 Data not found</i>
Health & Well-being	Deprivation Life expectancy Health: long term limiting illness	No SOAs in top 20% UK [2007] M:79yrs F:83yrs [2006 to 2008] 18.7% [2001 Census]
Economy	Gross Value Added £ per head Unemployment Rate Average earnings	£16,812; 79.5%UK [S Hams Economy 2008] 2.0% 2009/10 £478 full time per week [2009]
Transport & Commuting Patterns	Commuting (mode) Commuting (distance) Average daily traffic flows % of households within walking distance of daily bus service	5.8% home, 0.7% train, 2.2% bus, 66% car/van/m-bike/taxi 16% bike/foot/other Average distance = 18.9 miles <i>Data not found</i> 71.8% (within 13 minutes walk)
Education	% pupils at end Key Stage 4 with 5+ GCSE at A-C or equivalent Working age people with NVQ level 3+ as % of working age population	76.8% (South Hams, 2008/09) [ONS] 58.4% (ONS, 2007) (SW region 49.2% [ONS])
Environment	% of area protected by a designation	There are 73,500 h.a. of designated land but as some areas have multiple

APPENDIX 2a: LDF Adopted Core Strategy Monitoring Framework

Core Strategy Policies	Strategic Objectives	Indicator	Target
Spatial Strategy:			
CS1	SO1, SO3, SO7, SO9, SO13, SO14, SO16, SO17, SO18	Amount of housing/employment provided, broken down by the Plymouth PUA, Area Centres, Local Centres and elsewhere in the district	Provide 60% of new residential and 60% of new employment development at Area and Local Centres.
	SO17, SO18	Amount of retail/leisure/entertainment facilities provided at Town Centre Zones	Provide 90% of new retail/leisure and entertainment development at Town Centre Zones.
Location of Development	SO1, SO3, SO7, SO9, SO13, SO14, SO16, SO17, SO18	Percentage of residential and employment development within Development Boundaries	Provide 80% of new residential and 80% of new employment development within Development Boundaries.

Core Strategy Policies	Strategic Objectives	Indicator	Target
CS2 Housing Provision	SO1, SO2, SO6, SO7, SO12, SO13, SO14, SO16, SO18, SO22	Level of housing completions	Meet the housing trajectory and deliver at least 8,350 new homes 2001 - 2016.
CS3 Employment Land Provision	SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO14, SO16, SO23	Supply of land developed for employment by Use Class	Deliver 62 hectares of employment land on allocated sites during 2001 - 2016 (to be recorded by Use Class) comprising 42 ha within the PUA and 20 ha outside the PUA.

Core Strategy Policies	Strategic Objectives	Indicator	Target
<p>CS4</p> <p>Sherford New Community</p>	<p>SO1, SO2, SO3, SO4, SO5, SO6, SO8, SO9, SO10, SO12, SO13, SO14, SO17, SO21, SO22, SO23</p>	<p>Sustainable phased development</p>	<p>Deliver 4,000 dwellings by 2016 including 50% affordable housing with associated employment land and community and strategic transport infrastructure. (Detailed indicators and targets are set in the Sherford AAP).</p>
Strategic Policies:			
<p>CS5</p> <p>Previously Developed Land</p>	<p>SO3, SO5, SO7, SO14, SO16, SO18</p>	<p>Percentage of housing development on previously developed land</p>	<p>Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings.</p>

Core Strategy Policies	Strategic Objectives	Indicator	Target
<p style="text-align: center;">Affordable Housing</p> <p style="text-align: center;">CS6</p>	<p style="text-align: center;">SO1, SO2, SO3, SO4, SO6, SO7, SO9, SO15, SO16</p>	<p style="text-align: center;">Supply of affordable housing broken down by the Plymouth PUA, Area Centres, Local Centres and elsewhere in the district</p>	<p style="text-align: center;">Deliver 50% of all new dwellings as affordable homes.</p>
<p style="text-align: center;">Design</p> <p style="text-align: center;">CS7</p>	<p style="text-align: center;">SO3, SO4, SO5, SO9, SO18, SO20, SO22, SO23</p>	<p style="text-align: center;">Production of Concept Statements/Development Briefs</p>	<p style="text-align: center;">A Concept Statement/Development Brief to be prepared for each allocated site and approved by the Council's Design Panel.</p>

Core Strategy Policies	Strategic Objectives	Indicator	Target
<p>CS8</p> <p>Infrastructure Provision</p>	<p>SO3, SO6, SO7, SO10, SO11, SO12, SO13, SO14, SO15, SO17, SO22, SO23</p>	<p>Supply of new infrastructure in phase with development</p>	<p>All new infrastructure required to be delivered in conjunction with the development of allocated sites, to be secured through Section 106 Agreements.</p>
<p>CS9</p> <p>Landscape and Historic Environment</p>	<p>SO18, SO19, SO20, SO21, SO22, SO23</p>	<p>Complete Landscape Character Assessment</p> <p>Number of historic features that are protected</p>	<p>Summer 2007</p> <p>Reduction in percentage of Listed Buildings "at risk." No loss of Listed Buildings, Scheduled Monuments or Historic Parks and Gardens.</p>
<p>CS10</p> <p>Nature Conservation</p>	<p>SO18, SO19, SO22, SO23</p>	<p>Number of International, National, Regional and Local sites</p> <p>Number of priority habitats and species (<i>deleted in DCLG guidance 02/2008</i>)</p>	<p>No loss of any designated International, National, Regional or Local sites</p> <p>No loss of priority habitats or species.</p>

Core Strategy Policies	Strategic Objectives	Indicator	Target
<p>CS11 Climate Change</p>	<p>SO11, SO13, SO14, SO18, SO19, SO22, SO23</p>	<p>On allocated sites and sites of 10 dwellings, 1,000 sq m or more:</p> <ul style="list-style-type: none"> • Provision of energy efficient development • At least 10% on-site energy generation • Provision of SUDS <p>Major commercial developments to be accompanied by a Green Travel Plan.</p> <p>Maintain the district's Flood Storage Capacity</p> <p>Planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality.</p>	<p>100% of developments and buildings meeting 'excellent' or 'very good' BREEM and BRE EcoHomes standards.</p> <p>100% of sites</p> <p>100% of sites</p> <p>100% of sites</p> <p>No net loss of Flood Storage Capacity</p> <p>No permissions granted contrary to advice</p>

Core Strategy Policies	Strategic Objectives	Indicator	Target
CS12 Tourism	SO7, SO8, SO9, SO11, SO14, SO16, SO17, SO21, SO22	Percentage of new tourism and leisure facilities provided	90% (by Use Class) in Town Centre Zones.
CS13 Rural Diversification	SO7, SO8, SO9, SO11, SO14, SO15, SO17, SO18, SO21	Increase in number of employment based planning permissions granted outside Area Centres	10% increase per annum.

Appendix 2b: Affordable Housing DPD Monitoring Framework

Affordable Housing Policies	Strategic Objectives	Indicator	Target
AH1: Affordable Housing Provision	SO1, SO2, SO3, SO4, SO5	NI154 Net additional homes provided	Deliver 50% of all new dwellings as affordable homes to 2016 by:
AH2: Allocated Sites		NI155 Number of Affordable Homes Delivered (Gross)	Allocating sites in DPDs with AH % dependent on their location as follows:
AH3: Unallocated Sites		Supply of affordable housing by scheme broken down by:	<ul style="list-style-type: none"> • Plymouth Urban Fringe- 50% (250 AH units) • Area and Local Centres- 55% (605 AH units) • Rural Areas- 60% (240 AH units)
AH4: Mix, Size, Type and Tenure		1. Location-	
AH5: Rural Exception Sites		<ul style="list-style-type: none"> • Plymouth Urban Fringe • Area and Local Centres • Rural Areas 	
		2. On-site/off-site financial contributions	Seeking contributions from windfall sites as follows:
		3. Delivery mechanism-	<ul style="list-style-type: none"> • Sites 1-5 dwellings 25% (off site) • Sites 6-14 dwellings 33% (on site) • Sites of 15 or more dwellings 50% (on site)
		<ul style="list-style-type: none"> • Allocation • Windfall • Exception Site 	All exception sites deliver 100% AH
		Monitoring of delivery through housing land availability, housing completions and site by site progress updates in the AMR.	Deliver a strategic target of 60% rented and 40% intermediate across the district (excluding Sherford new community)

Note: NI = National Indicator

APPENDIX 3: Review of Local Development Framework National Core Output Indicators with reference to ‘saved’ policies

Core Indicator		Output 2008/09
Business	1a Amount of floor space Include uses in classes A1, A2, A3, B1(a), B1(b+c), B2, B8, C1, D2	In this period 11,140m ² floor space of employment land was built. Net: B1 1,193 m ² ; B2 2,828 m ² ;B8 ;1,358 m ² ; B1/B2/B8 857 m ²
	1b Amount of floor space developed for employment by type, in employment or regeneration areas	None in regeneration areas; 1,719m ² at Langage (Assisted Area status) including mezzanines
	1c Amount of floor space by employment type, which is on previously developed land	0.85 ha or 9,636m ² of floor space (including 4,697m ² of mezzanine floor space) or 86.5% of the total.
	1d Employment land available by type	13.62ha DPDs; 56.42ha planning permissions
	1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	i) 0 m ² ii) 0m ²
	1f Amount of employment land lost to residential	0 ha
Housing	2a Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer; (ii) net additional dwellings for the current year (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year’s performance.	See Housing trajectory at Indicator 1.
	2b Percentage of new and converted dwellings on previously developed land	40%
	2c Percentage of new dwellings completed at:	

Core Indicator		Output 2008/09									
	(i) less than 30 dwellings/ha; (ii) between 30 and 50 dwellings/ha; (iii) above 50 dwellings/ha	i) 24.6 % ii) 62.9 % iii) 12.5 %									
	2d Affordable housing completions	52									
Transport	3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.	Currently there is no data available. The Council will seek to set up a system to monitor this indicator through planning applications made using the standardized form.									
	3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)	74.0%									
Local Services	4a Amount of completed retail, office and leisure development	1,863 m ² of A1									
	4b Amount of completed retail, office and leisure development in town centres	0m ²									
Minerals	For Minerals Planning Authority only	-									
Waste	For Waste Planning Authority only	-									
Flood protection and water quality	7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	Of 16 objections eight were granted planning permission.									
Biodiversity	8 Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for the intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	(i) Indicator removed in 02/2008 Update (ii) Of the SSSIs surveyed in this monitoring period, none of the South Hams sites are in worsening condition, all being in 'no change', 'favourable' or 'recovering condition.' There appears to be some discrepancy in the area of SSSIs in the district. It is unclear whether this difference in area reflects de-designation of SSSIs.									
Renewable energy	9 Renewable energy capacity installed by type (Difference between 2008 and 2009.)	<table border="1"> <thead> <tr> <th></th> <th>Projects</th> <th>MW</th> </tr> </thead> <tbody> <tr> <td>Heat:</td> <td>21</td> <td>0.23</td> </tr> <tr> <td>Electricity:</td> <td>3</td> <td>0.43</td> </tr> </tbody> </table>		Projects	MW	Heat:	21	0.23	Electricity:	3	0.43
	Projects	MW									
Heat:	21	0.23									
Electricity:	3	0.43									

APPENDIX 4(a): List of settlements with development boundaries saved from the 1996 adopted local plan

Development Boundaries from 1996 Adopted Local Plan		
Dartmouth & Area	Salcombe	Kingston
Dartmouth	Chillington	Newton Ferrers
Kingswear	Churchstow	Noss Mayo
Hillhead	East Allington	Ringmore
Blackawton	East Prawle	Wembury
Dittisham	Frogmore	Yealmpton
Stoke Fleming	Hope Cove	Totnes & Area
Strete	Loddiswell	Totnes
Woolston Green	Malborough	Dartington
Ivybridge & Area	Slapton	Ashprington
Ivybridge	South Milton	Avonwick
Lee Mill (inc Employment Estate)	Stokenham	Cornworthy
Roborough & Woolwell	Thurlestone	Diptford
Roborough Industry	West Alvington	Halwell
Ermington	West Charleton	Harberton
Langage	Modbury & Area	Harbertonford
Lee Moor	Modbury	Marldon
Wotter	Aveton Gifford	Moreleigh
Sparkwell	Brixton	Rattery
Lutton	Bigbury on Sea	Staverton
Ugborough	Down Thomas	Stoke Gabriel
Kingsbridge & Salcombe Area	Heybrook Bay	Woolston Green
Kingsbridge	Holbeton	

APPENDIX 4(b)
List of Saved Policies

Policy No.	Name
SHDC 1	Development Boundaries
SHDC 2*	Housing for Local Needs
SHDC 3°	Development in the Countryside
SHDC 4°	The Conversion of Rural Buildings
SHDC 5	Telecommunications Development
SHDC 6°	Tourist Attractions
SHDC 7°	Touring Caravans/Camping Sites
SHDC 8°	Hotels in Seaside Resorts
SHDC 9	Directional Signs
SHDC 10	Access Housing
SHDC 12°	Parking Provision in New Development
SHDC 13°	Landscape in New Development
SHDC 14°	Open Space and Play Areas in New Development
SHDC 15°	Design
SHDC 16°	Trees and Woods
SHDC 17°	Nature Conservation Sites of Local or Regional Importance
SHDC 18°	Conservation Areas
SHDC 19°	Historic Buildings
SHDC 20°	Archaeology and Ancient Monuments
SHDC 23	Shopping in Towns
SHDC 24	Amusement Centres
SHDC 25°	Shopping in Villages and the Countryside
IP 2	Employment Development in Ivybridge
IP 5	Community facilities in Ivybridge
IP 6	Environment in Ivybridge
IP 7	Roborough
IP 8	Employment Development in Roborough
IP 9	Woolwell
IP 10	Langage
IP 11	Ermington
IP 13	Lee Moor
DP 2	Employment Development in Dartmouth
DP5	Environment in Dartmouth
DP 6	Noss
DP 7	Kingswear
DP 9	Dittisham
KP 2	Employment Development in Kingsbridge
KP 7	Employment Development in Salcombe
KP 11	Environment in Salcombe
KP 12	Chillington
KP 14	East Prawle
KP15	Hope Cove
KP 16	Loddiswell
KP 18	Slapton
KP 21	Stokenham
KP 22	Thurlestone
MP 2	Employment Development in Modbury
MP 5	Environment in Modbury
MP 8	Brixton
MP 11	Kingston

Policy No.	Name
MP12	Newton Ferrers and Noss Mayo
MP 13	Ringmore
MP 14	Wembury
MP 15	Yealmpton
TP1	The Southern Area of Totnes
TP 2	Steamer Quay
TP 3	Employment Development in Totnes
TP 7	Environment in Totnes
TP 8	Dartington
TP 9	Ashprington
TP 13	Marldon
TP 16	Stoke Gabriel
TP 17	Woolston Green

- * Replaced by policies in the Affordable Housing DPD.
- Replaced by policies in the Development Policies DPD (although this was adopted outside this monitoring period)

Appendix 5a

SOUTH HAMS RESIDENTIAL LAND AVAILABILITY COMMITMENTS & COMPLETIONS SUMMARY MARCH 2010 (DWELLINGS)

Parish	Land with Outstanding Planning Permission OUTLINE	Land with Outstanding Planning Permission DETAILED	LDF Allocations	Land Under Construction	Total Commitments	Dwelling Completions 2009-2010
IVYBRIDGE & MODBURY LOCAL PLAN AREA						
Ivybridge	14	23	-	39	76	9
Modbury	4	9	-	27	40	2
Yealmpton	1	0	-	3	4	1
Aveton Gifford	2	3	-	3	8	1
Bickleigh	27	3	-	2	32	1
Bigbury	6	6	-	6	18	3
Brixton	167	6	4,000	2	4,195	71
Cornwood	-	-	-	2	2	-
Ermington	-	11	-	0	11	-
Holbeton	2	14	-	8	22	1
Kingston	-	-	-	1	1	2
Newton & Noss	1	1	-	6	6	1
Ringmore	-	-	-	1	1	-
Shaugh Prior	-	10	-	1	11	1
Sparkwell	66	6	-	9	81	1
Ugborough	-	15	-	9	24	5
Wembury	3	4	-	5	12	1
Total:	290	111	4,000	124	4,544	100

KINGSBRIDGE & SALCOMBE LOCAL PLAN AREA						
Kingsbridge	4	34	-	15	53	9
Salcombe	6	29	-	4	39	3
Stokenham	11	14	-	11	36	18
Buckland -Tout - Saints	-	-	-	-	-	-
Charleton	-	-	-	6	6	1
Chivelstone	-	2	-	6	8	1
Churchstow	-	2	-	3	5	1
East Allington	-	9	-	2	11	2
East Portlemouth	1	-	-	7	8	1
Frogmore & Sherford	-	1	-	-	1	1
Loddiswell	-	6	-	7	13	2
Malborough	-	-	-	7	7	1
Slapton	-	-	-	6	6	1
South Huish	-	6	-	2	8	4
South Milton	-	-	-	13	13	1
South Pool	1	2	-	1	4	-
Thurlestone	19	2	-	6	27	12
West Alvington	1	1	-	-	2	2
Woodleigh	-	0	-	2	2	8
Total:	43	108	0	98	249	68

Parish	Land with Outstanding Planning Permission OUTLINE	Land with Outstanding Planning Permission DETAILED	LDF Allocations	Land Under Construction	Total Commitments	Dwelling Completions 2009-2010
DARTMOUTH & TOTNES LOCAL PLAN AREA						
Dartmouth	1	77	-	7	85	11
Totnes	17	40	-	62	119	15
Ashprington	-	4	-	8	12	-
Berry Pomeroy	-	0	-	4	4	5
Blackawton	-	1	-	9	9	1
Cornworthy	-	3	-	4	4	1
Dartington	-	-	-	5	5	3
Diptford	-	5	-	4	9	2
Dittisham	-	3	-	3	6	-
Halwell	-	1	-	11	12	1
Harberton	-	6	-	20	26	1
Kingswear	140	4	-	7	151	3
Littlehempston	-	-	-	1	1	-
Marldon	-	6	-	4	10	-
North Huish	-	1	-	2	3	1
Rattery	3	3	-	1	6	2
South Brent	-	1	-	3	4	-
Staverton	1	27	-	10	38	2
Stoke Fleming	9	2	-	4	15	-
Stoke Gabriel	12	7	-	6	25	-
Strete	2	1	-	-	3	1
Total:	185	192	0	171	548	49
DISTRICT TOTAL:	518	411	4,000	393	5,341	217

Appendix 5b

Site Allocation DPD Housing and Employment Proposals

	Housing Proposals (dwellings)		Employment proposals (ha)	
	to 2016	2016+	to 2016	2016+
Area centres:				
Dartmouth	200	345	2	2.6
Ivybridge	100	325	5	5
Kingsbridge	200	300	4.6	2
Totnes	413	245	2.1	2.3
Local centres:				
Modbury	50	50	0.5	0.5
Stokenham/Chillington	50	100	0.5	0.5
Salcombe	50	50	0.5	0.5
Yealmpton	50	50	1	0.5
Rural Areas:				
Aveton Gifford	-	30	-	-
Avonwick	30	-	-	-
Blackawton	10	50	-	0.5
Brixton	-	50	-	0.1
Dartington	65	30	0.5	0.5
Diptford	10	-	-	-
Ermington	35	-	0.1	-
Harbertonford	-	60	-	0.1
Holbeton	-	15	-	-
Kingswear	15	-	-	-
Loddiswell	30	30	0.1	0.1
Marldon	35	-	0.1	-
Stoke Fleming	40	20	-	-
Stoke Gabriel	50	90	-	0.1
Thurlestone	-	40	-	-
Ugborough	-	20	-	-
Wembury	30	-	-	-
Total:	1,463	1,900	17.0	15.3

Appendix 6: Housing Land Supply Scenarios

Housing land supply in relation to the Devon Structure Plan **with** the SA DPDs.

		Inc. Sherford & PUF	Exc.Sherford & PUF
A	Structure Plan Strategic Requirement 2001-2016	8,350 (557 dpa)	3,850 (257 dpa)
B	Completions 2001-10	2,065	1,917
C	Structure Plan balance to be provided 2010-2016	6,285	1,933
D	Annualised Structure Plan balance	1,047 dpa	322 dpa
E	Sherford New Community	1,750*	-
F	Site Allocation DPDs	1,463	1,463
G	Plymouth Urban Fringe	500	-
H	Sites with PP or UC (2009/10) – including non take up factor of -10%	1,066 (total 1,184)	1,023 (total 1,137)
	Housing land supply (E+F+G+H/D)	4.6 yrs (4,779/1,047)	7.7 yrs (2,486/322)
I	Windfall allowance 2010-2016	1,200	1,200
	Housing land supply inc windfall allowance (E+F+G+H+I/D)	5.7 years (5,979/1,047)	11.4 years (3,686/322)

Housing land supply in relation to the emerging RSS **with** the SA DPDs.

		Inc. Sherford & PUF	Exc.Sherford & PUF
A	RSS Strategic Requirement 2006-2026	12,300 (615 dpa)	5,800 (290 dpa)
B	Completions 2006-2010	815	670
C	RSS balance to be provided 2010-2026	11,485	5,130
D	Annualised RSS balance	718 dpa	321 dpa
E	Sherford	6000	-
F	Plymouth fringe	500	-
G	SA DPDs	3363	3363
H	Sites with PP or U/C (2009/10) – including non take up factor of -10%	1,066 (total 1,184)	1,023 (total 1,137)
	15 year housing supply (E+F+G+H/D)	15.2 years (10,929/718)	13.7 years (4,386/321)
I	Windfall allowance 2010-2026	3,200	3,200
	Housing land supply inc windfall allowance (E+F+G+H+I/D)	19.7 years (14,129/718)	23.6 years (7,586/321)
I	Windfall allowance 2020-2026	1,200	1,200
	Housing land supply inc post 10 year windfall allowance (E+F+G+H+I/D)	16.9 years (12,129/718)	17.4 years (5,586/321)

**Based upon the phasing set out in the adopted Sherford AAP at para 8.5 but with the start of development postponed from 2007 to 2011 (detailed revised phasing set out at appendix 3).*

APPENDIX 7 South Hams Employment Land Completions 2001 to Present

* Developments on existing sites, hence no hectareage

HECTARES/ (SQUARE METRES)

PARISH	SITE	COMPLETIONS						TOTAL
		2001/06	2006/07	2007/08	2008/09	2009/10	2010/11	2001/10
Dartmouth Area								
Dartmouth	W of Townstal / Admiral Ct Ph 3 (7)	-	-	0.19 (1877)	-	-	-	0.19
Total h.a.:		0	0	0.19	-	-	-	0.19
Total sqm:		-	-	1,877	-	-	-	-
Ivybridge Area								
Sparkwell	Langage Industrial Estate	-	1.14 (4774)	0.33 (3054)	0.36 (1719)	-	-	1.83
	Hemerdon, Lobb Farm	-	-	0.24 (2419)	-	-	-	0.24
Ermington	Showman's Winter Quarters, Cadeleigh, adj Lee Mill	-	-	-	0.28 (1100)	-	-	0.28
	MCD Baileys, Lee Mill Ind. Est.	-	-	-	0 * (4,168)	-	-	0
	Felix Engineering, Lee Mill	-	-	-	-	(726)	-	0
Roborough	Adj Broadley Court	-	-	-	0 * (529)	-	-	0
Brixton	Chittleburn Business Park	-	-	-	0.19 (1905)	-	-	0.19
Ivybridge	Erme Court	-	-	0.21 (144)	-	-	-	0.21
Total h.a.:		1.43	1.14	0.78	0.83	-	-	4.18
Total sqm:		-	4,774	4,443	9,421	726	-	-
Kingsbridge Area								
Stokenham	Beesands	-	0.15 (56)	-	-	-	-	0.15
	Coleridge Lane	-	-	0.47 (4711)	-	-	-	0.47
	Red Barn, Chillington	-	-	-	0.02 (231)	-	-	0.02
Buckland-Tout-S'ts	Western Power, Torr Quarry	-	-	-	-	0.13 (305)	-	0.13
Loddiswell	Woolston Farm	-	-	-	0.33 (493)	-	-	0.33
Total h.a.:		0.72	0.15	0.47	0.35	0.13	-	1.82
Total sqm:		-	56	4,711	724	305	-	-
Modbury Area								
Modbury	Priory Farm	-	-	0.15 (1485)	-	-	-	0.15
Total h.a.:		0.50	-	0.15	-	-	-	0.65
Total sqm:		-	-	1,485	-	-	-	-
Totnes Area								
Berry Pomeroy	Tracey's Grain Store, Longcombe	-	-	0.08 (761)	-	-	-	0.08
Dartington	White Rose Farm	-	-	-	0.34 (780)	-	-	0.34
Rattery	Venton Barns, Tigley	-	-	0.014 (140)	-	-	-	0.014
Totnes	Inject Plastics Ltd, Ford Rd, Totnes Ind Est	-	-	-	0.02 (215)	-	-	0.02
	Kingfisher Print & Design	-	-	-	-	(288)	-	0
Stoke Gabriel	Russell's Barn	-	0.07 (111)	-	-	-	-	0.07
	Ramslade Touring Park	-	-	0.09 (1085)	-	-	-	0.09
Harberton	Sandwell Barns	-	0.05 (44)	-	-	-	-	0.05
Diptford	Mount Zion Mill	-	0.18 (793)	-	-	-	-	0.18
	Creber	-	-	0.31 (3127)	-	-	-	0.31
Dean Prior	Friendship Barn	-	-	0.16 (1566)	-	-	-	0.16
Halwell	Crocadon Farm	-	1.04 (2680)	-	-	-	-	1.04
Total h.a.:		0.91	1.34	0.65	0.36	-	-	3.26
Total sqm:		-	3,884	6,679	995	288	-	-
SOUTH HAMS TOTAL h.a. :		3.56	2.63	2.24	1.54	0.13	-	10.1
SOUTH HAMS TOTAL sqm:		-	8,458	19,195	11,140	1,319	-	-

APPENDIX 8: South Hams Employment Land Commitments & Completions 2009-10

PARISH	SITE (Land availability site ref number)	PLANNING PERMISSION		U/C	Local Plan	LDF	TOTAL COMMITMENTS	COMPLETED 2009-2010
		OUTLINE	DETAILED					
Adopted Core Strategy Area Centre Allocations (additional to Local Plan)								
Dartmouth	n/a	-	-	-	-	2.0	-	-
Ivybridge	n/a	-	-	-	-	5.0	-	-
Kingsbridge	n/a	-	-	-	-	5.0	-	-
Totnes	n/a	-	-	-	-	5.0	-	-
Sherford	n/a	-	-	-	-	18.0	-	-
Langage	n/a	-	-	-	-	20.0	-	-
Roborough	n/a	-	-	-	-	4.00	-	-
Local Centres	n/a	-	-	-	-	3.00	-	-
TOTAL LDF:		0.00	0.00	0.00	0.00	62.00	0.00	0.00
Site Commitments:								
Dartmouth								
Dartmouth	West of Townstal inc' Admiral Ct (7)	-	0.06	-	-	-	0.06	-
Stoke Gabriel	Broadleigh Farm (1)	-	0.23	-	-	-	0.23	-
Strete	Memorial Green	0.10	-	-	-	-	0.10	-
SUB-TOTAL :		0.10	0.29	0.00	0.00	0.00	0.39	0.00
Modbury								
SUB-TOTAL :		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kingsbridge								
Kingsbridge	Site at Lower Union Road (20)	-	-	0.11	-	-	0.11	-
Salcombe	Gould Road (6)	-	0.06	-	-	-	0.06	-
Stokenham	Stokeley Barton	-	0.01	-	-	-	0.01	-
Loddiswell	Gratton Farm	-	0.03	-	-	-	0.03	-
Buckland TS	Western Power, Torr Quarry	-	-	-	-	-	-	0.13
SUB-TOTAL :		0.00	0.43	0.11	0.00	0.00	0.21	
Totnes								
Totnes	Wills Road, Totnes Ind Est (11)	0.17	-	-	-	-	0.17	-
	St. Peter's Quay (15)	-	0.22	-	-	-	0.22	-
	Broadmarsh Park (Totnes Ind Est)	-	0.07	-	-	-	0.07	-
Dartington	Woodlands Yard, Huxhams Cross	-	0.56	-	-	-	0.56	-
	Beacon Park, Dartington, Totnes,	-	0.23	-	-	-	-	-
Halwell/Moreleigh	South of Village (1)	-	-	-	0.18	-	0.18	-
	Barkingdon Business Park	-	0.5	-	-	-	0.5	-
SUB-TOTAL :		0.17	1.58	0.11	0.18	0.00	1.70	
Ivybridge								
Ivybridge	Adjacent Sewage Works (7)	-	-	-	0.20	-	0.20	-
Bickleigh	Bickleigh Down Business Park (3)	6.03	-	-	-	-	6.03	-
	Broadley Park (1, Site h)	-	0.80	-	-	-	0.80	-
	Broadley Park (4)	-	-	-	3.84	-	3.84	-
Sparkwell	Langage	4.59	6.11	29.48	9.40	-	49.58	
	Higher Challonsleigh, Lee Mill	-	0.02	-	-	-	0.02	-
Ugborough	Bittaford Depot and Stores (7)	-	4.75	-	-	-	4.75	-
	East of Victualling Depot (9)	1.40	-	-	-	-	1.40	-
	The Woodpecker, South Brent	-	0.45	-	-	-	0.45	-
SUB-TOTAL :		12.02	12.13	29.48	13.44	0.00	67.35	
SOUTH HAMS TOTAL:		12.29	14.43	29.70	13.62	62.00	69.65	0.13

Appendix 9 CLG Core Output Indicators

Page No.		B1a	B1b	B1c	B2	B8	Total
BD1	gross						1,319
	net	Employment planning permissions are specified by B1/B2/B8 or a combination of these classes. In a mixed class development the split of floorspace to each use is not necessarily noted.					
BD2	gross						1,319
	% gross on PDL						100
BD3	hectares						69.65

	A1	A2	B1a	D2	Total
BD4	gross	?	0	0	0
	net*			0	0

? 3 small retail units - floorspace unavailable
* Not available

	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2001	2016	8,350	Devon Structure Plan

		2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
H2a		229	172	317	297	235	222	144	232							
H2b										217						
H2c	Net Additions										205	330	680	960	1,275	1,468
	i) Hectares										5.13	8.25	17.00	24.00	31.88	36.70
	ii) Target										557	557	557	557	557	557
H2d											2,997	3,224	3,101	2,698	1,980	1,069

Net Additions = projected windfall completions, Sherford New Community & Staddiscombe, Adoption of DPDs (6000 dwellings to 2016)

Hectares = Net Additions at 40 per hectare

H2d = Net Additions including market trends (e.g. 50% slow down at end of 2008)

		Total
H3	gross	239
	% gross on PDL	58

	Permanent	Transit	Total
H4	0	0	0

	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	29	31	60

	No. of sites with a Building for Life Assessment of 16 or more	No. of dwellings on those sites	% of dwellings of 16 or more	No. of sites with a Building for Life Assessment of 14 to 15	No. of dwellings on those sites	% of dwellings of 14 to 15	No. of sites with a Building for Life Assessment of 10 to 14	No. of dwellings on those sites	% of dwellings of 10 to 14	No. of sites with a Building for Life Assessment of less than 10	No. of dwellings on those sites	% of dwellings of less than 10	Total no. of housing sites (or phases of housing sites)	No. of dwellings on those sites
H6	The information required for this indicator is not recorded.													

	Flooding	Quality	fFlooding & Quality	Failed Sequential Test	Total
E1	6	1	2	1	10

	Loss	Addition	Total
E2	0	0	0

	wind onshore	solar photo voltaics	hydro	biomass						Total
				Landfill gas	sewage sludge digestion	Municipal (& industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
E3										
Permitted installed capacity in MW				No longer monitored at district level						
Completed installed capacity in MW										

Glossary

AAP - Area Action Plan

A Development Plan Document that sets a planning framework for a specific area of significant change or conservation.

AMR - Annual Monitoring Report

Monitors progress against targets for document production set out in the LDS timetable and the effectiveness of policies against the objectives of the LDF.

AONB - Area of Outstanding Natural Beauty

A designation to protect and enhance areas of nationally important landscape.

BAP - Biodiversity Action Plan

Concealed Households

Households that are living within an existing household - the vast majority are not recorded on a register of housing need.

Development Policies [formerly Core Policies]

A suite of criteria-based development policies, used for the determination of planning applications.

Core Strategy

LDF document setting out the vision for future development in the South Hams. It contains a suite of key strategic policies which set out the planning strategy for the district.

DPD - Development Plan Document

Any part of the LDF that forms part of the statutory development plan (i.e. Core Strategy, Core Policies, AAPs, proposals map and site allocations, does not include SCI or SPDs).

GOSW - Government Office of the South West

Responsible for implementing national policy at the regional level, and ensuring Local Planning Authorities' policies and plans accord with national guidance.

LDD - Local Development Document

Sets out planning policy for a specific topic or geographic area.

LDF - Local Development Framework

Collective name for the policies and documents that make up the planning framework for the district.

LDS - Local Development Scheme

States what LDF documents will be produced, in what order and by when. Also contains details of monitoring and review.

DCLG - Department for Communities and Local Government

Central Government department responsible for various functions including planning.

ONS - Office of National Statistics

PDL - Previously Developed Land

PPS - Planning Policy Statement

RSS - Regional Spatial Strategy

An overarching strategy prepared by the Regional Planning Body (SWRA) setting out the policies in relation to development, use of and activities on land.

SHLAA - Strategic Housing Land Availability Assessment

SOA - Super Output Area

SCI - Statement of Community Involvement

Sets out how the public will be consulted and involved in the production of LDF documents and development control decisions.

Spatial Planning

Managing development to secure community well being, particularly through guiding and controlling land-use and seeking to influence the activities occurring on land.

SPD - Supplementary Planning Document

Provides additional supporting information to LDF policies in matters such as design, affordable housing, site development guidance, etc.

SSSI - Sites of Special Scientific Interest

Sub region

An area linked through geographic proximity to an urban area or geographic feature, such as the Plymouth sub-region involving parts of the South Hams, Caradon and West Devon.

SA - Sustainability Appraisal

Assesses the impacts of policies and proposals on economic, social and environmental aspects, to reflect sustainable development principles.

SEA - Strategic Environmental Assessment

Assessment of potential policies and proposals on the environment, including proposed mitigation measures .

SWRA - South West Regional Assembly

The regional planning body, responsible for production of the RSS. Appointed from elected members and representatives from social, environmental and economic organisations across the region

South West Region

Covering the counties of Cornwall, Devon, Somerset, Dorset, Gloucestershire and Wiltshire.

Use Classes – Business/Employment (at April 2006)

TCPA* Use Class Order 2006	Sub Class	Use /Description
B1 – Business	a.	Offices, other than a use within A2 (Financial Services).
	b.	Research and development of products and processes.
	c.	Light Industry.
B2 – General Industrial	-	General Industry: use for the carrying out of an industrial process other than that falling in class B1.
B8 – Storage & Distribution	-	Use for storage or distribution centre.

* Town and Country Planning Act