

Proposed Minor post publication changes to South Hams Development Policies DPD – Version 2

This schedule has been revised from the version which appeared on the Council website November 2009. It corrects errors in paragraph numbering, with all paragraph numbers now relating to the Publication Stage of the Development Policies DPD. The 'proposed change' column has also been amended to make it clearer precisely what text is to be deleted and where additional text is suggested. The content of the changes has not altered.

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC1	Contents		Title of section 2 insert ' Policy ' before 'context'	Editorial correction for clarification	No	No
PC2	Contents		Delete title of section 6 'Consultation and Community Involvement'	Content not required in policy document	No	No
PC3	1	1.2	Insert ' Development Plan Document ' before 'DPD'	Factual Correction	No	No
PC4	1	1.3/1.4	Delete para 1.3. Para 1.4 delete 'Development Plan Document.... In line with the' insertion of ' DPD supports the ' before 'Core Strategy' and ' spatial strategy and strategic policies, and the DPD ' after 'Core Strategy'. Delete 'it' after Core Strategy. Delete rest of para after '2016'.	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC5	1	1.5-1.7	Delete para's 1.5-1.7	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC6	1	1.8	Para 1.8 delete first, third and fourth sentences. Second sentence delete 'its' and inserted 'a'. Delete para's 1.9 and 1.10. Insert new para to read 'The LDF includes a web based interactive Proposals Map which contains all the policy designations and will be continually updated as more DPDs become adopted. This DPD can be viewed on the Council's website at www.southhams.gov.uk. '	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC7	2	Title	Insert ' Policy ' before context	Editorial correction for clarification	No	No
PC8	2	2.3	Delete 'was adopted in December 2006 and'	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC9	2	2.4/2.5/2.6/2.7	Delete para's 2.4, 2.5, 2.6. Para 2.7 delete 'likely changes... and urban regeneration'. Para 2.7 insert ' aims identified in the Core Strategy ' at end of first sentence and delete 'explained in chapter 4 and'.	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC10	2	2.8/2.9/2.10/	Delete para's 2.8, 2.9, 2.10	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC11	2	2.11	Insert new para after 2.11 to read ' Planning Policy Statement 1 (PPS 1) Delivering Sustainable Development (February 2005) sets the context of sustainability in the planning system '.	Editorial corrections for clarification	No	No
PC12	2	2.12/2.13	Insert ' considerations ' after 'material', ' will ' replaces 'can' and insert ' in the South Hams ' at the end of the para. Deletion of para 2.13	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC13	2	2.14	Delete first sentence. Insert new first sentence to read ' All development proposals will be subject to the regional planning policy set out in Regional Planning Guidance (RPG) 10. RPG10 will be superseded by the South West Regional Spatial Strategy (RSS) 2006-2026, which is prepared by the Regional Planning Body '. Second sentence delete 'This' replace with ' The RSS ', delete 'in 2009' replace with ' shortly '. Insert new third sentence to read ' Therefore the RSS will be given considerable weight on the consideration of planning applications in the South Hams '. Delete last sentence.	Editorial corrections for clarification	No	No
PC14	2	2.16	Delete last two sentences	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No
PC15	2	2.17/2.18	Moved para 2.17 to follow para 2.18. Para 2.18 insert ' DPD ' after 'Development Policies' in first sentence. Delete third sentence. Delete 'are' and insert ' will be ' in final sentence.	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No
PC16	2	2.19	Delete para 2.19	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC17	2	2.20	Delete 'such as' and insert ' For example, these plans and strategies include ' to create	Editorial corrections to increase clarity	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			beginning of new second sentence. Correct spelling of 'Tamar'			
PC18	2	2.21	Delete 'and the' after 'Core Strategy' and insert ' in the South Hams ' at the end of the final sentence.	Editorial corrections to increase clarity	No	No
PC19	3	3.1	Delete last two sentences and insert ' National policy and guidance documents will also be used to make decisions on planning applications in the South Hams '	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC20	3	3.2/3.3	Delete para 3.2. Para 3.3 insert ' in this DPD ' after 'each policy'. Revise rest of para 3.3 to read 'Some policies are relevant to the majority of proposals, such as design, residential amenity, sustainable construction, biodiversity, transport, access and parking. While other policies are relevant to specific spatial locations, such as the countryside, or to specific development proposals, such as residential extensions and replacement dwellings in the countryside'.	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No
PC21	3	3.4	Insert ' for each policy ' after 'supporting text'. Delete 'it also sets out' and replace with ' as well as ' in final sentence.	Editorial corrections to increase clarity	No	No
PC22	3	3.5	Delete 'Each Policy' and replace with ' Supporting text also '	Editorial corrections to increase clarity	No	No
PC23	3	3.6	Delete 'or' and replace with '/' in last sentence.	Factual correction	No	No
PC24	3	3.7	Third sentence - delete 'is' and replace with ' may be '. Delete 'of evidence required by the applicant'.	Editorial corrections to remove repetition	No	No
PC25	3	3.7/3.8	Insert new para 3.8 to read ' The level of information that is required, within a Design and Access Statement or any other evidence required from the applicant, will be proportionate to the type of application and level of development within a proposal. '	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No
PC26	3	3.8	Delete 'consulted' and replace with ' viewed ' at end of third sentence.	Editorial corrections to increase clarity	No	No
PC27	3	3.9/3.10	Insert ' Construction Environmental Management Plans ', ' Ecological Assessments, including mitigation and enhancement plan ', ' Energy Statement ', ' Health Impact Assessment ', ' Landscape	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			Character Assessment , Landscape Management Improvement Plan , Retail Impact Assessment , Statement of Historical Significance and Sustainability Statements in list of bullets. Delete 'Supplementary Planning Statement' and 'Waste Audit Statement' from bullets. Delete para 3.10.			
PC28	3	3.11	Insert new para above 3.11 'The LDF Proposals Map provides details of all the policy designations that apply across the district, cross referenced to each DPD policy. It is contained within the Council's interactive web based mapping service. This is available at www.mapping.southhams.gov.uk and will be continually updated.'	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No
PC29	3	3.11/3.12	Delete last sentence and insert 'some of' after 'which show'. Delete para 3.12.	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No
PC30	DP1	3.16	Insert new second sentence 'High quality design within a historic environment can also help to retain and create locally distinctive places.'	To add further clarity in text	No	No
PC31	DP1	Related planning policies	Insert 'Planning Policy Guidance 13: Transport'	Factual clarification	No	No
PC32	DP1	Further Guidance	Insert 'Village Design Statements and Town Plans', 'By Design, CABE', 'Design and Access Statements, CABE' and 'Urban Design Compendium, English Partnerships and Housing Corporation'	Additional information and response to representations	No	No
PC33	DP1	Evidence	Revise heading to read 'Evidence that may be required from applicants to accompany planning applications'. Repeat for similar sections throughout document.	For clarification in response to GOSW representation	No	No
PC34	DP1	DP1cl.1	Insert 'Policy' into title. In cl. 1 insert 'in particular' after 'design which'. Delete 'unique coastal and undulating upland' and 'historic'.	Editorial correction for clarification in response to representations	No	No
PC35	DP1	DP1/	Insert 'and natural' after 'built'	Editorial correction in response to	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
		criteria a		representations		
PC36	DP1	DP1 criteria c	Delete 'landscaped' and replace with ' landscape designed ' before 'public'	Editorial correction in response to representations	No	No
PC37	DP2	3.23	Delete 'unique' in first sentence. Insert ' two Areas of Outstanding Natural Beauty ' after 'South Hams has' and ' Proposals Map and ' before 'Appendix 7'. Delete fourth sentence.	Factual clarification and to improve clarity	No	No
PC38	DP2	3.24	Delete 'for' and replace with ' from ' after 'district', insert ' which brings visual and noise intrusion into tranquil countryside and coastal areas ' at the end of the first sentence. Revise second sentence to read 'Careful management is required to conserve and enhance the South Hams landscape character'.	Editorial correction for clarification and in response to representation	No	No
PC39	DP2	3.25	Insert ' emerging ' before 'RSS policies'	Factual correction	No	No
PC40	DP2	3.26/3.27	Delete second, third and fourth sentences. Fifth sentence delete 'Character Types' and insert ' LCT '. Last sentence delete 'and sets out individual profiles for each unit (cultural, ecological, visual and summary'. Insert new final sentence ' The aim within any LDU is to maintain specific landscape, wildlife, cultural and historic features which contribute to local character whilst enabling appropriate development that responds positively to its landscape setting. The South Hams Landscape Character Assessment, which includes profiles of all LCTs and LDUs is available on an interactive map on the Council's website '. Delete para 3.27	Editorial corrections to remove repetition, and provide consistent terminology and clarification in response to representation	No	No
PC41	DP2	3.28	Delete 'of the towns and villages of the district, and may' and insert ' and will '. Second sentence delete 'is an important part of ensuring the landscape character is conserved and enhanced' and replace with 'cumulative impact of mast and tower structures'. . Third sentence delete 'Any' and 'or development' and insert 'Development' at beginning of sentence, delete 'the relevant LDU' and replace with 'landscape character' at the end of the sentence. Insert ' and DP5 Historic Environment ' after 'DP1 Design'.	Editorial correction in response to representations	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC42	DP2	3.33	Delete third sentence and replace 'current' with ' previously defined ' in penultimate sentence.	Editorial correction for clarification	No	No
PC43	DP2	3.34	Insert ' may ' before 'require' and delete 'carefully' and replace with ' sensitively '	Editorial correction in response to representations	No	No
PC44	DP2	3.35	Replace 'resources' with 'resource'	Correction of typographical error	No	No
PC45	DP2	3.36	Insertion of new second sentence ' Proposals within the undeveloped coastal zone will have to provide evidence that the proposal requires a coastal location and cannot be sited elsewhere '.	Additional information for clarification	No	No
PC46	DP2	Further Guidance /Evidence	<p>Insertion of following sections</p> <p>Further guidance for applicants:</p> <ul style="list-style-type: none"> o Proposals Map: AONBs, Undeveloped Coast (also shown in Appendix 7) o Forthcoming South Hams Development Control, Landscape Protection, Planning and Management Guidance for Applicants, South Hams District Council o Landscape Features and Key Characteristics, including map (Appendix 6) o South Hams Landscape Character Assessment and Guidelines o Historic Landscape Character mapping o Planning for Quality of Life in a Sensitive Landscape o South Devon AONB Management Plan o Tamar Valley AONB Management Plan o Dartmoor Management Plan o Forthcoming Shoreline Management Plan <p>Evidence that may be required from applicants to accompany planning applications:</p> <ul style="list-style-type: none"> o Evidence the applicant has a good understanding of the site and its setting within the surrounding landscape. o Site specific landscape character assessment o Evidence that a proposal within the undeveloped coast requires a coastal location 	Information omitted from Publication stage version of document.	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC47	DP2	Evidence	Insertion of 'that may be' and 'Evidence that a proposal within the undeveloped coast requires a coastal location'	For clarification in response to representations	No	No
PC48	DP2	DP2	Insertion of 'Policy' into title. Cl. 1 amended to read 'Development proposals will need to demonstrate how they conserve and / or enhance the South Hams landscape character, including coastal areas, estuaries, river valleys, undulating uplands and other landscapes , by:	Editorial correction of typographical error and clarification in response to representations	No	No
PC49	DP2	DP2/ Criteria 1a	Delete 'the Landscape.. other management plans' and insert 'identified landscape character areas'	Editorial correction to provide consistent terminology and clarification in response to representations	No	No
PC50	DP2	DP2/ Clause 2	Insert 'regional policy and' before 'relevant' and delete 'Shoreline Management Plan' and 'local guidance'	Editorial correction for clarification in response to representations	No	No
PC51	DP3	3.37	Insert 'protection of residential' before 'amenity' in second sentence, delete 'of the existing residents and character of the area' and replace with 'is an issue that has been raised through consultation with local communities, and therefore' .	For clarification to provide reason for the policy	No	No
PC52	DP3/3	Evidence	Insert 'that may be'	For clarification in response to representations	No	No
PC53	DP3/3	DP3	Insert 'Policy'	Editorial correction	No	No
PC54	DP4	3.39/3.40	Move para 3.40 above para 3.39.	Editorial corrections and in response to representations to make this section clearer and briefer	No	No
PC55	DP4	3.39	Delete 'an international, national and local levels' and replace with 'all levels'. Delete 'a significant body of scientific' and 'more sympathetic and'	Editorial corrections and in response to representations to make this section clearer and briefer	No	No
PC56	DP4	3.41	Revise para to read '..Measures include minimising energy demand through the orientation of building, and maximising the use of renewable energy and efficient energy supply, as well as the use of 'greener' construction techniques to reduce carbon dioxide emissions from construction and use. The choice of locally sourced building materials can also contribute to	Editorial correction for clarification in response to representations	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			energy efficient measures and sustainable construction			
PC57	DP4	3.43	First sentence delete 'sea level rise and' insert 'such as increased river flow and sea level rise' after 'climate change' Delete 'and this approach' from final sentence.	Editorial correction for clarification in response to representations	No	No
PC58	DP4	3.49	Delete 'will be crucial' and replace with ' can help '	Editorial correction for clarification	No	No
PC59	DP4	Evidence	Deletion of reference to BREAM and Code for Sustainable Homes bullets and insertion of ' provide the management framework needed for the planning and implementation of construction activities in accordance with environmental commitments ' under Construction Environmental Management Plans bullet.	For clarification in response to representations	No	No
PC60	DP4	DP4	Insert ' Policy '	Editorial correction	No	No
PC61	DP4	DP4 Cl. 4	Delete 'demonstrate that there is no risk to occupants' and replace with 'avoid or mitigate any risk'	Editorial correction for clarification in response to representations	No	No
PC62	DP4	DP4 Cl. 6, 7, 8	Delete clauses 6, 7, 8.	Editorial correction in response to GOSW representation and no South Hams evidence available	No	No
PC63	DP4	DP4 Cl. 6	New clause inserted ' Buildings will be sited and orientated to maximise passive solar gain ' after cl. 5	Editorial correction for clarification in response to representations	No	No
PC64	DP4/4	DP4/ Cl. 7	Revise numbering of policy criteria	Editorial correction	No	No
PC65	DP5	3.53	Delete first sentence.	Editorial correction to reduce repetition	No	No
PC66	DP5	3.54	Delete para 3.54	Editorial correction to reduce repetition	No	No
PC67	DP5	3.56	Insert new first sentence to read ' This policy expands on the national and regional policy, as well as that in Core Strategy CS10 Nature Conservation ' and insert ' on the Council's website (and Appendix 7) ' after 'Proposals Map' in second sentence. Delete 'which relate to the designations identified in the policy' and last two sentences.	Editorial correction to reduce repetition	No	No
PC68	DP5	3.57	Insert ' the South Hams Special Areas of	Editorial correction for clarification	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			Conservation (SAC), other designated and candidate SACs and Special Protection Areas (SPAs). before '29 sites'. Delete 'Special Areas of Conservation (SAC's) or Special Protection Areas (SPAs).	in response to representations		
PC69	DP5	3.58	Insert ' South Hams SAC is an international designation and has the highest level of protection ' as new first sentence. Delete last sentence.	Editorial correction for clarification in response to representations	No	No
PC70	DP5	3.59	Insert new third sentence to read ' The RSS includes a South West Nature Map that identifies Strategic Nature Areas, which are also identified in Appendix 11 and the Proposal Map '. Delete fifth sentence.	Editorial correction for clarification in response to representations	No	No
PC71	DP5	3.60/3.61	Delete '1982' and insert ' 1981 as amended by the Countryside and Rights of Way Act 2000 '. Delete para 3.61	Factual correction	No	No
PC72	DP5	Related Planning Policy	Delete '1982' and insert ' 1981 as amended by Countryside and Rights of Way Act 2000 ' into first bullet and ' and EC Habitats Directive ' to Habitats Regulation bullet.	Factual correction and addition	No	No
PC73	DP5	Further Guidance	Insert ' Biodiversity by Design, TCPA ' as new bullet	Further information	No	No
PC74	DP5	Evidence	Insert ' that may be ' and new final sentence ' The assessment should include mitigation and enhancement plans, where appropriate. This will include not only on the biodiversity present but also on threats posed by the development to this biodiversity, what mitigation is required, how it can be achieved and what enhancement is possible. '	For clarification in response to representations and further information	No	No
PC75	DP5	DP5	Insert ' Policy '	Editorial correction	No	No
PC76	DP5	DP5 Cl. 1	Delete 'where appropriate,' replace with '/or'	Editorial correction for clarification in response to representations	No	No
PC77	DP5	DP5	Insert new criterion b ' providing the Special Areas of Conservation and Special Protection Areas with the highest level of protection and enhancement; ' Re-number remaining criteria.	Editorial correction for clarification in response to representations	No	No
PC78	DP5	DP5 Criteria 1b	Insert ' on-site mitigation for both species and habitats, where possible, or off-site ' after	Editorial correction for clarification in response to representations	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			'providing' and delete 'through off-setting actions' and replace with ' or species; '			
PC79	DP5	DP5	Insertion of new final criterion ' having regard to the Habitats Directive and Regulations '	Editorial corrections for clarification	No	No
PC80	DP5	DP5 Cl. 2	Amended clause ' Where development is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI), as shown on the proposals map, planning permission will not be granted. An exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts on the site that make it of special scientific interest and any broader impacts on the wider network of SSSIs'.	Editorial correction for clarification in response to representations	No	No
PC81	DP5	DP5 Criteria 3	Delete 'Important Natural Habitat and replace with ' clearly ' before 'outweigh'	Editorial correction for clarification in response to representations	No	No
PC82	DP6	3.62	Delete 'all aspects of', 'The conservation and enhancement of the historic environment' and replace with 'This'. Delete 'the quality of the built and natural environment' and 'identified' in final sentence.	Editorial corrections for clarification and to reduce repetition	No	No
PC83	DP6	3.64	Final sentence, delete 'in policy DP1 High Quality Design' and replace with ' all policies in this DPD ' and delete 'all'.	Editorial corrections for clarification	No	No
PC84	DP6	3.66	Delete 'sound'	Editorial correction	No	No
PC85	DP6	3.68	Delete second and third sentences	Editorial corrections to reduce repetition	No	No
PC86	DP6	3.70	Amend beginning of para to read 'PPG16 Archaeology and Planning sets out the national policy for archaeology. Archaeological remains are finite resources ...' Insert new fifth sentence to read ' There were 411 Scheduled Monuments in the South Hams in 2008 (see Proposal Map and Appendix 7). ' before 'They are given statutory protection..' Delete second and last two sentences.	Editorial corrections for clarification and to reduce repetition	No	No
PC87	DP6	3.71	Delete last two sentences	Editorial corrections to reduce repetition	No	No
PC88	DP6	Further guidance	Inclusion of ' Heritage Counts: The State of England's Historic Environment, English	Further information from representations	No	No

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			Heritage'			
PC89	DP6	Evidence	Insert ' that may be '. Amended 4th bullet to read 'Evidence the applicant has a full understanding of the site and state of the site and how the proposal enhances the site and surrounding historic environment and special character of the area.'	Editorial Corrections for clarification in response to representations	No	No
PC90	DP6	DP6	Insert ' Policy'	Editorial correction	No	No
PC91	DP6	DP6 CI 1	Delete '/or' and remainder of clause after 'historic environment' and replace with ' The design, siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic environment'	Editorial Corrections for clarification in response to representations	No	No
PC92	DP6	DP6 CI 2	Delete 'not' and 'or a non-listed historic building, which' and insert ' provided they do not ' before 'adversely' and at criteria 2a include ' of the building ' after 'externally'.	Editorial Corrections for clarification in response to representations	No	No
PC93	DP6	DP6 CI 4	Delete cl. 4 and replace with ' Consent for the demolition of any building within a Conservation Area will be granted, if its loss does not detract from the special character or appearance of the area, or that it is wholly beyond repair and re-use '.	Editorial Corrections for clarification in response to representations	No	No
PC94	DP7	3.73	Para 3.75 move to above para 3.73 to read ' The Energy Challenge, DfT, sets out that transport accounts for around 30% of total UK energy use and around 25% of UK carbon emissions. Effective transport planning can help towards mitigation of and adaptation to climate change. More sustainable patterns of transport will also help limit the impact of climate change, as well as provide health benefits for local communities. ' Re-numbering subsequent para's.	Editorial Corrections for clarification in response to representations	No	No
PC95	DP7	3.73	Delete 'Social inclusion and enabling' replace with 'Providing'. Second sentence delete 'rural areas of the district' and replace with 'countryside'. Delete final sentence.	Editorial corrections for clarification and to reduce repetition	No	No

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PC96	DP7	3.77	Delete para 3.77	Editorial corrections for clarification and to reduce repetition	No	No
PC97	DP7	3.79	Revised para to read 'A Transport Assessment (TA) will need to be prepared for development exceeding 25 dwellings and for non residential floor space at the local authorities request depending on the site's context. This should provide a comprehensive..'. Deleted fourth sentence. Penultimate sentence inserted 'local and strategic' before 'road network'. Final sentence added to para to read ' Full guidance on the content is provided in 'Guidance on Transport Assessment' DfT.'	Editorial Corrections for clarification in response to representations	No	No
PC98	DP7	3.80	Final sentence added to para to read ' A Travel Plan will also be prepared for all major residential developments. The Highways Authority will need to accept any Travel Plan which may have an impact on the trunk road network.'	Editorial Corrections for clarification in response to representations	No	No
PC99	DP7	3.81	1 st sentence moved to end of para.	Editorial correction	No	No
PC100	DP7	3.82	Delete 'comprehensive', 'and strategy', 'on the different situations in South Hams' and 'comprehensive and robust' from the first sentence. Insert ' location specific ' after 'led approach and'. Create new second sentence after 'future', beginning ' This, will set..' . Delete 'for many types of development, as found in' from second sentence. Delete 'determined by the standard allocated' from last sentence.	Editorial corrections for clarification	No	No
PC101	DP7	3.83	Deletion of first sentence. Insert ' takes account of the ' before 'pedestrians', delete 'the Secured by Design initiative to'	Editorial corrections for clarification and typographical corrections	No	No
PC102	DP7	Further Guidance	Inclusion of new bullets on the following ' Guidance on Transport Assessment, DfT, Highways development management advice, Devon County Council, Circular 02/07 Planning and the Strategic Road Network, Guidance on Transport Assessment, DfT, Good Practice Guidelines: Delivering Travel Plans through the Planning Process, DfT ' and	For clarification in response to representations and further information	No	No

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			correction of title ' Transport Assessments, Green Travel Plans and parking guidance, Devon County Council '			
PC103	DP7	Evidence	Insert ' that may be '	Editorial Corrections for clarification in response to representations	No	No
PC104	DP7	DP7	Insert ' Policy '	Editorial correction	No	No
PC105	DP7	DP7 Cl e	Insert ' transport ' before 'function'	Editorial Corrections for clarification in response to representations	No	No
PC106	DP8	3.86	Delete 'They are included on' and replace with ' see '	Editorial corrections for clarification	No	No
PC107	DP8	3.89	Third sentence. Delete 'section' and replace with ' part '	Editorial corrections for clarification	No	No
PC108	DP8	Evidence	Insertion of ' that may be '	Editorial corrections for clarification in response to representations	No	No
PC109	DP8	DP8	Insertion of ' Policy '	Editorial correction	No	No
PC110	DP8	DP8 Cl. 1/Cl.1b	Delete cl. 1b and insert text at end of cl. 1 to read ' ..permitted where there will be no harm to the character and openness of the surrounding area; and: '	Editorial corrections for clarification in response to representations	No	No
PC111	DP8	DP8 Criteria 1a	Insert ' or ' at end of criteria 1a.	Editorial corrections for clarification in response to representations	No	No
PC112	DP8	DP8 Cl. 2	Deletion of 'generally'	Editorial corrections for clarification	No	No
PC113	DP9	3.93	Delete second sentence. Third sentence delete 'villages have members of the community who' and replace with ' people who live in rural areas ', delete 'who' after 'or' and revise to read ' ..low paid). Therefore '	Editorial Corrections for clarification to reduce repetition	No	No
PC114	DP9	3.94	Delete first, fourth and fifth sentences	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC115	DP9	3.95	Delete of final sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC116	DP9	Evidence	Insert ' that may be '	Editorial Corrections for clarification in response to representations	No	No

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PC117	DP9	DP9	Insert ' Policy '	Editorial correction	No	No
PC118	DP9	DP9 Cl.1	Delete 'an important' and replace with 'a'	Editorial Corrections for clarification in response to representations		
PC119	DP10	Evidence	Insertion of ' that may be '	Editorial Corrections for clarification in response to representations	No	No
PC120	DP10	DP10	Insertion of ' Policy '	Editorial correction	No	No
PC121	DP10	DP10 Criteria 1d	Delete 'and the landscape'	Editorial Corrections for clarification in response to representations	No	No
PC122	DP11	3.102	First sentence, delete 'statement'. Delete third sentence.	Editorial corrections for clarification and to reduce repetition	No	No
PC123	DP11	3.102	Fourth sentence start as new para and delete 'This issue is', delete 'which' after 'South Hams' and replace with 'is the'.	Typographical correction	No	No
PC124	DP11	3.103	Insert new final sentence ' There are also a significant number of second homes within the South Hams '.	Typographical correction	No	No
PC125	DP11	3.107	Insert ' and other local evidence ' after 'information'	Editorial Corrections for clarification in response to representations	No	No
PC126	DP11	DP11	Insert ' Policy '	Editorial correction	No	No
PC127	DP11	DP11	Insert ' will ' after 'developments' and ' and other local evidence. ' after 'Assessment'.	Editorial Corrections for clarification in response to representations	No	No
PC128	DP12	3.108	Delete final sentence	Editorial corrections for clarification and to reduce repetition	No	No
PC129	DP12	3.110	First sentence delete ', and seeks to compliment national, regional and existing LDF policies'. Third sentence delete 'Zones of the appropriate Area and Local Centres,'	Editorial Corrections for clarification in response to representations	No	No
PC130	DP12	3.114	Delete last sentence	Editorial corrections for clarification and to reduce repetition	No	No
PC131	DP12	3.115	Second sentence delete 'may be appropriate in the countryside (policy DP15) and' and 'with all proposals being in accordance with the detailed requirements'	Editorial corrections for clarification and to reduce repetition	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC132	DP12	3.116	Delete first sentence, and 'However, since' and delete 'the' before 'policy' and replace with 'therefore'	Editorial corrections for clarification and to reduce repetition	No	No
PC133	DP12	Related Planning Policy / Evidence	Related Planning Policy delete final bullet. Evidence insertion of 'that may be'	Editorial Corrections for clarification in response to representations	No	No
PC134	DP12	DP12	Insertion of 'Policy'	Editorial correction	No	No
PC135	DP12	DP12/ Cl 2	Criterion 2b move 'and' to end of criterion 2a. Delete criterion 2c.	Editorial corrections for clarification in response to representations. Criterion 2c repeats criterion in policy DP15 (2a)	No	No
PC136	DP13	3.117	Delete second and fourth sentences. Insert new second sentence to read 'Within the South Hams there is a high level of tourist activity, which makes an important contribution to the economy.' Third sentence delete 'However, '.	Editorial corrections for clarification and to reduce repetition	No	No
PC137	DP13	Evidence	Insertion of 'that may be'	Editorial Corrections for clarification in response to representations	No	No
PC138	DP13	DP13	Insertion of 'Policy'	Editorial correction	No	No
PC139		DP13 Criteria 1d and Cl. 2	Delete 'they' and replace with 'the road network and the site's access can' , delete 'by the site's proposed access and the local road network' from end of criterion. Cl.2 delete 'all'	Editorial Corrections for clarification in response to representations	No	No
PC140	DP14	3.123	Insert new final sentence 'This approach complements the Core Strategy policy CS3 Employment Land Provision, which provides for 62ha of new employment development across the district up to 2016.'	Editorial corrections for clarification and to reduce repetition	No	No
PC141	DP14	3.125	Delete para 3.125	Editorial corrections for clarification and to reduce repetition	No	No
PC142	DP14	3.129	Final sentence delete 'including residential, and may realise the potential for higher employment densities to retain' replace with 'which retains'	Editorial corrections for clarification and to reduce repetition	No	No
PC143	DP14	Evidence	Insert 'that may be'	Editorial corrections for clarification in response to representations	No	No
PC144	DP14	DP14	Insert 'Policy'	Editorial correction	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
PC145	DP14	DP14 Cl. 1	Insert new criterion 1d 'the nature of the employment provided at the site is not of strategic importance to the wider economy nor has locational requirements that could not be met elsewhere.'	Editorial Corrections for clarification in response to representations	No	No
PC146	DP15	3.131	Delete first sentence. Second sentence delete 'this local environment' and replace with 'the countryside'. Insert new final sentence to read 'This reflects PPS7 Sustainable Development in Rural Areas, which defines national policy for the countryside as "the largely undeveloped countryside that separates cities, towns and villages". Therefore the area outside designated development boundaries is defined as the 'countryside.'	Editorial Corrections for clarification	No	No
PC147	DP15	3.132	Delete final sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC148	DP15	3.133	Insert new first sentence to read 'Given the rural nature of the South Hams, and the importance of the character of the countryside and its role in attracting tourists contributing to the local economy, it is considered essential that a policy on the countryside is included here, to set out a clear framework for decision making.' Delete last two sentences.	Editorial Corrections for clarification in response to representations	No	No
PC149	DP15	3.135	Delete second, third and fourth sentences	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC150	DP15	3.136	Delete last sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC151	DP15	3.137	Delete second and fourth sentences. Insert new second sentence 'Development that provides increased access to jobs, services and affordable housing will contribute to the Council's strategic objectives. This will aid the Sustainable Community Strategy cross cutting theme of social inclusion.' and new final sentence 'Affordable housing can be delivered through rural exception sites, which is outlined in national policy and AH2 in the	Editorial Corrections for clarification in response to representations	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
			Affordable Housing DPD.'			
PC152	DP15	3.138	Delete last two sentences	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC153	DP15	3.139	First sentences delete 'D' and replace with 'A'. Delete second, third and fourth sentences. Insert new second sentence ' PPS7 and Annex A sets out government policy on the provision of new and temporary dwellings, as well as occupancy conditions.'	Editorial corrections	No	No
PC154	DP15	3.139	Insert of two para's after 3.139 ' Changes in the agricultural economy may mean that dwellings for which permission was granted subject to an agricultural or forestry occupancy agreement are no longer viable. Such occupancy agreements can be removed if it is proven that the condition has been in existence for over 15 years, that the enterprise is no longer viable, and there is no long term demand for the occupation of the premises. To demonstrate this, a full marketing exercise in the local area and the agricultural press must be undertaken for a reasonable amount of time (usually 18 months) and at a value that reflects the occupancy condition.' 'In all cases where permission is granted this will be subject to an agricultural or other occupancy condition. It will also be appropriate to remove permitted development rights to protect and retain the size of dwelling and its affordability, and protect visual amenity'	Editorial Corrections for clarification in response to representations	No	No
PC155	DP15	3.140	Delete second sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC156	DP15	3.141	Delete para 3.141	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC157	DP15	Related Planning	Insert ' Affordable Housing DPD: AH2 Rural Exceptions' into bullets	Editorial correction	No	No

Ref	Policy/Section	Paragraph (Publication Stage)	Proposed Change	Reason for Change	Is further consultation required?	Is further SA required?
		Policies				
PC158	DP15	Guidance	Insert ' Parish Plans, Village Design Statements and Town Plans ' into bullets	Editorial Correction	No	No
PC159	DP15	Evidence	Insert ' that may be '	Editorial corrections for clarification in response to representations	No	No
PC160	DP15	DP15	Insert ' Policy '	Editorial correction	No	No
PC161	DP16	3.142	Insert new last sentence ' Core Strategy Policy CS1 Location of Development sets out that development in the countryside will be strictly controlled. '	Editorial corrections for clarification	No	No
PC162	DP16	3.143	Delete first and third sentences. Second sentence delete 'National policy is set out in' and insert 'sets out national policy' after 'Areas'.	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC163	DP16	3.145	Split into two separate paras after 'economic reuse'. Insert ' It will be very unlikely that the conversion of remote or isolated rural buildings to residential use will be acceptable to the Council. ' After 'economic reuse'	Editorial corrections for clarification	No	No
PC164	DP16	3.146	Delete 'extension'	Editorial corrections for clarification	No	No
PC165	DP16	Evidence	Insert ' that may be '	Editorial corrections for clarification in response to representations	No	No
PC166	DP16	DP16	Insert ' Policy '	Editorial correction	No	No
PC167	DP16	DP16/ Criteria 1f	Delete 'the' after 'character of' and replace with ' any traditional '	Editorial corrections for clarification in response to representations	No	No
PC168	DP16	DP16 Criteria 1c	Move criteria 1c to new clause 2. Re-number clauses.	Editorial corrections for clarification in response to representations	No	No
PC169	DP17	3.149	Delete last sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC170	DP17	3.154	Final sentence delete 'Reference should be made to' and replace with ' see '	Editorial correction	No	No
PC171	DP17	Evidence	Insert ' that may be '	Editorial corrections for clarification in response to representations	No	No

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PC172	DP17	DP17	Insert ' Policy '	Editorial correction	No	No
PC173	DP18	3.160	Second sentence insert ' for commercial uses ' after 'land exists'	Editorial Corrections for clarification in response to representations	No	No
PC174	DP18	3.161	Delete para 3.161	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No
PC175	DP18	Evidence	Insert ' that may be '	Editorial Corrections for clarification in response to representations	No	No
PC176	DP18	DP18	Insert ' Policy '	Editorial correction	No	No
PC177	DP18	DP18 Criteria 1a	Insert ' for commercial uses ' after '..adequate land and..'	Editorial Corrections for clarification in response to representations	No	No
PC178	5	5.6	Delete 'A draft of' and replace with ' this '	Editorial Corrections	No	No
PC179	5	5.6	Delete 'will be' and replace with ' was '	Editorial Corrections	No	No
PC180	6	Section 6	Deleted 'Consultation and Community Involvement' section	Content not required in policy document	No	No