

**Appendix III (b): Development Policies DPD: Detailed SA of New Policies introduced at Pre-Submission Publication Stage****Table 4: SA of New Policies introduced at Pre-Submission Publication Stage**

<b>Development Policies</b>		
<b>DP2: Residential Amenity</b>		
<ol style="list-style-type: none"> <li>1. Development will not have an unacceptable impact on the living conditions of occupiers of nearby properties.</li> <li>2. Unacceptable impacts will be judged against the level of amenity generally accepted within the locality and could result from: <ol style="list-style-type: none"> <li>a. loss of privacy and overlooking;</li> <li>b. overbearing and dominant impact;</li> <li>c. loss of daylight or sunlight;</li> <li>d. noise or disturbance;</li> <li>e. odours or fumes.</li> </ol> </li> </ol>		
<b>SA Objective</b>	<b>Predicted effects</b>	<b>Nature of Effect(s)</b>
<b>1 Balanced Communities</b> Promote community viability and balance	<b>+</b>	The policy seeks to ensure that new development does not harm the amenity of existing development and should therefore engender good social relationships.
<b>2 Access</b> Enhance access to jobs, education, services, cultural and leisure facilities for all	<b>0</b>	No direct impact on this objective.
<b>3 Housing</b> Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs.	<b>+</b>	The policy seeks to ensure that new development does not harm the amenity of existing development and will assist in meeting the objective of providing good quality housing.
<b>4 Quality of the Built</b>	<b>++</b>	This policy is essentially part of the criteria to

<b>Environment</b> Enhance the form and design of the built environment		ensure that all new development is of good quality as good design should require that development is appropriate to its context and does not cause harm to existing communities.
<b>5 Health</b> Provide a healthy and safe environment	<b>++</b>	It is important that existing communities are protected from all forms of pollution; noise, light or odour and this policy will directly progress this aim.
<b>6 Employment</b> Promote a range of quality employment opportunities	<b>+</b>	Having such a policy in place will ensure that conflicting uses are not allowed and that future problems between industrial or commercial enterprises, (such as hot food takeaways), are avoided. Although a minor impact, there is a positive aspect to his policy in terms of employment and economic growth by ensuring that new enterprises are not curtailed or shut down because of such problems.
<b>7 Economic Growth</b> Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<b>+</b>	As above.
<b>8 Landscape</b>	<b>0</b>	No direct impact on this objective.
<b>9 Land and Soil Quality</b>	<b>0</b>	No direct impact on this objective.
<b>10 Biodiversity</b>	<b>0</b>	No direct impact on this objective.
<b>11 Historic Environment &amp; Cultural Heritage</b>	<b>0</b>	No direct impact on this objective.
<b>12 Minerals</b>	<b>0</b>	No direct impact on this objective.
<b>13 Energy</b>	<b>0</b>	No direct impact on this objective.
<b>14 Air Quality</b> Protect and improve local and global air quality	<b>+</b>	The policy will have an indirect but positive on impact on this objective.
<b>15 Waste</b>	<b>0</b>	No direct impact on this objective.
<b>16 Water</b>	<b>0</b>	No direct impact on this objective.
<b>Recommendations for Development Policies – Submission DPD</b>		
This is a very specific policy intended to protect residential amenity in all its forms. As		

such it has little or no impact on most of the objectives but does have indirect benefits for employment and the local economy and health.

### **Development Policies**

#### **DP13: Housing Mix and Tenure**

1. Residential and mixed-use developments will be permitted where they provide an appropriate mix of dwelling types and sizes, reflecting identified priority local need.

<b>SA Objective</b>	<b>Predicted effects</b>	<b>Nature of Effect(s)</b>
<b>1 Balanced Communities</b> Promote community viability and balance	<b>++</b>	This policy directly addresses the sub-objectives to “promote mixed use, mixed housing type and mixed tenure developments” and to enable people to live near where they work”.
<b>2 Access</b>	<b>0</b>	No direct impact on this objective.
<b>3 Housing</b> Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs.	<b>++</b>	The policy directly addresses this SA objective and will have long term and cumulative positive impacts. In particular affordable housing is a significant issue for South Hams and, given the population age structure, accommodation including residential care, to meet the needs of the elderly will be needed.
<b>4 Quality of the Built Environment</b>	<b>0</b>	No direct impact on this objective.
<b>5 Health</b> Provide a healthy and safe environment	<b>++</b>	The provision of suitable and good quality housing has a positive impact on health.
<b>6 Employment</b> Promote a range of quality employment opportunities	<b>0</b>	No direct impact.
<b>7 Economic Growth</b> Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<b>+</b>	The provision of suitable accommodation may retain some of the younger population which in turn may encourage inward and local investment due to the presence of a more diverse workforce.

<b>8 Landscape</b>	<b>0</b>	No direct impact on this objective.
<b>9 Land and Soil Quality</b>	<b>0</b>	No direct impact on this objective.
<b>10 Biodiversity</b>	<b>0</b>	No direct impact on this objective.
<b>11 Historic Environment &amp; Cultural Heritage</b>	<b>0</b>	No direct impact on this objective.
<b>12 Minerals</b>	<b>0</b>	No direct impact on this objective.
<b>13 Energy</b>	<b>0</b>	No direct impact on this objective.
<b>14 Air Quality</b>	<b>0</b>	No direct impact on this objective.
<b>15 Waste</b>	<b>0</b>	No direct impact on this objective.
<b>16 Water</b>	<b>0</b>	No direct impact on this objective.

#### **Recommendations for Development Policies – Submission DPD**

A very specific policy to ensure that an appropriate mix of dwellings is provided that meet identified local needs. South Hams has a problem with the level of house prices in relation to average earnings and the policy should ensure a supply of more affordable open market units. The demography of South Hams and the high level of older residents will also benefit from a policy which will seek appropriate units to meet their needs. Possible indirect benefits for the economy through enabling younger people to stay in the area due to the availability of appropriate housing.

#### **Development Policies**

##### **DP21: House Extensions and Replacement Dwellings in the Countryside**

1. Proposals to extend or replace existing dwellings in the countryside will be permitted provided:
  - a. there will be no detrimental effect on the character, appearance and amenities of the site and surroundings;
  - b. the existing dwelling has a lawful use, has not been abandoned, and is not a caravan, mobile home or other temporary structure;
  - c. the size of the new replacement dwelling shall be of a similar height, scale and mass as the existing dwelling;
  - d. the number of new dwellings is no more than the number of dwellings to be demolished and replaced; and
  - e. any new replacement dwellings should be positioned on the footprint of the

existing dwelling, unless on visual, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed, and its design should be sympathetic to the landscape character of the area in respect of scale, mass, materials, design and local distinctiveness		
<b>SA Objective</b>	<b>Predicted effects</b>	<b>Nature of Effect(s)</b>
<b>1 Balanced Communities</b> Promote community viability and balance	<b>0</b>	No direct or significant impact on this objective.
<b>2 Access</b> Enhance access to jobs, education, services, cultural and leisure facilities for all	•	Existing situation is not altered due to the restraints of the policy so no adverse impact.
<b>3 Housing</b> Ensure that all have access to a range of good quality housing to meet their needs, particularly affordable housing for identified local needs.	<b>+</b>	The supporting text states that the policy is intended to stop the numbers of small dwellings in the countryside being extended or replaced with much larger dwellings. However the policy will have a positive, but only minor, impact on the supply of modest, affordable housing in the private market and in the countryside.
<b>4 Quality of the Built Environment</b> Enhance the form and design of the built environment	<b>+</b>	The policy title refers to extensions to existing dwellings in the countryside and reflects advice given on extensions in any location and that in Policy DP2. Development of the same scale and height does not necessarily lead to good design which should relate to the site context. However the policy does give opportunities to replace poorly designed existing dwellings.
<b>5 Health</b>	<b>0</b>	No direct or significant impact.
<b>6 Employment</b>	<b>0</b>	As this policy only refers to replacement dwellings rather than replacement buildings (which is covered by CS13 of the Core Strategy) there will be no impact on this objective.
<b>7 Economic Growth</b>	<b>0</b>	As this policy only refers to replacement dwellings rather than replacement buildings there will be no impact on this objective.

<b>8 Landscape</b> Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	<b>+</b>	By requiring that replacement dwellings are of the same scale as the existing dwelling the policy may ensure that there is no further impact on the landscape when the development is in a very rural location. Replacement may also offer opportunities for design which lessens any existing adverse impact.
<b>9 Land and Soil Quality</b> Maintain and improve the quality of land and soil in the region	<b>0</b>	No direct or significant impact.
<b>10 Biodiversity</b> Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	<b>•</b>	All older buildings should be checked for nesting birds and bats before any demolition takes places. Otherwise no impact.
<b>11 Historic Environment &amp; Cultural Heritage</b> Protect and enhance cultural resources	<b>+</b>	Listed buildings or those in Conservation Areas are subject to other legislation and policies with which this policy will be used in conjunction. Therefore no adverse impact.
<b>12 Minerals</b> Encourage efficient exploitation of mineral resources	<b>0</b>	No direct or significant impact.
<b>13 Energy</b> Encourage energy efficiency, and promote the generation and use of energy from renewable sources	<b>+</b>	The policy will ensure that there is not an increase in the number and scale of dwellings in the countryside which in turn will ensure that there is not an increase car use. The policy also gives an opportunity to replace existing inefficient dwellings with buildings built to new sustainable construction standards, thereby decreasing energy use. Minor but positive impacts.
<b>14 Air Quality</b> Protect and improve local and global air quality	<b>0</b>	No direct or significant impact.
<b>15 Waste</b> Encourage minimisation, reuse and recycling of waste	<b>+</b>	The policy also gives an opportunity to replace existing inefficient dwellings with buildings built to new sustainable construction standards, which will include recycling, thereby decreasing energy use.
<b>16 Water</b> Protect and enhance the water environment	<b>+</b>	The policy also gives an opportunity to replace existing inefficient dwellings with buildings built to new sustainable construction standards, which will include reduction of water demand,

		thereby decreasing energy use.
<p><b>Recommendations for Development Policies – Submission DPD</b></p> <p>The policy seeks to address the issues of high house prices compared to average earnings by controlling the extension of existing dwellings, or their replacement with larger and therefore more expensive dwellings. This will have a minor but positive impact on housing supply but will have benefits for landscape and access issues. An indirect benefit is that existing energy inefficient buildings can be replaced with dwellings that meet the requirements of level 3 of the Code for Sustainable Homes as required by Policy DP3 and reduce energy and water demands.</p>		

<p><b><u>Development Policies</u></b></p> <p><b>DP23: Horse Related Uses and Structures</b></p> <p>1. Horse related development will only be permitted where:</p> <ul style="list-style-type: none"> <li>a. there is adequate land and adequate off-road riding facilities available for the number of horses to be kept on the land;</li> <li>b. existing buildings are reused where possible but where new buildings are necessary, these are commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses. New buildings will be well-related to existing buildings, and their scale, design and materials are in keeping with the rural character and appearance of the area;</li> <li>c. any external facilities are well sited within the landscape;</li> <li>d. there is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, ménages and sub division of fields;</li> <li>e. the proposal, either on its own or cumulatively with other horse related uses in the area, is compatible with the rural landscape, townscape, historic, wildlife, local residential amenity and other environmental interests; and</li> <li>f. the amount of horse riding on or across roads will not have a detrimental impact on road safety.</li> </ul>		
<b>SA Objective</b>	<b>Predicted effects</b>	<b>Nature of Effect(s)</b>
<b>1 Balanced Communities</b>	<b>0</b>	No direct impact on this objective.

<b>2 Access</b> Enhance access to jobs, education, services, cultural and leisure facilities for all	<b>0</b>	
<b>3 Housing</b>	<b>0</b>	No direct impact on this objective.
<b>4 Quality of the Built Environment</b> Enhance the form and design of the built environment	<b>+</b>	As part of the built environment, the policy seeks to ensure that horse related development which can be in semi urban or village situations is appropriate for its context. Minor but positive impact.
<b>5 Health</b> Provide a healthy and safe environment	<b>-</b>	The policy deals with issues such as potential light pollution. However the riding and keeping of horses is a healthy leisure activity and the policy appears to put the needs of the motorist above that of the horse riders in criterion f. Water quality problems can arise from seepage from muck heaps into water courses and groundwater and this could be made more explicit in either the supporting text or through the expansion of "waste disposal" in criterion d. This is important as part of cumulative effects.
<b>6 Employment</b> Promote a range of quality employment opportunities	<b>-/+</b>	The policy is very restrictive and does not acknowledge that equestrian activities are part of the rural and tourist economy. Commercial equestrian enterprises such as riding schools, trekking centres and breeding establishments do make a contribution to the diversity of employment opportunities available and have associated benefits for farriers, vets and other supporting services. However, the policy does protect the landscape on which the tourism trade is built.
<b>7 Economic Growth</b> Promote sustainable economic development that can capitalise on the local distinctiveness of the area	<b>-</b>	As above

<b>8 Landscape</b> Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	<b>+</b>	The policy meets the aims of this objective to protect the quality of the landscape.
<b>9 Land and Soil Quality</b> Maintain and improve the quality of land and soil in the region	<b>+</b>	The keeping of horses can have an adverse impact on soil and land quality unless properly managed. Therefore a restrictive approach is positive in terms of this objective.
<b>10 Biodiversity</b> Protect and enhance the diversity and abundance of semi-natural habitats and indigenous species	<b>+</b>	The policy identifies the potential for a cumulative adverse impact on biodiversity/conservation interests and therefore a restrictive approach is positive in terms of this objective.
<b>11 Historic Environment &amp; Cultural Heritage</b> Protect and enhance cultural resources	<b>+</b>	The policy identifies the potential for a cumulative adverse impact on historic interests and therefore a restrictive approach is positive in terms of this objective.
<b>12 Minerals</b> Encourage efficient exploitation of mineral resources	<b>0</b>	No direct impact on this objective.
<b>13 Energy</b> Encourage energy efficiency, and promote the generation and use of energy from renewable sources	<b>0</b>	No direct impact on this objective.
<b>14 Air Quality</b> Protect and improve local and global air quality	<b>0</b>	No direct impact on this objective.
<b>15 Waste</b> Encourage minimisation, reuse and recycling of waste	<b>0</b>	Although waste disposal is identified there is no direct impact on the wider issues identified in this objective.
<b>16 Water</b> Protect and enhance the water environment	<b>-</b>	As identified above, water quality problems can arise from seepage from muck heaps into water courses and groundwater and this could be made more explicit in either the supporting text or through the expansion of "waste disposal" in criterion d. This is important as part of cumulative effects.

**Recommendations for Development Policies – Submission DPD**

The policy performs well in terms of protecting landscape, biodiversity and the historic environment. It also seeks to promote quality in the built environment and the minimisation of impact from the ancillary requirements such as tracks, parking, ménages and the sub division of fields. However the requirement for riding activities to not impact on road safety does seem to put the needs of the motorist above the healthy recreational activities of the community. Could this point be clarified in the supporting text as it could be very widely interpreted as it stands? Horse related enterprises are a part of the rural economy and as such should be supported. The main concern is the potential impact on groundwater or water courses from seepage from muck heaps so it is recommended that a reference to this is introduced to the policy.