

## Schedule 1 – The Council’s Proposed Minor Changes

This schedule builds upon Version 2 of the Council’s Proposed Minor Changes table which appears on the website and was sent to the Inspector. The first 7 columns (from the left) remain unchanged. 3 extra columns have been added to the right of the original table. These extra columns detail: comment from the Inspector (04.02.10), the Council’s response; and further proposed changes (post submission).

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council’s response	Further proposed changes (post submission)
PC1	Contents		Title of section 2 insert <b>‘Policy’</b> 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 <b>‘Development Plan Document’</b> 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 <b>‘DPD supports the’</b> before ‘Core Strategy’ and <b>‘spatial strategy and strategic policies, and the DPD’</b> 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	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No	1. PC6 The Proposals Map is not a DPD. It is a separate part of the LDF. The final sentence infers that the PM is a DPD. It needs to be re-phrased.	Editorial corrections to para 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

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			continually updated as more DPDs become adopted. This DPD can be viewed on the Council's website at <a href="http://www.southhams.gov.uk">www.southhams.gov.uk</a> .'				E.g. "The Proposals Map can be viewed ... It should also anticipate that not everybody has access to the internet. It should say that a paper copy can be viewed at...(the Council offices? Public libraries?)		Proposals Map which contains all the policy designations and will be continually updated as more DPDs become adopted. ' <b>The Proposal Map</b> ' can be viewed on the Council's website at <a href="http://www.southhams.gov.uk">www.southhams.gov.uk</a> or viewed at the Council offices.'
PC7	2	Title	Insert ' <b>Policy</b> ' 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 ' <b>aims identified in the Core Strategy</b> ' 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	2. PC9 The change to the final sentence does not reflect the changes that are proposed to appendices numbers. If the changes to numbering of appendices are to be incorporated, Appendix 8 deals with Monitoring.	Editorial corrections to the last sentence in para 2.4	Last sentence of para 2.4 changed from to ' <b>The relationship between the strategic objectives and the monitoring framework for the Development Policies DPD is set out in Appendix 8.</b> '
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	No	No			

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				to make this section briefer and clearer					
PC11	2	2.11	Insert new para after 2.11 to read ' <b>Planning Policy Statement 1 (PPS 1) Delivering Sustainable Development (February 2005) sets the context of sustainability in the planning system</b> '.	Editorial corrections for clarification	No	No			
PC12	2	2.12/2.13	Insert ' <b>considerations</b> ' after 'material', ' <b>will</b> ' replaces 'can' and insert ' <b>in the South Hams</b> ' 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 ' <b>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</b> '. Second sentence delete 'This' replace with ' <b>The RSS</b> ', delete 'in 2009' replace with ' <b>shortly</b> '. Insert new third sentence to read ' <b>Therefore the RSS will be given considerable weight on the consideration of planning applications in the South Hams</b> '. Delete last sentence.	Editorial corrections for clarification	No	No	3. New paragraph 2.14: does the term "Development Plan" need to be included in the Glossary as having the meaning ascribed to in paragraph 1.7 of PPS12?	Editorial corrections to the Glossary.	Insert text into Glossary: term ' <b>Development Plan</b> ' and explanation ' <b>The development plan is made up of the Regional Spatial Strategy (RSS) which covers the whole region, and is produced by the Regional Assembly, and Development Plan Documents (DPD) produced by local planning authorities within the local development framework.</b> '
PC14	2	2.16	Delete last two sentences	Editorial corrections to remove repetition and	No	No			

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				in response to GOSW representations to make this section briefer and clearer					
PC15	2	2.17/2.18	Moved para 2.17 to follow para 2.18. Para 2.18 insert ' <b>DPD</b> ' after 'Development Policies' in first sentence. Delete third sentence. Delete 'are' and insert ' <b>will be</b> ' 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 ' <b>For example, these plans and strategies include</b> ' to create beginning of new second sentence. Correct spelling of ' <b>Tamar</b> '	Editorial corrections to increase clarity	No	No			
PC18	2	2.21	Delete 'and the' after 'Core Strategy' and insert ' <b>in the South Hams</b> ' at the end of the final sentence.	Editorial corrections to increase clarity	No	No			
PC19	3	3.1	Delete last two sentences and insert ' <b>National policy and guidance documents will also be used to make decisions on planning applications in the South Hams</b> '	Editorial corrections and in response to GOSW representations to make this section briefer and clearer	No	No	4. PC19 The new insertion repeats the final sentence of new paragraph 2.14.	Last sentence in para 3.1 deleted	Last sentence in para 3.1 deleted 'National policy and guidance documents will also be used to make decisions on planning applications in the South Hams.'
PC20	3	3.2/3.3	Delete para 3.2. Para 3.3 insert ' <b>in this DPD</b> ' after 'each policy'. Revise rest of para 3.3 to read 'Some policies are relevant to the majority of proposals, such as	Editorial corrections to remove repetition and in response to GOSW representations to make this section briefer and clearer	No	No			

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			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'.						
PC21	3	3.4	Insert ' <b>for each policy</b> ' after 'supporting text'. Delete 'it also sets out' and replace with ' <b>as well as</b> ' in final sentence.	Editorial corrections to increase clarity	No	No			
PC22	3	3.5	Delete 'Each Policy' and replace with ' <b>Supporting text also</b> '	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 ' <b>may be</b> '. 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 ' <b>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.</b> '	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 ' <b>viewed</b> ' at end of third sentence.	Editorial corrections to increase clarity	No	No			
PC27	3	3.9/3.10	Insert ' <b>Construction</b>	Editorial corrections	No	No			

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			Environmental Management Plans', 'Ecological Assessments, including mitigation and enhancement plan', 'Energy Statement', 'Health Impact Assessment', 'Landscape 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.	and in response to GOSW representations to make this section briefer and clearer					
PC28	3	3.11	Insert new para above 3.11 <b>'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 <a href="http://www.mapping.southams.gov.uk">www.mapping.southams.gov.uk</a> and will be continually updated.'</b>	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 <b>'some of'</b> 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	To add further clarity in	No	No			

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			'High quality design within a historic environment can also help to retain and create locally distinctive places.'	text					
PC31	DP1	Related planning policies	Insert ' <b>Planning Policy Guidance 13: Transport</b> '	Factual clarification	No	No			
PC32	DP1	Further Guidance	Insert ' <b>Village Design Statements and Town Plans</b> ', ' <b>By Design, CABE</b> ', ' <b>Design and Access Statements, CABE</b> ' and ' <b>Urban Design Compendium, English Partnerships and Housing Corporation</b> '	Additional information and response to representations	No	No			
PC33	DP1	Evidence	Revise heading to read 'Evidence <b>that may be</b> 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 ' <b>Policy</b> ' into title. In cl. 1 insert ' <b>in particular</b> ' after 'design which'. Delete 'unique coastal and undulating upland' and 'historic'.	Editorial correction for clarification in response to representations	No	No			
PC35	DP1	DP1/criteria a	Insert ' <b>and natural</b> ' after 'built'	Editorial correction in response to representations	No	No			
PC36	DP1	DP1 criteria c	Delete 'landscaped' and replace with ' <b>landscape designed</b> ' before 'public'	Editorial correction in response to representations	No	No	6. PC36 Would this not scan better as: ..well defined and well landscaped <b>and</b>	Editorial corrections to policy DP1 criteria c. Omit	Amend text in Policy DP1 (c) from 'well defined and well landscape designed' to ' <b>well defined and</b>

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							designed public and private spaces...”?	‘landscaped’ as this is included within the meaning of ‘designed’ in his context, and this would simpler wording improve the clarity of the statement	designed’
PC37	DP2	3.23	Delete ‘unique’ in first sentence. Insert <b>‘two Areas of Outstanding Natural Beauty’</b> after ‘South Hams has’ and <b>‘Proposals Map and’</b> before ‘Appendix 7’. Delete fourth sentence.	Factual clarification and to improve clarity	No	No			
PC38	DP2	3.24	Delete ‘for’ and replace with <b>‘from’</b> after ‘district’, insert <b>‘which brings visual and noise intrusion into tranquil countryside and coastal areas’</b> 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 <b>‘emerging’</b> 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 <b>‘LCT’</b> . Last sentence delete ‘and sets out individual profiles for each	Editorial corrections to remove repetition, and provide consistent terminology and clarification in response to representation	No	No			

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			unit (cultural, ecological, visual and summary'. Insert new final sentence ' <b>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</b> '. Delete para 3.27						
PC41	DP2	3.28	Delete 'of the towns and villages of the district, and may' and insert ' <b>and will</b> '. 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 ' <b>and DP5 Historic Environment</b> ' after 'DP1 Design'.	Editorial correction in response to representations	No	No			
PC42	DP2	3.33	Delete third sentence and	Editorial correction for	No	No			

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			replace 'current' with ' <b>previously defined</b> ' in penultimate sentence.	clarification					
PC43	DP2	3.34	Insert ' <b>may</b> ' before 'require' and delete 'carefully' and replace with ' <b>sensitively</b> '	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 ' <b>Proposals within the undeveloped coastal zone will have to provide evidence that the proposal requires a coastal location and cannot be sited elsewhere</b> '.	Additional information for clarification	No	No			
PC46	DP2	Further Guidance /Evidence	Insertion of following sections <b>Further guidance for applicants:</b> <ul style="list-style-type: none"> <li>o Proposals Map: AONBs, Undeveloped Coast (also shown in Appendix 7)</li> <li>o Forthcoming South Hams Development Control, Landscape Protection, Planning and Management Guidance for Applicants, South Hams District Council</li> <li>o Landscape Features and Key Characteristics, including map (Appendix 6)</li> <li>o South Hams Landscape Character Assessment and Guidelines</li> <li>o Historic Landscape Character mapping</li> <li>o Planning for Quality of Life in a Sensitive Landscape</li> <li>o South Devon AONB</li> </ul>	Information omitted from Publication stage version of document.	No	No			

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			<p>Management Plan</p> <ul style="list-style-type: none"> <li>o Tamar Valley AONB Management Plan</li> <li>o Dartmoor Management Plan</li> <li>o Forthcoming Shoreline Management Plan</li> </ul> <p><b>Evidence that may be required from applicants to accompany planning applications:</b></p> <ul style="list-style-type: none"> <li>o Evidence the applicant has a good understanding of the site and its setting within the surrounding landscape.</li> <li>o Site specific landscape character assessment</li> <li>o Evidence that a proposal within the undeveloped coast requires a coastal location</li> </ul>						
PC47	DP2	Evidence	Insertion of <b>'that may be'</b> and <b>'Evidence that a proposal within the undeveloped coast requires a coastal location'</b>	For clarification in response to representations	No	No			
PC48	DP2	DP2	Insertion of <b>'Policy'</b> into title. Cl. 1 amended to read <b>'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:</b>	Editorial correction of typographical error and clarification in response to representations	No	No			

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PC49	DP2	DP2/ Criteria 1a	Delete 'the Landscape.. other management plans' and insert ' <b>identified landscape character areas</b> '	Editorial correction to provide consistent terminology and clarification in response to representations	No	No			
PC50	DP2	DP2/ Clause 2	Insert ' <b>regional policy and</b> ' before 'relevant' and delete 'Shoreline Management Plan' and ' <b>local guidance</b> '	Editorial correction for clarification in response to representations	No	No			
PC51	DP3	3.37	Insert ' <b>protection of residential</b> ' before 'amenity' in second sentence, delete 'of the existing residents and character of the area' and replace with ' <b>is an issue that has been raised through consultation with local communities, and therefore</b> '.	For clarification to provide reason for the policy	No	No			
PC52	DP3/3	Evidence	Insert ' <b>that may be</b> '	For clarification in response to representations	No	No			
PC53	DP3/3	DP3	Insert ' <b>Policy</b> '	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 ' <b>..Measures include minimising energy demand through the orientation of building, and maximising the use of renewable energy and</b>	Editorial correction for clarification in response to representations	No	No			

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			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 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 ' <b>can help</b> '	Editorial correction for clarification	No	No			
PC59	DP4	Evidence	Deletion of reference to BREAM and Code for Sustainable Homes bullets and insertion of ' <b>provide the management framework needed for the planning and implementation of construction activities in accordance with environmental commitments</b> ' under Construction Environmental Management Plans bullet.	For clarification in response to representations	No	No			
PC60	DP4	DP4	Insert ' <b>Policy</b> '	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	No	No	7. **PC62 - I note the reasons for deleting items	In the meantime the Council are	No change

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				South Hams evidence available			6, 7 and 8. However, in view of their importance to sustainability objectives and the large number of additional dwellings planned for the district, I will be asking the Council when it expects to have the evidence to be in a position to require the introduction of these requirements. Presumably, RE5 of the emerging RSS will be relied on to secure item 7?	relying on regional and national policy, including the emerging RSS, to provide actual standards.	
PC63	DP4	DP4 Cl. 6	New clause inserted ' <b>Buildings will be sited and orientated to maximise passive solar gain</b> ' 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 ' <b>This policy expands</b>	Editorial correction to reduce repetition	No	No			

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			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.						
PC68	DP5	3.57	Insert ' <b>the South Hams Special Areas of Conservation (SAC), other designated and candidate SACs and Special Protection Areas (SPAs).</b> ' before '29 sites'. Delete 'Special Areas of Conservation (SAC's) or Special Protection Areas (SPAs).	Editorial correction for clarification in response to representations	No	No			
PC69	DP5	3.58	Insert ' <b>South Hams SAC is an international designation and has the highest level of protection</b> ' 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 ' <b>The RSS includes a South West Nature Map that identifies Strategic Nature Areas, which are also identified in Appendix 11 and the Proposal Map</b> '. Delete fifth sentence.	Editorial correction for clarification in response to representations	No	No			
PC71	DP5	3.60/3.61	Delete '1982' and insert ' <b>1981 as amended by the Countryside and Rights of</b>	Factual correction	No	No			

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			<b>Way Act 2000</b> '. Delete para 3.61						
PC72	DP5	Related Planning Policy	Delete '1982' and insert ' <b>1981 as amended by Countryside and Rights of Way Act 2000</b> ' into first bullet and ' <b>and EC Habitats Directive</b> ' to Habitats Regulation bullet.	Factual correction and addition	No	No			
PC73	DP5	Further Guidance	Insert ' <b>Biodiversity by Design, TCPA</b> ' as new bullet	Further information	No	No			
PC74	DP5	Evidence	Insert ' <b>that may be</b> ' and new final sentence ' <b>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.</b> '	For clarification in response to representations and further information	No	No	8. PC74 Second sentence. Would this not be clearer and scan better as follows: "This will cover not only the biodiversity present but also the threats posed by the development, what mitigation is required, measures for achieving it, as well as identifying possibilities for enhancement"?	Editorial corrections to list of evidence.	Insert ' <b>that may be</b> ' and new final sentence ' <b>The assessment should include mitigation and enhancement plans, where appropriate. This will cover not only the biodiversity present but also the threats posed by the development, what mitigation is required, measures for achieving it, as well as identifying possibilities for enhancement.</b> '
PC75	DP5	DP5	Insert ' <b>Policy</b> '	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 ' <b>providing the Special</b>	Editorial correction for clarification in response	No	No			

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			<b>Areas of Conservation and Special Protection Areas with the highest level of protection and enhancement;</b> Re-number remaining criteria.	to representations					
PC78	DP5	DP5 Criteria 1b	Insert <b>'on-site mitigation for both species and habitats, where possible, or off-site'</b> after 'providing' and delete 'through off-setting actions' and replace with <b>'or species;'</b>	Editorial correction for clarification in response to representations	No	No			
PC79	DP5	DP5	Insertion of new final criterion <b>'having regard to the Habitats Directive and Regulations'</b>	Editorial corrections for clarification	No	No			
PC80	DP5	DP5 Cl. 2	Amended clause <b>'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.'</b>	Editorial correction for clarification in response to representations	No	No			
PC81	DP5	DP5 Criteria 3	Delete 'Important Natural Habitat and replace with <b>'clearly'</b> before 'outweigh'	Editorial correction for clarification in response to representations	No	No			
PC82	DP6	3.62	Delete 'all aspects of', 'The conservation and	Editorial corrections for clarification and to	No	No			

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			enhancement of the historic environment' and replace with 'This'. Delete 'the quality of the built and natural environment' and 'identified' in final sentence.	reduce repetition					
PC83	DP6	3.64	Final sentence, delete 'in policy DP1 High Quality Design' and replace with ' <b>all policies in this DPD</b> ' 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 ' <b>There were 411 Scheduled Monuments in the South Hams in 2008 (see Proposal Map and Appendix 7).</b> ' 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 ' <b>Heritage Counts: The State of England's Historic Environment, English Heritage</b> '	Further information from representations	No	No			
PC89	DP6	Evidence	Insert ' <b>that may be</b> '. Amended 4th bullet to read 'Evidence the applicant has a	Editorial Corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			full understanding of the site and <b>state of the site</b> and how <b>the proposal</b> enhances <b>the site</b> and surrounding historic environment and special character of the area.'						
PC90	DP6	DP6	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC91	DP6	DP6 CI 1	Delete '/or' and remainder of clause after 'historic environment' and replace with ' <b>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</b> '	Editorial Corrections for clarification in response to representations	No	No	9. **PC91 Is not the effect of this proposed change setting too high a threshold? Do EH have a view? See paragraph 2.4 of PPG15- preserve <b>or</b> enhance.	Inspector's comments noted. Acknowledged that 'or' would be more appropriate than 'and' between 'conserve' and 'enhance". Whilst making this change proposed too that 'preserve' replace 'conserve" for consistency with PPG15	Delete 'conserve and enhance' and replace with 'preserve or enhance' in first line of Policy DP6
PC92	DP6	DP6 CI 2	Delete 'not' and 'or a non-listed historic building, which' and insert ' <b>provided they do not</b> ' before 'adversely' and at criteria 2a include ' <b>of the building</b> ' after 'externally'.	Editorial Corrections for clarification in response to representations	No	No			
PC93	DP6	DP6 CI 4	Delete cl. 4 and replace with ' <b>Consent for the demolition of any building within a</b>	Editorial Corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			<b>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'.</b>						
PC94	DP7	3.73	Para 3.75 move to above para 3.73 to read ' <b>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.</b> ' 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			
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 <b>(TA)</b> <b>will need</b> to be prepared for development exceeding 25 dwellings <b>and for</b> non residential floor space <b>at the</b>	Editorial Corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			<b>local authorities request depending on the site's context.</b> This should provide a comprehensive..'. Deleted fourth sentence. Penultimate sentence inserted 'local and strategic' before 'road network'. Final sentence added to para to read ' <b>Full guidance on the content is provided in 'Guidance on Transport Assessment' DfT.'</b>						
PC98	DP7	3.80	Final sentence added to para to read ' <b>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.'</b>	Editorial Corrections for clarification in response to representations	No	No			This para has been changed in light of the Highway Agency Statement (See PC215 below)
PC99	DP7	3.81	1 <sup>st</sup> 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 ' <b>location specific</b> ' after 'led approach and'. Create new second sentence after 'future', beginning ' <b>This</b> , 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			
PC10	DP7	3.83	Deletion of first sentence.	Editorial corrections for	No	No	10. PC101 The	Inspector's	No further change to

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
1			Insert ' <b>takes account of the</b> ' before 'pedestrians', delete 'the Secured by Design initiative to'	clarification and typographical corrections			change described on the schedule does not reflect the intended change. The insertion should be made before " <b>the needs of pedestrians...</b> etc"	comment noted and agreed. Proposed change should read 'Insert ' <b>takes account of the</b> ' before 'the needs of pedestrians',	supporting text required, but change to description of the Proposed Change in this schedule
PC10 2	DP7	Further Guidance	Inclusion of new bullets on the following ' <b>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</b> ' and correction of title ' <b>Transport Assessments, Green Travel Plans and parking guidance, Devon County Council</b> '	For clarification in response to representations and further information	No	No			
PC10 3	DP7	Evidence	Insert ' <b>that may be</b> '	Editorial Corrections for clarification in response to representations	No	No			
PC10 4	DP7	DP7	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC10 5	DP7	DP7 Cl e	Insert ' <b>transport</b> ' before 'function'	Editorial Corrections for clarification in response to representations	No	No			
PC10	DP8	3.86	Delete 'They are included on'	Editorial corrections for	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
6			and replace with 'see'	clarification					
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 ' <b>..permitted where there will be no harm to the character and openness of the surrounding area; and:</b> '	Editorial corrections for clarification in response to representations	No	No			
PC111	DP8	DP8 Criteria 1a	Insert ' <b>or</b> ' 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 ' <b>people who live in rural areas</b> ', delete 'who' after 'or' and revise to read ' <b>..low paid). Therefore</b> '	Editorial Corrections for clarification to reduce repetition	No	No	13. PC113 - The intended deletion is the 3 <sup>rd</sup> sentence not the 2 <sup>nd</sup> .	Incorrect – no change	Second sentence has been deleted, and third sentence has been amended to delete 'villages have members of the community who' and replaced with ' <b>people who live in rural areas</b> ', delete 'who' after 'or' and edit to read ' <b>..low paid). Therefore</b> '
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	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
				representations to make briefer and clearer					
PC11 6	DP9	Evidence	Insert <b>'that may be'</b>	Editorial Corrections for clarification in response to representations	No	No			
PC11 7	DP9	DP9	Insert <b>'Policy'</b>	Editorial correction	No	No			
PC11 8	DP9	DP9 Cl.1	Delete 'an important' and replace with 'a'	Editorial Corrections for clarification in response to representations					
PC11 9	DP10	Evidence	Insertion of <b>'that may be'</b>	Editorial Corrections for clarification in response to representations	No	No			
PC12 0	DP10	DP10	Insertion of <b>'Policy'</b>	Editorial correction	No	No			
PC12 1	DP10	DP10 Criteria 1d	Delete 'and the landscape'	Editorial Corrections for clarification in response to representations	No	No			
PC12 2	DP11	3.102	First sentence, delete 'statement'. Delete third sentence.	Editorial corrections for clarification and to reduce repetition	No	No			
PC12 3	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	15. PC123 - The first sentence of the new paragraph does not scan. Would it read better as: "...which can make an important contribution to affordable housing"?	Editorial corrections to para 3.102 (now 3.97)	Replace second half of sentence to read <b>'...which can make an important contribution to affordable housing.'</b>
PC12 4	DP11	3.103	Insert new final sentence <b>'There are also a significant number of second homes within the South Hams'</b> .	Typographical correction	No	No			
PC12	DP11	3.107	Insert <b>'and other local</b>	Editorial Corrections for	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
5			<b>evidence</b> after 'information'	clarification in response to representations					
PC12 6	DP11	DP11	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC12 7	DP11	DP11	Insert ' <b>will</b> ' after 'developments' and ' <b>and other local evidence.</b> ' after 'Assessment'.	Editorial Corrections for clarification in response to representations	No	No			
PC12 8	DP12	3.108	Delete final sentence	Editorial corrections for clarification and to reduce repetition	No	No			
PC12 9	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			
PC13 0	DP12	3.114	Delete last sentence	Editorial corrections for clarification and to reduce repetition	No	No			
PC13 1	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			
PC13 2	DP12	3.116	Delete first sentence, and 'However, since' and delete 'the' before 'policy' and replace with ' <b>therefore</b> '	Editorial corrections for clarification and to reduce repetition	No	No			
PC13 3	DP12	Related Planning Policy / Evidence	Related Planning Policy delete final bullet. Evidence insertion of ' <b>that may be</b> '	Editorial Corrections for clarification in response to representations	No	No			
PC13 4	DP12	DP12	Insertion of ' <b>Policy</b> '	Editorial correction	No	No			
PC13 5	DP12	DP12/ CI 2	Criterion 2b move 'and' to end of criterion 2a. Delete criterion 2c.	Editorial corrections for clarification in response to representations.	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
				Criterion 2c repeats criterion in policy DP15 (2a)					
PC13 6	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			
PC13 7	DP13	Evidence	Insertion of ' <b>that may be</b> '	Editorial Corrections for clarification in response to representations	No	No			
PC13 8	DP13	DP13	Insertion of ' <b>Policy</b> '	Editorial correction	No	No			
PC13 9		DP13 Criteria 1d and Cl. 2	Delete 'they' and replace with ' <b>the road network and the site's access can</b> ', 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			
PC14 0	DP14	3.123	Insert new final sentence ' <b>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.</b> '	Editorial corrections for clarification and to reduce repetition	No	No			
PC14 1	DP14	3.125	Delete para 3.125	Editorial corrections for clarification and to reduce repetition	No	No			
PC14 2	DP14	3.129	Final sentence delete 'including residential, and may realise the potential for	Editorial corrections for clarification and to reduce repetition	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			higher employment densities to retain' replace with ' <b>which retains</b> '						
PC14 3	DP14	Evidence	Insert ' <b>that may be</b> '	Editorial corrections for clarification in response to representations	No	No			
PC14 4	DP14	DP14	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC14 5	DP14	DP14 Cl. 1	Insert new criterion 1d ' <b>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.</b> '	Editorial Corrections for clarification in response to representations	No	No			
PC14 6	DP15	3.131	Delete first sentence. Second sentence delete 'this local environment' and replace with 'the countryside'. Insert new final sentence to read ' <b>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.'</b> '	Editorial Corrections for clarification	No	No	18. PC146 - Schedule refers to deletion in the 2 <sup>nd</sup> sentence. It should be 3 <sup>rd</sup> .	Noted and changes made to proposed changes schedule.	Delete first sentence. Third sentence delete 'this local environment' and replace with 'the countryside'. Insert new final sentence to read ' <b>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</b>

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission) defined as the 'countryside'.
PC14 7	DP15	3.132	Delete final sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC14 8	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			
PC14 9	DP15	3.135	Delete second, third and fourth sentences	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC15 0	DP15	3.136	Delete last sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC15 1	DP15	3.137	Delete second and fourth sentences. Insert new second sentence ' <b>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</b>	Editorial Corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			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 Affordable Housing DPD.'						
PC15 2	DP15	3.138	Delete last two sentences	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC15 3	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			
PC15 4	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	Editorial Corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
			<p>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.'</p> <p>'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'</p>						
PC15 5	DP15	3.140	Delete second sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC15 6	DP15	3.141	Delete para 3.141	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC15 7	DP15	Related Planning Policies	Insert ' <b>Affordable Housing DPD: AH2 Rural Exceptions</b> ' into bullets	Editorial correction	No	No			
PC15 8	DP15	Guidance	Insert ' <b>Parish Plans, Village Design Statements and Town Plans</b> ' into bullets	Editorial Correction	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
PC159	DP15	Evidence	Insert <b>'that may be'</b>	Editorial corrections for clarification in response to representations	No	No			
PC160	DP15	DP15	Insert <b>'Policy'</b>	Editorial correction	No	No			
PC161	DP16	3.142	Insert new last sentence <b>'Core Strategy Policy CS1 Location of Development sets out that development in the countryside will be strictly controlled.'</b>	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 <b>'It will be very unlikely that the conversion of remote or isolated rural buildings to residential use will be acceptable to the Council.'</b> After 'economic reuse'	Editorial corrections for clarification	No	No			
PC164	DP16	3.146	Delete 'extension'	Editorial corrections for clarification	No	No	19. PC164 - Schedule proposes deleting "extension" without replacing it with "alteration".	Incorrect. The word 'extension' was deleted, but there were no replacement words. The word 'alteration' was already in the sentence.	No change.
PC16	DP16	Evidence	Insert <b>'that may be'</b>	Editorial corrections for	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
5				clarification in response to representations					
PC16 6	DP16	DP16	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC16 7	DP16	DP16/ Criteria 1f	Delete 'the' after 'character of' and replace with ' <b>any traditional</b> '	Editorial corrections for clarification in response to representations	No	No			
PC16 8	DP16	DP16 Criteria 1c	Move criteria 1c to new clause 2. Re-number clauses.	Editorial corrections for clarification in response to representations	No	No	30. PC168 - Schedule does not include full extent of proposed change. As well as proposing relocation of the text, it should include " <b>For residential, including holiday use</b> , it uses a traditional building of architectural or historic interest."	Editorial corrections to clause 1c (now clause 2) in response to representations. The Council recognises that there should be more flexibility for the conversion and reuse of buildings for non-residential uses in the countryside.	Move criteria 1c to new clause 2. Re-number clauses. Text inserted ' <b>For residential, including holiday use</b> , it uses a traditional building of architectural or historic interest.'
PC16 9	DP17	3.149	Delete last sentence	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC17 0	DP17	3.154	Final sentence delete 'Reference should be made to' and replace with ' <b>see</b> '	Editorial correction	No	No			
PC17 1	DP17	Evidence	Insert ' <b>that may be</b> '	Editorial corrections for clarification in response to representations	No	No			

Ref	Policy/Section	Para (Pub. Stage)	Proposed Change (pre submission)	Reason for Change	Is further consultation required?	Is further SA required?	Comment from the Inspector	Council's response	Further proposed changes (post submission)
PC17 2	DP17	DP17	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC17 3	DP18	3.160	Second sentence insert ' <b>for commercial uses</b> ' after 'land exists'	Editorial Corrections for clarification in response to representations	No	No			
PC17 4	DP18	3.161	Delete para 3.161	Editorial corrections in response to GOSW representations to make briefer and clearer	No	No			
PC17 5	DP18	Evidence	Insert ' <b>that may be</b> '	Editorial Corrections for clarification in response to representations	No	No			
PC17 6	DP18	DP18	Insert ' <b>Policy</b> '	Editorial correction	No	No			
PC17 7	DP18	DP18 Criteria 1a	Insert ' <b>for commercial uses</b> ' after '..adequate land and..'	Editorial Corrections for clarification in response to representations	No	No			
PC17 8	5	5.6	Delete 'A draft of' and replace with ' <b>this</b> '	Editorial Corrections	No	No			
PC17 9	5	5.6	Delete 'will be' and replace with ' <b>was</b> '	Editorial Corrections	No	No			
PC18 0	6	Section 6	Deleted 'Consultation and Community Involvement' section	Content not required in policy document	No	No			