

SOUTH HAMS DISTRICT COUNCIL

SUPPLEMENTARY PLANNING GUIDANCE

**GUIDANCE AND REQUIREMENTS FOR
SUSTAINABLE DEVELOPMENT**

D R A F T

LARGE SITES

JUNE 2001

Introduction

1. The South Hams Local Plan will be required to deliver the development proposals of the adopted Devon Structure Plan First Review and will seek to provide for local needs for homes and jobs. This will mean substantial growth in the western part of the South Hams to help meet the needs of the Plymouth sub-region, including the Structure Plan proposal for a new community, and development elsewhere to respond to identified local needs in South Hams towns and villages.
2. In selecting the most suitable sites for development it must be demonstrated that key sustainability objectives have been taken into account. This document sets out at **Appendix 1** objectives and principles, targets and measures, and suggested actions to help secure them. Its content is relevant to all development sites of over 20 dwellings or 0.5 hectare, but is particularly important for major developments and the new community. All such proposals for development will need to demonstrate how these requirements will be met.
3. Most development sites in the South Hams are actually of limited size and fall at or below the 20 dwelling /0.5 hectare threshold. The Council has therefore also prepared a "small sites" document giving guidance and requirements for sustainable development for sites of 20 dwellings or less. That document is intended to be used as a companion document to this guidance.
4. The District Council's key planning objectives, and the strategic planning objectives included in Chapter 4 of the Structure Plan Explanatory Memorandum, set a context for sustainability and are set out at **Appendix 2** of this document.
5. A vision for the proposed new community is also included at **Appendix 3**.

Sustainable Development

6. The concept of sustainable development underpins this document. It highlights the need to ensure that the interests of future generations are taken into account when looking at the needs of the present. It encompasses a wide range of environmental and other global concerns but it is important to recognise that sustainable development is not about preventing development, but balancing environmental, economic and social considerations. It is concerned with people – and the quality of life they enjoy.
7. The overall objectives of Sustainable Development as reflected in the Devon Structure Plan First Review may be summarised as : -
 - **To preserve finite resources** by reducing consumption to a level that will maintain supply for future generations
 - **To protect renewable resources** by conservation measures and usage management
 - **To improve quality of life** both in this and future generations

The strategic planning policy framework makes it clear that it will be important for development to be designed, constructed and operated in a manner which is as sustainable as possible with current knowledge and allows for increasingly

sustainable operation. This needs to be anticipated at the design stage and it should be recognised that current legislation and standards do not ensure its achievement.

8. The following are the key aspects of sustainable development.

<i>Sustainable Development</i>
<ul style="list-style-type: none">● Aims to improve quality of life – based on a broad range of factors including social and environmental● Sees economic, social and environmental issues as interlinked, and tackles them in an integrated way.● Looks at the needs of future generations as well as people today.● Takes account of the environment in all decisions.● Balances the importance of individual rights with that of collective responsibilities.● Involves co-operative planning between experts and ordinary people, so that people's needs will be met.

9. To achieve sustainability the Council will expect development proposals to follow the requirements of this guidance, including the following steps:

- site appraisal and environmental audit;
- sustainable development guidance; and
- implementation strategy.

Site Appraisal and Environment Audit

10. An assessment of the existing site will be required. All site surveys should follow existing established good practice relating to site survey work. This aspect of the submission is essentially an environmental audit. The level of detail required on each aspect of this audit will be dependent on the scale of the proposal being put forward.

11. The following information will be required in detail for the site itself and the immediate surrounding area and other sites affected by the development.

- a) Description of site and its relationship to its surroundings, including an assessment of the character of the surrounding landscape, visual impact appraisal and identification of key views in to and out of the site.
- b) Identification of key local characteristics which are distinctive to either the built or natural form and give the area and the site a sense of place, including an assessment of existing local settlement patterns.
- c) Analysis of the planning policy context as it affects the site.
- d) Assessment of proximity of protected landscapes and other protected designations, such as Conservation Areas within the area of influence of the development.

- e) Identification of surrounding topography and geology and site levels including where appropriate cross sections.
 - f) Ecological survey of all flora and fauna, including habitats and species on and adjacent to the site.
 - g) Survey of existing trees and hedgerows with appropriate grading of their quality and importance. This should include an assessment of the trees/hedgerows value as a habitat and their value as a wildlife corridor.
 - h) Archaeological assessment.
 - i) Assessment of historic areas/structures - including review of listed buildings, other buildings of local historic interest, stone walls and other historic artefacts such as stiles.
 - j) Assessment of existing site drainage including watercourses, ponds, flood risk and underground hydrology.
 - k) Assessment of ground stability and ground contamination and full site investigation to identify past land uses and, where relevant, proposals for site remediation to make the site suitable for its proposed use
 - l) Current land uses for both the existing site and adjoining land, including opportunities for reusing brownfield land.
 - m) Mineral reserves on and adjoining the site.
 - n) Noise sources within and adjacent to the site including an assessment of the existing ambient noise levels in and around the site.
 - o) Air quality assessment.
 - p) Agricultural land quality of the site.
 - q) Relationship and links to existing communities and facilities in close proximity to the site.
 - r) Transportation linkages to, in and around the site, including highway and access constraints, existing public transport, cycling and walking opportunities, and plotting of all Public Rights of Way, and existing lanes.
 - s) Summary of existing physical, social, economic and environmental infrastructure including assessment of impact, opportunities for links to existing provision and identification of existing shortfalls.
12. Developer/land owners will be required to provide a summary identifying the constraints arising from an analysis of the site and an environmental audit of the site and its surroundings.

Sustainable Development Guidance

13. All development will need to provide access to key physical, social, economic and environmental infrastructure at a scale appropriate to the size of the proposals. This should be established through prior consultation and agreement with the local planning authority. The Council has also produced Supplementary Planning Guidance "Building Communities" dealing with the requirements for infrastructure, which may include - affordable housing, employment, transportation, commercial, educational, community, leisure and health facilities, and energy and communication infrastructure. Developers/land owners will be required to bring this forward in conjunction with their development proposals.
14. These broad infrastructure headings are all placed within the context of sustainable development in the accompanying sustainable development guidance set out at Appendix 1. This guidance has been prepared and developed by the District Council in conjunction with Devon County Council. It is based on structure plan policies and other sustainable development guidance and sets out in some detail the objectives and principles with appropriate attainable targets and measures.

Implementation Strategy

15. In order to achieve a sustainable form of development a wide range of actions should be employed. A number of suggested actions have been included in the guidance as examples. These are not intended to be prescriptive and may be used as part of a varied toolbox of actions to achieve an integrated and holistic approach to sustainable development. Developers/land owners will be required to identify key opportunities arising from the development and will be required to provide a clear implementation strategy, including a timed programme of works, particularly for the new community.
16. The phasing or timing of new development will be critical to the achievement of sustainable development. In particular, infrastructure associated with new development should be provided at an early stage to meet sustainability objectives and prevent non-sustainable patterns of behaviour developing. For example, if a school is not provided at the earliest stage of development, people will make alternative arrangements elsewhere generating additional travel outside the development site.
17. A design principles statement will be required, outlining the underlying ideas on which the proposal is based including the approach to masterplanning and development briefs, and explaining the opportunity for involving appropriate partners (such as the Health Authority, the police, public transport operators and Parish Councils) in the process. Ideas for achieving sustainable locally distinctive forms of development in terms of broad concepts should be identified. An indication of the skills base of the proposed design team should be submitted. Specific reference should be made to the ideas within 'By Design', 'Places Streets and Movement' - both DETR, and 'Lifting the Quality' - POS, HBF and DETR.
18. Various strategies will also be needed, including those listed below and any others which might arise including as a result of development of the guidance set out at Appendix 1.
 - a) Strategy for identifying how the views of the local community will be taken into account in developing the proposals, and promoting community development.

- b) Strategy for phasing of development with social and other infrastructure to achieve provision in tandem with housing development.
- c) Strategy for ensuring comprehensive development that achieves both commercially profitable forms of development, as well as non-profit generating facilities.
- d) Strategy for ensuring either protection or appropriate mitigation measures to overcome impact of development on the environmental capital identified in the audit.
- e) Strategy for new landscape creation and landscape enhancement, protection and management on and around the development site.
- f) Strategy for delivering and retaining market led affordable housing to meet local needs, and involving Registered Social Landlords, to ensure a range and mix of housing types.
- g) Strategy for funding initial investment and ongoing management of community and social infrastructure, including involvement of voluntary sector.
- h) Strategy for sustainable travel and the maximisation of walking, cycling and public transport opportunities and utilisation.
- i) Strategy for promoting community safety.
- j) Strategy for maximising energy efficiency and local and renewable energy generation.
- k) Strategy for minimising waste arising from development.
- l) Strategy for design including innovative design solutions and delivering public art.
- m) Strategy for using local labour, businesses and materials in the construction process.
- n) Strategy for monitoring delivery of development against the established targets and measures, including management of the process.

SOUTH HAMS DISTRICT COUNCIL'S LOCAL PLANNING OBJECTIVES

<i>Key Objectives</i>
<ul style="list-style-type: none"> ● Conserve, sustain and enhance the area's outstanding environmental qualities, local distinctiveness and sites of environmental importance, in terms of landscape character and diversity, wildlife and habitats, townscape and archaeology. ● Ensure that all towns are prosperous and able to provide a full range of services for their population and that of surrounding areas. ● Create new jobs and business opportunities in order to strengthen the local economy, including sustainable green tourism. ● Provide for local housing needs, particularly to minimise the loss of young people from the area. ● Promote sustainable travel and reduce journeys through the concentration of most development in and around the main towns and larger villages. ● Ensure the proper planning of Plymouth's sub-regional needs, including consideration of a new community as proposed in the Devon Structure Plan. ● Look at each town and village and provide for its needs in a sustainable manner, protecting and maintaining its distinctive local character and viability.
<i>New Development</i>
<ul style="list-style-type: none"> ● Support the aims of sustainable development, including the sequential approach to site selection. ● Promotes mixed use development to foster vitality and diversity, integrate employment opportunities, stimulate local enterprise and reduce the need to travel. ● Include a mix of different house sizes and affordable housing provision as part of new developments. ● Encourage high standards of design, supported by design guidance, concept statements, development briefs and master plans. ● Promote local character and distinctiveness, for example, by encouraging the use of local materials within new development sites and landscaping. ● Aims to secure adequate physical and social infrastructure provision prior to houses being occupied. ● Involve key players at all stages to ensure adequate flood prevention, minimisation of waste, infrastructure provision, emergency services cover and healthcare provision. ● Provide for the needs of stakeholders, e.g. residents (present & future), to be taken into consideration to create a high quality living and working environment.
<i>Environment</i>
<ul style="list-style-type: none"> ● Protect the natural and built heritage of the South Hams. ● Seek a balance between conservation and development. ● Ensure quality, purpose and harmony in new development. ● Strengthen the landscape character of the South Hams and encourage others to do so. ● Encourage a greater awareness of, care for and enjoyment of the environment. ● Maximise opportunities for wildlife conservation within development.

Housing

- Provide for the housing needs of the whole community, paying particular attention to the needs for affordable or special housing.
- Respond to the strategic context for housing established in the Devon Structure Plan, including the role which western South Hams is required to play in meeting the housing needs of the Plymouth sub-region.
- Apply the sequential approach to the identification of land for housing development, giving priority in the first place to the re-use of previously developed sites which will provide for sustainable developments.
- Locate the bulk of new housing on sites which will be accessible, particularly by public transport.
- Promote developments at the highest densities compatible with the characteristics of the site and meeting local housing need.
- Provide for a mix of uses, house sizes and types in new developments.
- Creating attractive, high quality living environments in which people will choose to live.

Employment

- Provide for employment needs of the whole community.
- Respond to the strategic context for employment established in the Devon Structure Plan.
- Encourage new sustainable business activity.
- Support existing employers and employment opportunities.
- Raise local wage and income levels.
- Improve communications.
- Assist in the diversification of the rural economy.

Tourism, Sport and Recreation

- Support the development of tourism, sport and recreation facilities that promote the principles of sustainability by seeking to balance the needs of residents, visitors and the environment.
- Maximise the economic benefits of tourism in the district and encourage year round tourism, becoming an acknowledged green tourism destination.
- Retain and secure provision for sports and informal outdoor recreation at appropriate scales and locations, in order to meet the needs of all residents and visitors.
- Support careful visitor management of the South Hams.

Shopping

- Provide for the shopping needs of the whole community.
- Ensure that the prosperity, vitality and viability of the existing shopping centres is sustained by preventing their undue extension which could lead to the decline of the town centre.
- Resist development of out-of-town centre stores which may draw business from the town centres and increase car use.
- Maximise the use of town centres as a focus for mixed uses including shopping, employment, housing and social activities.
- Support the retention of neighbourhood and village shops.
- Support the provision of farm shops and 'pick-your-own' sites where they contribute to the economic diversification of rural areas.

Travel and Transport

- Promote the move towards sustainable travel through an integrated transport strategy aimed at reducing unnecessary car use and improving public transport, including locally based community initiatives.
- Strike a balance between the promotion of sustainable travel and other objectives, without causing disadvantage to rural communities which rely more heavily on the private car.
- Foster and strengthen partnerships with all those involved with and affected by travel and transport decisions and develop the Council's role as a facilitator of such partnerships.
- Maintain, improve and promote safe walking and cycling networks, both in settlements and in the countryside, to meet functional and recreational needs.
- Further integrate walking, cycling and public transport.
- Promote the interests of the district in the distribution of county and national sources of transportation infrastructure.
- Safeguard routes that may be required for alternative modes of travel than the car.

DEVON STRUCTURE PLAN AIMS AND OBJECTIVES

<i>Sustainability</i>
<ul style="list-style-type: none">● Promote measures that conserve fossil fuel.● Conserve other natural non-renewable resources.● Promote measures to reduce global atmospheric change.
<i>Conservation of the Environment</i>
<ul style="list-style-type: none">● Conserve the landscape of the South Hams.● Improve the urban environment, by improving safety, reducing congestion and protecting townscape.● Conserve the district's cultural heritage.● Preserve open space and access to the countryside.● Provide for new development where it would not conflict with the need to conserve the special environment and heritage of the South Hams.● Conserve biodiversity, protect and enhance ecology and wildlife habitats.● Maintain and improve air quality.● Conserve water resources and their quality.● Conserve mineral and soil resources.● Reduce and minimise waste generated, encouraging all schemes which promote the recycling and re-use of raw materials and minimising the environmental effects of waste disposal.● Minimise energy usage and conserve energy resources.● Conserve land resources by taking full advantage of development potential within existing settlements and built up areas - where this would not detract from the quality of the urban environment.
<i>Community and Housing</i>
<ul style="list-style-type: none">● Promote the retention of existing facilities and services.● Guide new facilities to locations accessible to the population they serve.● Enhance the accessibility of facilities to those dependent on public transport.● Enhance the role of settlements as centres for service provision.● Maintain or enhance the role of town centres as the focal points for local communities.● Provide for new development in such a way as to reinforce the settlement hierarchy and help to promote the self sufficiency of settlements.● Ensure that the scale and type of provision for new residential development reflects the needs of all sectors of the community.● Where consistent with the other strategic objectives, housing needs generated from within the existing population of an area should be provided for within that locality.● Provide scope for housing development in those areas best related to employment opportunities, best capable of being served by public transport and most accessible to community and other facilities, so as to reduce the need to travel.

The Economy

- Sustain, broaden and diversify the existing economic base.
- Provide scope for new economic investment in those parts of the district most likely to attract such investment.
- Ensure that any major economic development takes place in locations accessible to residential areas.
- Encourage investment in infrastructure that supports planned economic development.
- Address the needs of those areas having specific economic difficulties.
- Provide for economic diversification in the rural areas where it would conserve the overall rural character of those areas and where it would not prejudice the protection of the district's special landscape quality.

Transport and Infrastructure

- Reduce the need to travel, especially by private vehicles.
- Promote the use of alternatives to car travel such as public transport, walking and cycling.
- Guide new development to locations that can be served by a choice of transport modes.
- Increase accessibility for those not having access to private transport.
- Avoid the dispersal of new development provision - in order to reduce the need to travel and maximise accessibility to facilities and services.
- Take advantage of existing infrastructure capacity in providing for development.
- Provide for new development only where existing infrastructure is adequate or where new infrastructure can be secured to service the development proposed.

VISION FOR THE PROPOSED NEW COMMUNITY

1. The Devon Structure Plan proposes a new community in western South Hams, largely to meet the needs of the Plymouth sub-region. The New Community proposals of the Structure Plan (Proposals N1, N3, N4 and N5, at Appendix 2) represent a major new approach to accommodating development, and the Explanatory Memorandum makes it clear that (para 8.210) “*such major development will only be acceptable where it can be achieved in a sustainable way incorporating the highest standards of design*”. To meet the aims and objectives of the strategic policy framework the new community will need to incorporate new technologies, holistic thinking and a real sense of community development as a fundamental and integral part of the design process.
2. Our vision is to create a flagship new community, which fulfils and represents the sustainable development objectives and principles of the 21st Century. We are aiming to create a mixed and balanced community which has the vitality and viability to lead the way in sustainable technology, and encourage environmentally and socially responsible lifestyles. The result will be an internationally recognised new community, substantiating the philosophy 'thinking globally, acting locally', whilst improving the overall quality of life that we enjoy today.
3. The vision for the new community is therefore to achieve not just the appropriate quantity of development for the numbers of people and jobs required, but to go far beyond this. The vision is to create a healthy and active community, from the street and neighbourhood right up to the whole community level, incorporating:
 - a full range of facilities to enable community welfare, development and self-sufficiency;
 - an attractive, well-designed environment that promotes health and safety;
 - a strong community identity and spirit encouraging individual participation in the running of community life.
4. To achieve an appropriate combination of social, environmental and economic aspects will require an integrated and holistic approach to design, construction and operation of the new community. For example, to achieve a healthy and vibrant community it will need to comprise a broad cross section of socio-economic groups and age groups, as well as a full range of abilities and skills. This social and economic mix cannot be controlled directly, but ensuring a range and mix of dwelling types can facilitate it.
5. The importance of partnership and joint working between all those involved in the new community will be a key theme in taking the proposals forward. In particular, the need for an approach based on integration and partnership principles between local planning authorities, service providers and developers, will be central to securing the success of the new community.

5. The new community should therefore display the following characteristics:

<i>New Community Characteristics</i>
<ul style="list-style-type: none">● Developed according to a comprehensive Master Plan.● A strong and healthy community, not just a dormitory suburb.● Designed and built on sustainable development principles.● Positively support and encourage increasingly sustainable lifestyles.● Mixed-use development providing employment and homes in close proximity.● Early provision of infrastructure, community and other facilities, to promote the self-sufficiency of each phase of the development.● Provision for a mix of people and housing.● Nearby work opportunities within the community.● Life long learning and training opportunities.● A good transport network favouring the pedestrian, cyclist and public transport.● Good public transport links for all within and beyond the community.● A wide range of facilities within walking distance.● Access for all, including those with disabilities.● Major facilities easily accessed by public transport.● Safe and attractive public spaces, places and routes.● An attractive and clean environment.● Low environmental impact - a place that by design assists sustainable living.● Positive environmental and conservation benefits including a positive impact on bio-diversity.● Strong sense of place and belonging.● Good community spirit.

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
1.0 The Use of Resources		
1.1 <u>Non-renewable resources – minimise use of non-renewable resources, maximise their re-use where possible and utilise sustainable resources as far as possible (Structure Plan Policies Community self sufficiency in relation to local services and facilities S5; Adequacy of infrastructure for new developments S6 / landscaping, local distinctiveness, environmental quality and historical conservation C2 / 'best practicable environmental options' on waste C18 / Utilise waste beneficially wherever possible C21 / energy saving requirements and features into new developments C22 / Renewable energy C23)</u>	<ul style="list-style-type: none"> Energy audits should be prepared for each building type, to demonstrate sustainable credentials for the building. Within major developments a minimum of 66% of energy used should be generated on site. All imported energy should come from renewable sources. 100% aggregates reused / locally sourced. 	<ul style="list-style-type: none"> Use recycled building materials. Use locally sourced aggregates and stone. Wood from local managed forests. Solar street lighting. Photo-voltaic panels/ roofs. Wind power. Recycling and composting of waste. Minimise waste production in building process. Provide wind shelter belts from prevailing winds – these reduce heat loss from buildings.
1.2 <u>Minimise energy use – increase energy efficiency by using advanced designs of urban form and reduce heat-loss, space heating requirements and other energy demands. Generating energy locally will assist efficiency. Minimise embodied energy of development. (Policy S5/C22/C23)</u>	<ul style="list-style-type: none"> Essential services such as shops, public transport access, etc, maximum distances away (see 5.1 B). High quality insulation to allow maximum energy use of 50 KWh / M² per year, falling to 25 KWh / M² per year by 2020 (BRE; Report 39) Devon County Council – (further research and clarification being undertaken with BRE;). Give priority to materials and products with low embodied energy including transport costs. (Agreed industry standards for embodied energy; see 'Green guide to building materials'). 	<ul style="list-style-type: none"> Super insulation (such as triple glazing on windows). Design and layout to promote travelling by foot and cycle. CHP (combined heat and power) plant for efficient provision of Heat and power to homes and businesses. Small scale wind power plants; promotion of energy saving white goods. Use of photo-voltaics. Use low energy embodied products and building materials. Natural ventilation and air conditioning (including offices with openable windows).
1.3 <u>Renewable energy production – utilise all opportunities for energy production and fuels from renewable sources including solar, wind, water and bio-fuels.</u>	<ul style="list-style-type: none"> Within major developments a minimum of 66% of energy used should be generated on site. Imported energy should come from renewable sources. 	<ul style="list-style-type: none"> Wind power site (community owned / controlled site). Use of photo-voltaics. Combined heat and power if applicable. Passive solar heating through design. Biomass powered heat and energy generation (such as willow coppicing).
1.4 <u>Minimise water demand – conservation of water by measures such as low water consumption appliances, rain water harvesting and the re-use of "grey water" (Policy C24)</u>	<ul style="list-style-type: none"> Maximum water use of 60 litres per person per day, falling to 40 litres (pppd) by 2025. Appropriate plumbing to allow grey water re-use. Metering of 100% of dwellings. No potable water to be used for toilet flushing. <p>(LGMB; Sustainable settlements)</p>	<ul style="list-style-type: none"> Grey water recycling. Rain water harvesters with capacity to store 3500 litres (up to one month drought). Promotion of water saving devices such as cistern devices and other water efficient 'white goods'. Spray taps on sinks used for hand washing. No mains connected hose-pipes.
1.5 <u>Conserve surface and underground water resources - and avoid degradation by implementing measures to avoid the free drainage of surface waters to nearby watercourses and thereby recharging ground water and minimising risks of flooding and pollution. (Policy C24) (Sustainable Urban Drainage Systems – SUDS)</u>	<ul style="list-style-type: none"> Development design and use of materials to cause zero negative impact on all water courses (streams, tributaries, rivers) such as contamination and storm water scouring, instead aiding the replenishment of the water table. <p>(Environment Agency; Sustainable urban drainage; Also refer to PPG 25 – Development and flood risk).</p>	<ul style="list-style-type: none"> Wherever possible: installation of 'sustainable urban drainage systems'. Maximise permeable surfaces where applicable. Minimise excessive water abstraction. Creation of on site water features and buffer strips.
1.6 <u>Soil conservation – minimise the use of higher quality agricultural land from development; also to incorporate design and construction methods which would effectively minimise soil erosion and avoid soil pollution (Policy S1c/C13/C27/C28)</u>	<ul style="list-style-type: none"> Site selection process will avoid high grade agricultural land and areas prone to flooding. No import or export of soil from the site during construction. No pollution of water courses. 	<ul style="list-style-type: none"> Site selection process to avoid high grade agricultural land; Reed bed filtration for surface water drainage. Any excess soil used for open/park land landscaping or noise breaks. Cover over soil heaps to avoid washing into local streams and tributaries. Protection of stockpiled soil heaps from erosion during construction phase.

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
1.7 <u>Clean Air- maintain and improve air quality (Policy S5/C29/C30)</u>	<ul style="list-style-type: none"> Existing site air quality should be maintained and where possible improved from pre-development air quality levels. 	<ul style="list-style-type: none"> Minimise use of private car in and around development, whilst providing for the maximum use of foot and cycle. Protect and plant trees and greenery where possible, buffering noise and pollution sources. Measure air quality including any pollutants by surrounding uses and pollutants generated by the development itself.
1.8 <u>Land and Buildings – maximise the re-use of existing land and buildings, minimise the use of greenfield sites. (Policy C11/C12)</u>	<ul style="list-style-type: none"> If possible locate new development on previously used land. New housing to be developed at a density of at least 30 units per hectare net. See paragraph 58, PPG 3 (housing). New housing development density to reach an average of approximately 40 dwellings per hectare net over the whole district. 	<ul style="list-style-type: none"> All new housing to ensure adequate internal space and external space and where appropriate ensure adequate private gardens. Combine different housing types and tenures to reach the required net densities.
2.0 Pollution and Waste		
2.1 <u>Air quality – employ all means available to restrict emissions to the lowest levels possible including minimisation of CO₂ production, all other emissions and air pollutants (Policies C29/30)</u>	<ul style="list-style-type: none"> Use of on-site sustainable energy generation methods to minimise pollution. Existing site air quality should be maintained and where possible improved from pre-development air quality levels. Design priority to reflect the transport hierarchy, therefore favouring cycle, pedestrian and public transport routes over the private car. 	<ul style="list-style-type: none"> Provide carbon offset for construction by planting appropriate number of trees. Utilise high standards of insulation incorporating the use of sustainable materials. Photo-voltaic cells and wind power to provide on site electricity. Building positioning to maximise passive solar gain with south facing windows exaggerated and north facing minimised Development layout to minimise car use (and encourage / maximise walking and cycling). Passive solar water heaters. Use locally sourced and recycled building materials.
2.2 <u>Light – Minimise light pollution through avoiding inappropriate mix of land uses</u>	<ul style="list-style-type: none"> Minimum light pollution particularly between 23.00 hrs and 07.00hrs. No wasted energy through outdoor / street lighting in daylight hours. 	<ul style="list-style-type: none"> Avoid mix of inappropriate land-uses such as residential areas and brightly lit areas. Use intelligent technology / photo-sensitive lighting to avoid wasted day street-lighting.
2.3 <u>Noise - minimisation of noise disturbance during construction and occupation (Policies C29/30)</u>	<ul style="list-style-type: none"> Sound insulation standards should as a minimum comply with the Building Regulations Approved Document E and where possible construction methods and materials should afford a better standard of both airborne and impact sound insulation. Locate noise sensitive uses away from major roads and dual carriageways or provide sufficient buffering and sound insulation to mitigate impact. For residential development ambient noise levels, pre-development and prior to control measures, should not, where possible, exceed 55dB LaeqT between 0700 and 2300 and 45 dB LaeqT between 2300 and 0700 and in any case development should not be considered where ambient noise levels exceed 72dB Laeq between 0700 and 2300 and 66dB between 2300 and 0700. <p>(Source: PPG 24 (Noise); LGMB - Sustainable Settlements).</p>	<ul style="list-style-type: none"> Design, layout and materials. Minimise noise generation. Quieter technologies and buffering. Consider internal and external noise generation, noise transmission. Highway design to minimise noise from road traffic. Consult with and inform any residents in the area at present. Install high quality noise insulation panels.
2.4 <u>Waste - provision of waste audit in order to provide appropriate facilities for waste recycling, reuse and disposal</u> <u>Provision for the treatment of waste according to the waste hierarchy and the Best</u>	<ul style="list-style-type: none"> Provision for effective waste collection and the opportunity to recycle 100% of paper and recyclable plastic; and the optimum reuse of glass. Provision of the opportunity to compost 100% of easily biodegradable matter. Enhance residents understanding of recycling, reusing and composting of waste 	<ul style="list-style-type: none"> Effective waste audit carried out before first residents move in, and preferably in the design stage. Compost facilities for easily biodegradable matter in street, plot-land or neighbourhood areas. Provide sufficient sites for community recycling. Convenient and accessible location of recycling facilities. Provision of suitable bins.

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
<p><u>Practicable Environmental Option in order to maximise environmental benefits, minimise resource and energy demand and pollution.</u></p> <p><u>Minimisation and re-use of all types of waste, from all sources including building processes and minimise any adverse environmental impacts from the recovery, processing, transport and disposal of waste.</u></p> <p><i>(Policy C18-21)</i></p>	<p>and associated issues.</p> <ul style="list-style-type: none"> Conserve finite resources and protect the environment. 	<ul style="list-style-type: none"> <i>Re-use and recycle building materials.</i> <i>Minimise waste output from domestic and commercial sources.</i> <i>Monitoring and feedback to the public will help improve education and therefore understanding and profile of the waste issue.</i>
<p>2.5 Waste water and other liquids should be dealt with appropriately to avoid flooding and pollution.</p>	<ul style="list-style-type: none"> To reduce the volume of waste water/liquids requiring treatment. To minimise non-renewable energy required for treatment. 	<ul style="list-style-type: none"> <i>Reed-bed filtration for surface water drainage.</i> <i>Wherever possible installation of 'sustainable urban drainage systems'.</i>
3.0 Design		
<p>3.1 <u>Adaptability - designs should be capable of adaptation to changing lifestyles. Mixed housing types and tenures may facilitate ease of movement within the community as needs change.</u></p>	<ul style="list-style-type: none"> Adaptable homes and offices for life. 	<ul style="list-style-type: none"> <i>Adaptive design to allow easy conversion for changes such as adding extensions or provision of downstairs bathroom and bedroom.</i> <i>Maximum use of roof space.</i> <i>Micro climate consideration in designing outside space.</i>
<p>3.2 <u>Housing - provision of a full range of housing types required for a balanced community including an appropriate level of social and affordable housing (Policy S5/Policy H5/Policy H6)</u></p>	<ul style="list-style-type: none"> Provide a full range of housing types and tenures to accommodate all age groups and household sizes. Appropriate provision of affordable housing: district-wide provision of approximately 33% of housing run by Registered Social Landlords (RSL), 33% affordable housing through such means as private rental, shared ownership, subsidised ownership or discounted sale, 33% market housing. Developers should demonstrate how they will deliver a mix of housing including appropriate affordable housing provision to contribute to these targets on the particular site. 25% of housing in Council Tax Band (CTB) A; 50% in CTB B – D; remaining 25% in CTB E+ to provide a good spread of housing types and sizes, thus providing for local needs and a balanced community. 	<ul style="list-style-type: none"> <i>Work with Housing Associations and registered social landlords to provide such housing.</i>
<p>3.3 <u>Housing - social and affordable housing to be mixed with other forms and integrated throughout development, a proportion to be affordable housing to meet local needs, including a proportion to be managed by a Registered Social Landlord.</u></p>	<ul style="list-style-type: none"> Mixed and balanced community, incorporating affordable housing, rented accommodation and market housing. Social housing provision will not be made in discrete and separated estates. 	<ul style="list-style-type: none"> <i>Integration of rented accommodation, housing for the elderly, family homes and property at each end of the market to create sense of mixed community.</i>
<p>3.4 <u>Local distinctiveness – design of all buildings, and the urban form, must provide strong links to local and historic patterns, traditions and materials without prejudice to the features of sustainable design: Diversity and interest in urban design-developments are 'human' in scale and form in keeping with their setting.</u></p>	<ul style="list-style-type: none"> Urban design and form to be assessed in terms of diversity, interest, scale, and soft and hard form of the designs to create a sense of place. (design manual should be produced for major developments by developers, with the involvement of the county and district authorities). An organic feel to the urban environment 	<ul style="list-style-type: none"> <i>Use of traditional local materials for building ; design of layout to foster best aspects of traditional towns, subtle inclusion of new technologies.</i> <i>Designs in keeping with their surroundings.</i> <i>Buffering on edge of settlement and roads where necessary.</i> <i>Any major developments should incorporate many of the traditional aspects of settlements, such as town squares, high</i>

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions																																		
<p><u>Sense of place – a strong sense of place should be created in all locations within the development. This will provide an understanding of both the location/function of any point in the development and also of the development's place in South Hams. Design should incorporate places to meet and suitable environments for interaction;</u></p>	<p>incorporated with sustainable technologies</p> <ul style="list-style-type: none"> A building code should be established to determine the range, character, style and vernacular and or distinctiveness of the buildings and spaces to be created. 	<p><i>streets and central areas.</i></p> <ul style="list-style-type: none"> <i>Concept statements, development briefs and design guides.</i> 																																		
<p>3.5 Safety - personal safety and freedom from crime</p>	<ul style="list-style-type: none"> Neighbourhood watch schemes. Cycle and pedestrian network mirroring 100% of road network and where possible providing more direct access. 100% 'Secured by design' approval for all buildings. 20MPH 'Home zones' for all residential areas through design. 	<ul style="list-style-type: none"> <i>Design and layout of development to minimise crime and maximise feeling of safety including consultation with Police architectural and design liaison officers</i> <i>Safe pedestrian crossing points on roads and pedestrian priority in residential areas.</i> <i>Provision of Police services.</i> <i>Slow speeds in residential areas for safe mixing of modes. .</i> <i>Strengthen community activity and mix uses. 'Living above the shops' – provides housing in and above the town / retail centre to ensure natural surveillance and install a feeling of safety.</i> <i>Use of defining perimeter blocks, yet ensuring and maintaining permeable layouts.</i> <i>CCTV, automatic domestic sprinklers & other design features to improve safety.</i> 																																		
<p>4.0 Community Provision</p>																																				
<p>4.1 Accessibility to services – services should be provided as locally as possible, and should be accessible by all residents by sustainable modes of travel, especially walking and cycling. Leisure - opportunities to participate in culture, leisure and recreation are readily available to all.</p>	<p>Maximum accessibility distances:</p> <table border="0"> <tr><td>• Local area for play (LAP's)</td><td>100M</td></tr> <tr><td>• Equipped LAP's (LEAP)</td><td>400M</td></tr> <tr><td>• Neigh'hd LEAP's (NEAP)</td><td>1KM</td></tr> <tr><td>• Local Shop</td><td>400M</td></tr> <tr><td>• Bus Stop</td><td>200M</td></tr> <tr><td>• Allotments</td><td>400M</td></tr> <tr><td>• Crèche/Primary School</td><td>500M</td></tr> <tr><td>• Pub/social meeting place</td><td>1KM</td></tr> <tr><td>• Community Hall</td><td>1KM</td></tr> <tr><td>• Library/Cultural Centre</td><td>1KM</td></tr> <tr><td>• Places of worship</td><td>1KM</td></tr> <tr><td>• Leisure centre</td><td>1KM</td></tr> <tr><td>• Secondary School</td><td>1KM</td></tr> <tr><td>• Health Centre</td><td>1KM</td></tr> <tr><td>• Town square / retail centre</td><td>1KM</td></tr> <tr><td>• Woodland/informal open area</td><td>1KM</td></tr> <tr><td>• Composting Facility (or may be collected or within domestic curtilage).</td><td>1KM</td></tr> </table>	• Local area for play (LAP's)	100M	• Equipped LAP's (LEAP)	400M	• Neigh'hd LEAP's (NEAP)	1KM	• Local Shop	400M	• Bus Stop	200M	• Allotments	400M	• Crèche/Primary School	500M	• Pub/social meeting place	1KM	• Community Hall	1KM	• Library/Cultural Centre	1KM	• Places of worship	1KM	• Leisure centre	1KM	• Secondary School	1KM	• Health Centre	1KM	• Town square / retail centre	1KM	• Woodland/informal open area	1KM	• Composting Facility (or may be collected or within domestic curtilage).	1KM	<ul style="list-style-type: none"> <i>Design and layout to allow for ease of movement and access around the development via foot, cycle and public transport.</i> <i>New housing to be developed at a density of at least 30 units per hectare net. See paragraph 58, PPG 3 (housing).</i> <i>Approximately 6 acres of playing fields per 1000 population; provision of meeting centres including town hall and pub; leisure centre provision for major developments.</i>
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<p>4.2 Community health – Provision of integrated health care and prevention services in the broader sense such as providing leisure and exercise opportunities, and preventing pollution;</p>	<ul style="list-style-type: none"> Health centre and integrated healthcare – all health care services available (excluding higher order functions) within major developments. 	<ul style="list-style-type: none"> <i>Developer to consult, make contribution to and ensure a good overall interface with regional hospital / appropriate health provider on exact needs and specifications.</i> <i>Integrated health care includes overall lifestyle options and access for all, including the disabled, to leisure facilities such as parks, gymnasiums and allotments.</i> 																																		
<p>4.3 Community ownership and enterprise – Socially valuable activities, utilities, facilities and employment should be owned and operated by the community for the benefit of the community. This will help retain local economic activity and gives optimum control of their sustainable and beneficial use.</p>	<ul style="list-style-type: none"> The opportunity for localised energy production schemes to be community owned. Audit of opportunities for community owned enterprise. 	<ul style="list-style-type: none"> <i>CHP (combined heat and power) stations, small scale wind farms, allotments and solar schemes should be included.</i> <i>Health centres and community buildings.</i> <i>Organisation of a community trust which manages and operates such schemes as well as a community chest.</i> <i>Promotion and funding of public art through a community trust. This can involve a broad section of the community and instil civic pride and a sense of community ownership.</i> 																																		

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
4.4 <u>Service integration – integration of services is essential to the efficient and sustainable operation of the development.</u>	<ul style="list-style-type: none"> Prepare integrated service provision plan. 	<ul style="list-style-type: none"> District/local centres as focal points of community; multi-modal transport interchange. One stop shop.
5.0 Community Profile		
5.1 <u>Community mix - create a mixed self sufficient and cohesive community (Policy, S1b/Policy S5);</u>	<ul style="list-style-type: none"> All development should incorporate mixed uses including employment provision on strategic development sites and accessibility to job opportunities for all sites, mixed house types and tenures. 	<ul style="list-style-type: none"> Provide necessary industrial and workshop units for SME's. Locate employment uses in accessible sites (both for the development and surrounding areas). Buffer to minimise impact on landscape. Integrate / mix housing types and tenures. Mix land-uses where appropriate.
5.2 <u>Community information – the availability and immediacy of information is an essential utility and will assist in influencing lifestyle choices. For example current pollution level information and targets may discourage use of polluting vehicles. Sustainable lifestyle – through education and design, encourage choices and facilitate actions that are more sustainable (Structure plan policy S5).</u>	<ul style="list-style-type: none"> Community information via intranet. Community feedback and consultation wherever possible. 	<ul style="list-style-type: none"> Public libraries and other public buildings to have internet access. Bus stops and other public transport interchanges to have 'countdown'. All residences to have easy potential access to the internet. Use all forms of media including e-mail / internet, community papers, leaflets and newsletters to keep people informed and help educate and change habits.
5.3 <u>Citizen participation – close involvement of residents in shaping the activities and decisions of the community will make them stakeholders in its success;</u>	<ul style="list-style-type: none"> Involvement of all community in citizen participation and community decisions. 	<ul style="list-style-type: none"> Provision of accessible community meeting points. Provision of community worker to facilitate group activity and community spirit. Information technology may assist this. Community information via intranet. In any new community facilitate the creation of a new parish council.
5.4 <u>Social cohesion – the design of the development should promote and encourage social cohesion and reduce social isolation. (Policy S1b/Policy S5/Policy C/Policy C9/Policy H6)</u>	<ul style="list-style-type: none"> Facilitate the work of community development agencies. Involvement of all community in citizen participation and community decisions. Mixed and balanced community, incorporating approximately 33% of housing run by Registered Social Landlords (RSL), 33% affordable housing through such means as private rental, shared ownership, subsidised ownership or discounted sale, 33% market housing. Developers should demonstrate how they will deliver a mix of housing including appropriate affordable housing provision to contribute to these targets on the particular site. Prepare integrated service provision plan. Mixed uses, mixed house types and tenures. 	<ul style="list-style-type: none"> Ensure easy physical permeability and provision of social meeting points for all members of the community. Minimise social isolation through physical design.
5.5 <u>Voluntary sector - recognition of the importance of voluntary sector of the economy.</u>	<ul style="list-style-type: none"> Provision of community workshop and office space, managed by a community trust. 	<ul style="list-style-type: none"> Provide low cost accommodation such as offices/work units for charities and voluntary bodies within the community.
5.6 <u>Community self sufficiency – encourage communities to be as self sufficient in their activities as possible, for example by local sourcing of materials, energy, goods, foodstuffs and labour and by securing the provision of services and employment opportunities (Policy S5)</u>	<ul style="list-style-type: none"> Demonstrate by audit during design and construction phase that sourcing and employment is local. White goods with 'A' rated energy efficiency profile. Provide necessary office or workshop units for small and medium sized enterprises (SME's). Maximise the employment of local people and sourcing of materials through local suppliers in the construction phase of development. 	<ul style="list-style-type: none"> Maximisation of alternative energy sources including community owned wind and solar power stations. Photo-voltaic cells on all buildings. Maximise passive solar gain through building positioning.
6.0 Economy		

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
<p><u>6.1 Local economy - localise economic activity so money remains longer in the local economy. Enhance local economic multipliers for example by using locally sourced materials and labour.</u> <u>Employment – Provide sufficient local employment opportunities to enable as many economically active members of the community as possible to work locally.</u> <u>Provide a range of employment opportunities suitable for the development of a balanced community (Policy S1b/Policy S5/Policy T2).</u></p>	<ul style="list-style-type: none"> • Provide the opportunity for employment of 80% of working persons locally within major developments. • Provide effective public transport for those needing to travel to nearby regional centre (Plymouth). • Provide a wide range of employment sites and units (small and large scale workshops, light industrial units, etc.). • Provide CHP (combined heat and power) for business and employment creating developments. This will allow businesses to avoid the climate change levy. • Maximise the employment of local people and sourcing of materials through local suppliers in the construction phase of development. <p>(See: DETR Energy efficiency and local well-being May 2000)</p>	<ul style="list-style-type: none"> • <i>Ensure the adequate provision of employment land / buildings.</i> • <i>Maximise potential of clean industry or high tech internet related employment and other SME's.</i> • <i>Provide a mix of differing and easily adaptable business and commercial properties for use by a range of companies.</i>
<p><u>6.2 Mixed use – reduce travel need and increase community cohesion by mixing land uses</u></p>	<ul style="list-style-type: none"> • 90 % of trips to employment within major development by foot, cycle or public transport. 	<ul style="list-style-type: none"> • <i>All dwellings a maximum of 400 metres away from public transport interchanges linked to employment areas.</i>
<p>7.0 Environment</p>		
<p><u>7.1 Natural environment – safeguard, protect and promote the natural environment (Policy S1c/Policy S5/Policy C13-17)</u></p>	<ul style="list-style-type: none"> • Landscape quality and character – Audit, protect enhance and manage, create and manage. • Promote river and floodplain rehabilitation to assist in flood alleviation, improved water quality, ground water recharge, habitat enhancement, increased bio-diversity and increased recreational opportunities. 	<ul style="list-style-type: none"> • <i>Provide linked green wedges, wildlife corridors, buffers and stepping stones in and around the development to create a pleasant environment, minimise environmental impact and promote urban wildlife and biodiversity; such spaces can also act as educational areas for children.</i> • <i>Provide sustainable urban drainage systems such a reed beds to clean run off water and provide important habitats (e.g. 1m² of reed-bed per 5m² of parking space) Consider use of 'yellow flag iris' within reed beds in view of its ability to break down toxic chemicals such as oil run off from car parks..</i> • <i>Maximise trees and greenery within and around major development to enable integration into the surrounding landscape.</i> • <i>Create buffers to better integrate major development into the landscape.</i>
<p><u>7.2 Bio-diversity - maintain and, where possible, enhance bio-diversity through scheme design (Policy S1c/Policy S5/Policy C13-17)</u></p>	<ul style="list-style-type: none"> • Audit the environmental resource of the existing site and produce a Bio-diversity Action Plan where appropriate. • Provide bird and bat boxes throughout the development if natural woodland habitat is not available or cannot be planted or specially designed voids within buildings cannot be provided. • Protect, preserve and enhance all existing valuable site habitats identified in a habitat/species/ecological survey, such as ponds, wetlands, grassland, woodland and mature trees. • Create new habitats. • Manage existing and newly created habitats. • Produce landscape, habitat and biodiversity audit to evaluate existing qualities and how these can be preserved and enhanced. 	<ul style="list-style-type: none"> • <i>Provide linked green wedges, buffers and stepping stones in and around the development to minimise environmental impact and promote urban wildlife and biodiversity. Such spaces can also act as educational areas for children.</i> • <i>Provide a variety of habitats in and around the development.</i> • <i>Where possible planting trees and shrubs, creating wetland and other valuable wildlife areas.</i> • <i>Provide tunnel crossings under any new roads built near known badger / fox sets and for amphibians, clear spanning bridges over watercourses for otters and tree corridors across roads for bats and dormice.</i>
<p>8.0 Transport</p>		

Sustainable Development Guidance

A) Objectives and Principles	B) Targets / Measures	C) Some Suggested Actions
<p>8.1 <u>Transport strategy - develop transportation systems as part of a comprehensive and integrated transport strategy aimed at maximising the use of sustainable transport and reducing car travel and encouraging alternatives to the private car. (Policy T1).</u> <u>Travel demand - provision of facilities which encourage the choice of the most sustainable mode of transport for every trip (Policy S5/Policy C23,C22)</u> <u>Travel modes - promote the safe use of the most sustainable and environmentally acceptable modes (Policy T2);</u> <u>Provide routes for cycling and walking to link the development to nearby towns and villages; (Policy T3).</u> <u>Modal split - establish reachable targets for modal split and environmental quality (Policy T2 T3 T5 T7 T8).</u></p>	<ul style="list-style-type: none"> • Through promotion of public transport and other non-car based modes the aim is to reduce necessary car use to 10% of all trips within the locality (under 3 KM) and 50% of every commuter trip beyond the locality (over 3 KM). • Minimise the use of the primary route network (eg A38) for short journeys. • Maximise the potential of the rail network and all public transport. • Integrate public transport systems linking development to employment, retail, education, health, and leisure facilities and to local, regional and national transport interchange points. • Provide a comprehensive and separate foot-way, cycle-way and public transport network, with links to the wider public transport network. • Establish land requirements and safeguard strategic areas of land for innovative public transport uses. • Provision of network of foot ways, cycle ways and public transport, which link home and place of work, school, leisure, etc by an effective network of routes. • 20MPH home zones for all residential areas through design. • Require effective Travel Plan from all traffic generating centres. • Undertake a full Transport Assessment for the development. (See PPG 13 Transport) • Designs should meet the expectations of all users, including people with disabilities. • Provision of facilities – provide high quality facilities for pedestrians, cyclists and mobility impaired. 	<ul style="list-style-type: none"> • <i>Homes, places of work and facilities should all be easily reached by public transport in a time and cost effective manner.</i> • <i>Provision of guided bus ways as part of an integrated public transport system.</i> • <i>Where appropriate development may require park and ride facilities to minimise use of the private car.</i> • <i>Effective linkages into the primary route network, which promote or allow ease of travel mode change (rail, bus, long distance coach).</i> • <i>Strategic areas of land for public transport use reserved and safeguarded from other land-uses until public transport infrastructure is installed.</i> • <i>Quality interchange facilities provided at all points of change of travel mode.</i> • <i>Provide a safe and direct public footpath network, and cycle lanes, giving these modes of transport priority.</i> • <i>Virtual bus for school children using pedestrian routes.</i> • <i>Safe road crossing points and pedestrian priority where appropriate.</i> • <i>Provide safe cycle lock up points and provide secure and covered storage facilities for bicycles, including at home.</i> • <i>Provide quality lighting and CCTV as appropriate.</i> • <i>Access to services and facilities for all users including people with disabilities.</i> • <i>Walking and cycling must be encouraged through design.</i>
<p>8.2 <u>Public transport - develop an effective public transport network (Policy T5-9)</u></p>	<ul style="list-style-type: none"> • Minimum frequency of bus services to all parts of the new community: - 07.00 – 19.00 (mon – sat) 10mins, evenings and weekends 30mins. • Minimum frequency of bus service between the new community and regional employment, retail, health, leisure and further education centres and transport interchanges: 07.00 – 19.00 Monday to Saturday and evenings and weekends 20mins. • Free use of public transport within the new community. • Information provision to facilitate and encourage the use of public transport. 	<ul style="list-style-type: none"> • <i>All public transport services must be reliable.</i> • <i>Green travel plans and green commuter plans for schools and offices.</i> • <i>Bus boarder (raised paving).</i> • <i>For the new community, provide 'Countdown' system to give passengers up to the minute transport information.</i> • <i>Maximum distance to bus stops – See 4.1</i>

Sustainable Development Guidance

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<p>8.3 <u>Local route network - develop the local route network to support the overall development strategy (Policy T1/Policy T13)</u></p>	<ul style="list-style-type: none"> • Design priority to reflect the transport hierarchy, therefore favouring cycle, pedestrian and public transport routes over the private car. • Priority measures for public transport to ensure a punctual and efficient service. • Personal injury accidents targeted towards a zero rate. 	<ul style="list-style-type: none"> • <i>Existing smaller routes and lanes retained for non-car use.</i> • <i>New roads within and without the site should include cycle lanes.</i> • <i>Ample pedestrian walkways, and safe crossing points.</i> • <i>Effective integration of public transport provision into the local strategic network.</i>
<p>8.4 <u>Parking strategy - develop an effective car parking strategy, aspects of this will include designs which are safe and secure whilst reducing the dominance of the car (Policy T14).</u></p>	<ul style="list-style-type: none"> • To provide sufficient, safe and secure parking whilst reducing the dominance of the car (in accordance with PPG3, PPG13, and The Regional Transport Strategy). • No more than 1.5 spaces per dwelling for major developments, some residences sharing parking areas, and 5% car free housing. • Operational and non operational car parking standards. • Co-ordinated short and long term parking and charging policy in major developments. 	<ul style="list-style-type: none"> • <i>Provide short and long term parking policies for the development, including on and off street parking</i> • <i>Promote car sharing schemes.</i> • <i>Community pool cars.</i> • <i>Electric cars charged from solar energy.</i> • <i>5% of new homes with no parking provision.</i> • <i>Shared use of parking facilities for uses with different peak time use such as leisure (eg Cinema) and offices.</i>

Sustainable Development Guidance

Bibliography and other useful texts;

- National Playing Fields Association; – *The six acre standard*
- Urban Task Force Report; – Urban Task Force (Chair R. Rogers)
- Town and Country Planning Association; – Housing Policy Paper (TCPA Spring 2000)
- DETR; – Urban design in the planning system: towards better practice (June 2000)
- Bentley *et al*; - Responsive Environments (Architectural Press 1987)
- Kent County Council *et al*; - Kent Design Guide (Spring 2000)
- Essex County Council *et al*; – Essex Design Guide (Spring 2000)
- Environment Agency *et al*; -Sustainable Urban Drainage Systems (SUDS)
- Devon County Council; Devon County Structure Plan first review (February 1999)
- Wokingham District Council; - A new village at Grazely (July 1999)
- Williams *et al*; - Achieving sustainable urban form (Spring 2000)
- Building Research Establishment (BRE); - Report 39: Review of ultra low energy homes (1996)
- DETR *et al*; - General information report 53: building a sustainable future, (1998)
- Sustainable Homes / The Housing Corporation; - Housing Associations and Local Agenda 21, (no date)
- Local Government Management Board *et al*; - Sustainable Settlements: A guide for planners, designers and developers (1995)
- DETR; Energy efficiency and local well-being; discussion paper (May 2000)

Affordable housing (market):

Single Person – Band A – B

Married – Bands A – D

Affordable Housing (non-market):

Housing for rent and to buy in tax band A:

Council Tax Property Bands (South Hams) - as set in 1991.

- A = up to 40,000;
- B = 40,001-52,000;
- C = 52,001-68,000;
- D = 68,001-88,000;
- E = 88,001-120,000;
- F = 120,001-160,000;
- G = 160,001-320,000;
- H = greater than 320,000

(Source: DCC Website: Devon economic trend statistics)