

**SOUTH HAMS DISTRICT COUNCIL**

**SOUTH HAMS LOCAL PLAN REVIEW**

**SUSTAINABILITY  
APPRAISAL**

**TRIAL OF PROPOSED  
METHODOLOGY**

**January 2002**

## **Introduction**

1. National planning guidance encourages local authorities to carry out a sustainability appraisal during the preparation of a local plan. This reflects the Government's objective of ensuring that the goal of sustainable development shapes decisions at every level of plans, policies, programmes and projects. A sustainability appraisal is a means of ensuring that thinking about sustainable development is ingrained in the strategy-making process and influences decisions.
2. It has been common practice to carry out an 'environmental appraisal' of development plans, in order to clarify the combined effects of different policies and projects on the environmental assets of a local area. However, in recent years, this has been overtaken by the broader concept of 'sustainability appraisal' across a wide range of policy areas, which includes social and economic as well as environmental objectives.

## **Sustainability Appraisal Working Group**

3. Carrying out a Sustainability Appraisal of the Local Plan is an important aspect of the plan preparation process. A working group was set up by the Council to undertake an appraisal of the South Hams Local Plan Review First Deposit independent of the Forward Planning team. The Group incorporated both District Councillors and Officers from various departments. The group have produced definitions, scope and a methodology to guide the process.
4. A qualified planner has been employed by the Council to commence the appraisal and test the methodology. The methodology has been applied to three key chapters of the Part 1: General Policies document to test the approach and the results are contained in this paper. This paper will be available for comments during the First Deposit Plan consultation period, and the methodology will then be revised in light of comments received and a full appraisal of the local plan undertaken before the Revised Deposit.

## **Definitions**

5. For the purpose of this exercise, the definition of sustainable development has been taken as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs". In order to achieve this principle Government guidance states that local authorities should adopt policies and strategies which provide an integrated approach to the following four broad objectives:
  - Social progress which recognises everyone's needs. Development should aim to reduce the harm to health caused by poverty, poor housing, unemployment and pollution.
  - Effective protection of the environment from global threats such as climate change, health hazards such as air pollution and other threats to things which people need or value, such as wildlife, landscapes and historic buildings.
  - Prudent use of natural resources: non-renewable resources (such as oil) should be used efficiently. Renewable resources (such as water) must not be used in ways that will pollute, seriously damage or otherwise endanger the resource.
  - Maintenance of high and stable levels of economic growth and employment.

6. These four general objectives are found at all levels of current planning policy and locally are included in the Devon Structure Plan, the Local Plan Review, the Council's Performance Plan and the Council's draft supplementary planning guidance (SPG) on requirements for sustainable development.
7. The purpose of the appraisal is to challenge whether the local plan review strategy has a sufficiently sound basis in sustainability principles, and whether the policies are likely to achieve genuinely sustainable developments.

## **Scope**

8. The planning system regulates the development and use of land in the public interest. A local plan is the means by which a local authority seeks to control land use within its area. The process by which the plan is generated and the nature of its policies are directed strongly by planning legislation and government policy and are essentially confined to land use issues. A local plan is therefore to some extent constrained in its scope. The appraisal has to be restricted to an assessment of how well the plan is able to influence the sustainability of development within the normal parameters of the planning system. The appraisal needs to assess the extent to which the policies of the plan have successfully incorporated the new sustainability focus of land use planning objectives.
9. The introduction of sustainability as a principle in public policy has been paralleled by the agenda for modernising local government and one of the features of this has been increased involvement of the community in the planning process. It is possible that the aspirations of the community may be that planning should be more wide ranging in its treatment of sustainability issues. In some cases the local plan is unable to deal with particular aspects of sustainability because they are outside its scope. Some of these have been highlighted, but it is recognised that they will be areas for action by other agencies.

## **Methodology**

10. The appraisal includes the following stages:

### **(a) Establish Sustainable Development Objectives**

The working group first established sustainable development objectives within four broad headings (social, environmental, resources and economic). These were then used to generate a template against which to compare the local plan policies and assess whether they are providing for sustainable development. A total of 20 objective sections were prepared set out in Table 1 below. These 20 objectives resulted in 65 individual objectives, a complete list of these is contained at Appendix 1. These objectives formed the basis of the Policy Impact Matrix which were used to score the plan and its policies according to whether it will have a positive or negative impact on sustainable development.

### **(b) Scoring System**

A scoring system was devised by the working group to measure the positive/negative impact of policies. Each policy was appraised, firstly by measuring the applicability of the policy to the objective (many policies had no relevance or were not designed to meet the objective in question). The applicability of the policy was marked ✓/✗ (yes/no). Those policies which were relevant to the objectives were then scored according to positive/negative

implications with 1-3 ticks (✓) or crosses (✗), or a 0 where the impact is neutral (or could go either way).

<b>Table 1: Sub-objectives</b>	
<p><b>SOCIAL</b></p> <ol style="list-style-type: none"> <li>1. Balanced Communities</li> <li>2. Access</li> <li>3. Housing</li> <li>4. Quality of the Built environment</li> <li>5. Health</li> <li>6. Participation</li> <li>7. Crime and Safety</li> </ol> <p><b>ECONOMIC</b></p> <ol style="list-style-type: none"> <li>8. Rural Economy</li> <li>9. Economic Growth</li> <li>10. Travel</li> </ol>	<p><b>ENVIRONMENTAL</b></p> <ol style="list-style-type: none"> <li>11. Landscape</li> <li>12. Land and Soil Quality</li> <li>13. Biodiversity</li> <li>14. Cultural Heritage</li> <li>15. Open Space and Access to the Countryside</li> </ol> <p><b>RESOURCES</b></p> <ol style="list-style-type: none"> <li>16. Minerals</li> <li>17. Energy</li> <li>18. Air Quality</li> <li>19. Waste</li> <li>20. Water Resources</li> </ol>

**(c) Policy Appraisal**

Each policy is scored against the matrix and a summary prepared to judge the performance of the policy in meeting the sustainable development objectives. The summary also includes recommendations on how policies might be changed or supplemented to increase sustainability. Each chapter is concluded with the main findings of the appraisal process and any recommendations for improvements, alterations or issues for further consideration.

**Trial Appraisal**

11. The three chapters which have been appraised to test the methodology are selected from the Part 1: General Policy document and are those considered to be of key significance in setting the framework for the form, quality and type of development planned and permitted:

- G2. Planning Profile and Development Strategy
- G3. Planning for Sustainable Development
- G5. Housing

The following sections of this report provide the findings of the policy appraisal for the selected 3 chapters. Each policy is set out followed by the ‘policy appraisal summary’. The policy impact matrix is contained at Appendix 2 and provides the detailed assessment of the policies.

## Chapter G2. Planning Profile and Development Strategy

### **Policy DS1: Area Centres**

The following settlements are recognised as Area Centres:-

- Dartmouth
- Ivybridge
- Kingsbridge
- Totnes

### **Policy DS2: Local Centres**

The following settlements are recognised as Local Centres:-

- Modbury
- Salcombe
- Stokenham/Chillington
- Woolwell
- Yealmpton

### *Policy Appraisal Summary*

These policies set out the settlement hierarchy for the South Hams district. They are likely to have a largely positive impact in supporting and strengthening the position of the main towns, ensuring their sustained vitality and viability into the future. The primary negative impact of increased development pressure on Area and Local Centres is a possible reduction in air quality and threat to urban open spaces. These problems can be dealt with through specific policy measures elsewhere in the document.

### **Policy DS3: Development Boundaries**

Within development boundaries development will be permitted where:

- (a) it comprises the re-use or redevelopment of previously developed land or premises, conversion, infilling or other development in scale with the locality;
- (b) it would be compatible with the character of the site and its surroundings and respect local distinctiveness;
- (c) it would not diminish landscape, townscape or historic interests,
- (d) it would not diminish local amenity or involve the loss of land or open space of amenity or recreational value;
- (e) it would not significantly harm wildlife species or habitats;
- (f) it would not significantly impair highway safety;
- (g) necessary or appropriate social, economic and physical infrastructure and drainage facilities exist or will be made available;
- (h) it would not prejudice the development potential of an adjacent site; and
- (i) it would not conflict with other development plan policies or proposals.

### *Policy Appraisal Summary*

This policy helps to distinguish between urban and rural areas of the plan and the associated policies which affect them. Development boundaries do not only limit and control development outside of towns and larger villages, but the quality of development within them. This policy sets out a broad raft of policy considerations which establish the suitability of a development. The policy predominantly has a positive impact in meeting the appraisal objectives, only having a serious negative impact on air quality by concentrating development densities.

#### **Policy DS4: Development in the Countryside**

Development in the open countryside will be permitted where it would not harm the countryside, where there is no suitable site in an urban area, and where a specific policy or proposal in the development plan allows for it.

### *Policy Appraisal Summary*

The policy will have some negative impacts on the countryside, particularly with regard to travel, biodiversity, air and water quality. The policy does however ensure that any development is only allowed when it is firmly established that there are no more suitable sites in surrounding / nearby urban areas. The policy could take a firmer environmental stance, ensuring consideration is given to the protection, preservation and mitigation of wildlife, habitats and landscapes (although this is considered in later Policies in Chapter G3).

#### **Policy DS5: Agricultural Land Protection**

Development on the best and most versatile agricultural land (grades 1, 2 and 3a), will not be permitted unless it cannot be accommodated on a previously developed site, within an urban area or on land of a lower grade.

### *Policy Appraisal Summary*

The protection of best and most versatile land is an important requirement of the local plan. Such land is locally and nationally important, allowing high yielding agricultural production with only a minimum of chemical fertilisers. Where such land is unavoidably developed full mitigation measures need to be put in place to reduce environmental impacts.

#### **Policy DS6: The Sequential Approach to Development**

The following sequential approach will apply to the identification of sites for development, subject to an assessment of the sustainability of individual sites:

- (a) the re-use of previously-developed land and buildings inside development boundaries;
- (b) previously undeveloped sites inside development boundaries subject to the need to protect and conserve areas of recognised environmental or amenity importance;
- (c) other locations well suited to achieving sustainable development and reducing the need to travel.

The re-use of previously-developed land in rural locations where development could be intrusive in the countryside or highly unsustainable is not promoted.

The introduction of this concept in PPG3 Housing (March 2000) caused some controversy, as it was felt that Whitehall was bowing to *NIMBYist* pressure. The sequential approach to development does have a legitimate argument in significant urban areas where past industrial activity has resulted in large areas of brownfield land being abandoned. However in a district such as the South Hams this is not the case and the government target of 60% of all new housing being built on previously developed sites is simply unattainable. Brownfield sites could realistically account for 25-30% of new development in the district. It is therefore suggested that a *portfolio* approach to housing land is taken, allocating and bringing forward the structure plan requirements for housing and employment land on the most sustainable sites available, whether green or brown field sites. The most significant negative aspects of this policy are the lack of encouragement offered to villages and rural areas and the potential pressure on urban open spaces.

## **G2. Planning Profile and Development Strategy – Conclusions**

The six policies within this chapter set the small town/rural district context and basic development pattern, upon which the rest of the plan is based. The policies are all basic and reasonable in their aims and requirements. As a holistic set of policy mechanisms they clearly seek to preserve the setting of the South Hams as it can currently be found – rolling agricultural fields with well defined and contained settlements.

However, this chapter could go considerably further in outlining the type of sustainable development that the authority would wish to see. A vision of the district in the future would be useful, defining how each sector of the economy and of society can meet the challenges of the 21<sup>st</sup> century. In particular it could discuss sustainability concepts with regard to;

- Settlement pattern and housing construction;
- Transport options;
- Urban built environments;
- Rural and natural environments;
- Resource consumption and new technologies;

These are some of the issues of key importance emerging in the district over the coming years. All the actors in the development process must fully understand these facts and issues of consequence in order to meet the challenges.

## Chapter G3. Planning for Sustainable Development

### Policy DEV1: Sustainable Development

Development will only be permitted where the following have been submitted and secured through planning obligations or conditions attached to a planning permission.

- (a) a site appraisal and environmental audit;
- (b) appropriate measures for protection, mitigation or compensation; and
- (c) for development of more than 20 dwellings or over 0.5 hectares, an implementation strategy.

#### *Policy Appraisal Summary*

The Policy has a largely positive impact. The two areas to score negatively were; *rural economy* (heavy demands can be made on small businesses to carry out an appraisal and mitigation process), and; the park and ride objective in the *transport* section (implementation could be inhibited by the environmental regulations surrounding policy DEV1).

### Policy DEV2: Design

The design of proposals for development should:

- (a) respect the key features, characteristics, landscape character and special qualities of the area;
- (b) maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded;
- (c) not affect adversely:
  - (i) the distinctive historic or architectural character of the area;
  - (ii) the urban form, in terms of significant street patterns, groups of buildings and open spaces; and
  - (iii) important landscape characteristics and prominent topographical features; and
- (d) incorporate:
  - (i) scale, density, massing, height and materials compatible with the locality;
  - (ii) designs and layouts which are safe and take account of public health, crime prevention and community safety;
  - (iii) safe and convenient access for all potential users;
  - (iv) use of appropriate building materials and techniques respecting local tradition;
  - (v) important aspects of detail and quality;
  - (vi) necessary and appropriate street lighting and furniture and public art; and
  - (vii) energy conservation features, water and refuse storage, collection and recycling arrangements.
- (e) comply with the range of Supplementary Planning Guidance adopted by the Council

#### *Policy Appraisal Summary*

The Policy Scores well or neutrally on many of the objectives, other than *promotion of locally generated renewable energy sources*, which could be included as a design issue. This is important if the district is to help the national target of reducing CO<sup>2</sup> emissions.

Approximately 50% of the energy we burn is used in buildings – insulation standards and local energy generation through technology such as photo-voltaic panels is therefore key to achieving a sustainable built environment.

#### **Policy DEV4: Master Plans for Strategic Development Sites**

Developers will be required to fund the preparation of a comprehensive Masterplan and accompanying statement for any Strategic Development Sites, and to progress this in conjunction with the Council in order that it be agreed by the Council prior to any planning permission being granted. A masterplan will be required to have been evolved in keeping with the concept statement and design principles for the site and to meet the Council's adopted Supplementary Planning Guidance and Requirements for Sustainable Development, and will also set out: -

- (a) The exact site boundaries for the whole development and individual phases, including growth beyond the plan period;
- (b) Defined neighbourhoods and development parcels for which separate development briefs will be prepared, including plans to show in detail how the design principles will be implemented;
- (c) Major landscaping and open space proposals to assimilate new development into the landscape and create a new habitat landscape setting;
- (d) Bio-diversity plan, including species and habitat protection, mitigation, compensation and new habitat creation measures for sustainability;
- (e) Proposed town and neighbourhood centres;
- (f) Design and public art strategy;
- (g) The range and mix of housing types and the level of affordable housing provision;
- (h) Density of housing/ mix of uses for each neighbourhood;
- (i) Location and design principles of employment sites;
- (j) Location and design principles of social infrastructure sites;
- (k) Pedestrian and cycle links, including access to all workplaces, shops, and community facilities, as well as providing access to the surrounding countryside and open spaces;
- (l) The basic road network, and links to the existing highway network;
- (m) Public transport links, and proposals to limit dependence on the private car;
- (n) Measures to promote sustainable living, including energy saving designs, innovations in heating and lighting technologies and waste reduction measures; and
- (o) The expected phasing and funding release for social and physical infrastructure and implementation timetable, including beyond the plan period.

#### *Policy Appraisal Summary*

There are several points for consideration here. Because this is large scale and, in the South Hams, likely to be greenfield development, there is little excuse for not including all the most recent sustainable development innovations. Large scale development such as this cannot avoid building a certain number of new roads, using resources, minerals, water and creating waste. However, the policy does not have enough emphasis on issues of minimising damage to, and protecting 'cultural heritage', water resources, and reducing waste and energy use.

This is likely to be contained in SPG and other more detailed guidance relating to strategic development sites, which accompany the Local Plan.

**Policy DEV5: Infrastructure**

Development will only be permitted where provision is made, through the use of planning obligations or otherwise, to secure the necessary physical, social and economic infrastructure related to, and in phase with, that development and in accordance with the Council’s adopted Supplementary Planning Guidance.

Developers will be required to bear the full cost of all infrastructure consequent upon or required for their developments.

*Policy Appraisal Summary*

The primary negative point to emerge from the analysis of this policy is that infrastructure construction is often likely to involve road building. This is often unavoidable, and the negative implications can be reduced providing that any new road is accompanied by a foot and cycle path, with safety barriers, crossing points and traffic calming measures where it intersects a residential area or passes close to other sensitive land-uses. Other social and economic infrastructure gains can only be advantageous.

**Policy DEV6: Protection of Air and Water Quality**

Development will be required to have no adverse impact on air quality, surface or groundwater quality and quantity, or on aquatic habitats.

The use of Sustainable Urban Drainage Systems (SUDS), with treatment where necessary, will be required in association with all major new developments, particularly those of 150 dwellings or more, and will be encouraged in other cases.

*Policy Appraisal Summary*

This Policy only has beneficial implications. The requirement for developments to have no adverse impacts on air quality, water quality and aquatic habitats, and for installation of SUDS, can only be a wholly positive policy in a district which is geographically and economically shaped by the nature and quality of its streams, rivers, estuaries, coastline and environment as a whole.

**Policy DEV7: Flood Prevention**

Development will only be permitted provided that :-

- (a) it will not increase the risk of flooding by:
  - (i) reducing the capacity and performance of the floodplain; or
  - (ii) through the discharge of additional surface water; or
  - (iii) harming flood defences; or
  - (iv) obstructing the safe passage of flood flows;
- (b) the development is not itself at risk from flooding;
- (c) adequate provision is made for access to any adjacent watercourses for maintenance.

### *Policy Appraisal Summary*

Has no negative drawbacks. Limiting and controlling development in areas prone to flooding is necessary, particularly in view of the problems some property owners are having with buying insurance for their homes and businesses.

#### **Policy DEV8: Safeguarding from Hazards**

Development will not be permitted where there is an unacceptable risk: -

- (a) Due to siting close to known, or suspected, unstable land or land at risk from erosion; or
- (b) Siting on contaminated land which is unsuitable for the use proposed; or
- (c) Public health and safety resulting from the storage or use of hazardous substances.

### *Policy Appraisal Summary*

This policy has one point of contention, in that it may inhibit residential or other development being constructed on brownfield sites. This in itself is not an unreasonable requirement where land is contaminated, but it does prevent the redevelopment of urban infill sites. However, the steady rise in house prices means that it is unlikely to stop development for longer than the time it takes to clean-up a polluted site sufficiently for such a use. Limited industrial activity in the South Hams also means that there are few, if any, heavily contaminated brownfield sites.

#### **Policy DEV9: Recycling**

The Council will support and encourage proposals which increase the reuse and recycling of waste materials provided that:-

- (a) the proposal is compatible with neighbouring uses; and
- (b) the proposal does not increase levels of pollution of air, soil or water;
- (c) there is no significant impact on residential amenity; and
- (d) the proposals do not adversely effect any areas designated as important for heritage, wildlife or landscape.

Applicants for large residential, retail or industrial developments shall be required to consult with the Council's Cleansing Service to determine whether there is an opportunity to provide on-site recycling facilities.

### *Policy Appraisal Summary*

With the Policy's stipulations concerning neighbouring uses; air, soil and water pollution; residential amenity; and heritage, wildlife or landscape areas, Policy DEV9 ensures that only the positive aspects of recycling schemes emerge. The Policy allows the local authority to contain and swiftly deal with any nuisance side-effects of a recycling business.

#### **Policy DEV10: Overhead Power Lines**

In situations where overhead power lines would have an adverse impact on the environment the Council will seek for them to be located underground or to a less visually intrusive route (subject to technological and operational requirements). The relocation of existing overhead cables underground in designated landscape areas will also be encouraged. In all cases the Council will require that it be clearly demonstrated that there will be no established health risk.

### *Policy Appraisal Summary*

The shifting of overhead power lines underground where possible and applicable, would bring benefits to the region. This policy has a positive impact on the enjoyment of landscape and can improve the backdrop to sites of geological, historical or archaeological interest.

#### **Policy DEV11: Renewable Energy**

In considering proposals for the generation of energy from renewable sources, the Council will balance the advantages of the development of renewable energy against the impact on the local environment. Development will only be permitted where :-

- (a) the proposal, including any associated transmission lines, buildings and access roads, has no significant adverse impact on the historic and natural landscape, townscape or nature conservation interests, and does not affect any landscape, wildlife or heritage designations;
- (b) the proposal has no adverse impact on the amenity of the area in respect of noise, dust, odour, and traffic generation; and
- (c) provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.

### *Policy Appraisal Summary*

Harnessing the full potential of renewable energy sources is one of the primary means of achieving a sustainable society. Such energy can be gathered from the wind, the tides, rivers, solar power and bio-fuels. All sources are clean and have little damaging effect on the environment. This policy tries to seek a balance between respecting the landscape and character of the South Hams and allowing the development of such facilities. The District Council needs to have a more positive approach to encouraging wind power, such as off-shore wind farms, or turbines in exposed locations, and the increased use of photo-voltaic panels on individual residential or commercial units. Such schemes could provide between 10 - 20% of the district's energy needs, without adding the damaging gases (such as CO<sup>2</sup> and CO) which burning fossil fuels create, or the unreasonably high risks of nuclear power.

#### **Policy DEV12: Telecommunications**

Development proposals for telecommunications equipment will only be permitted where it can be clearly demonstrated that:

- (a) there will be no established health risk;
- (b) there is no possibility of sharing masts or siting equipment on existing structures or buildings due to operational or technical considerations;
- (c) having taken into account technical and operational requirements, they are sited and designed (including landscaping and screening) so as to minimise their impact on the character, appearance and amenities of the immediate and surrounding environment;
- (d) provision will be made for significant tree planting to screen the equipment;
- (e) in the case of applications within the AONB, Heritage Coast and conservation areas that there are no locations outside the designated areas which would serve the network;
- (f) there is no significant adverse effect on areas designated for their landscape, wildlife conservation value, or on an individual species;
- (g) there is no significant adverse effect on the character, appearance and setting of a conservation area, listed building, historic park or garden, ancient monument or site of archaeological interest; and
- (h) provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.

Proposals will also be requested to comply with the Council's adopted Supplementary Planning Guidance "Telecommunications Development".

### *Policy Appraisal Summary*

The computer, phone and telecommunications industry as a whole has, over recent years, seen an unequalled rate of technological development. It seems likely that increasing amounts of communication, recreation and business will take place within the virtual world. The South Hams, being a relatively remote and rural district, should maximise the benefits of such technology to attract and support business growth in the region. The primary point of conflict lies between the development of a reliable telecommunications network (with a view to future demand and capacity) and the consideration of the district's landscape features. The reduced coverage within designated landscape areas could potentially impact upon home-working and small businesses. The link between microwaves and concerns over health are also a potential problem when considering the location for communication masts. If away from schools and residential areas, telecommunications masts may be a necessary part of the future of the district, in reducing travel demand, creating prosperity and bringing the area into the global economy.

#### **Policy DEV13: Allotments**

The Council will seek the provision of allotment gardens within all developments exceeding 250 houses.

### *Policy Appraisal Summary*

Allotments are a valuable community resource, granting people access to gardens for their own fruit and vegetable growing. Allotments form social meeting points, and their upkeep also forms part of a healthy and active lifestyle. Allotments are very often a valuable wildlife resource and corridor through an urban area. The only significant disadvantage of providing allotments is due to their potential water demand, particularly during summer growing months. The storage of rain water from surrounding roofs, could help reduce the demand on potable mains water sources.

#### **Policy DEV14: Protection of Existing Public Open Space**

There will be a general presumption against development on areas of existing public open space and recreational areas. Any exception will be required to demonstrate that :-

- (a) at least an equivalent and equally convenient replacement area of public open space or recreational facilities is created and made available by the applicant for the same purpose; or
- (b) the sports and recreational facilities on a site can be best be enhanced or retained through the redevelopment of a small part of that site; or
- (c) there is a demonstrated excess of public open space, children's play areas or recreational provision in the area.

### *Policy Appraisal Summary*

The protection of public open space within urban areas avoids 'town cramming' and gives people the access to space they require. Whether used for playing fields, nature trails, open markets or European style *centre-ville* squares, the use and availability of public open space is important in meeting the needs of town dwellers for space to meet, socialise and relax, particularly if they do not have any private outdoor space of their own. This policy is of particular importance in mind of Policies such as; *DS6: The Sequential Approach to Development*; *HO2: The Sequential Approach for Housing Development*, and; *HO4: Density*;

which all increase the development pressure on open spaces within the development boundary.

**Policy DEV 15: Open Space Provision**

New housing development will be required to provide public open space and ancillary facilities as an integral part of the overall development scheme in line with the Council’s adopted Supplementary Planning Guidance and Requirements for Sustainable Development and Code of Practice for Open Space Provision and community woodland areas.

Children’s play areas will be required to be: -

- (a) Within walking distance of the houses they are designed to serve (max 100m);
- (b) Situated, equipped and landscaped to provide a high quality, stimulating and safe play environment;
- (c) Located so as to minimise potential nuisance to residents of neighbouring properties; and
- (d) Located and designed so that access and traffic will not cause danger.

Where an excess of public open space exists in the locality commuted payments will be sought to improve accessibility to and to enhance the quality and variety of provision of the existing open space nearby.

In either instance, commuted payments to provide for the satisfactory maintenance and management of the open space, community woodland, wildlife and amenity areas to an agreed management plan for 10 years will be required from the developer.

*Policy Appraisal Summary*

This policy is beneficial in ensuring that new open space and associated facilities are provided with new housing sites. The policy ensures children’s play areas, playing fields and wildlife and woodland areas are created and managed, to provide a broad range of open space. The policy does not make direct mention of allotments, which are a form of open space. The policy requirement for children’s play areas to be within 100 metres of houses may not be feasible for all sites.

**Policy DEV16: Public Art**

Residential development proposals for 10 dwellings or more and all other development proposals will be required to include provision of some form of public art, which will be at least 1% of the total project costs and include artwork in public areas, buildings, public faces of buildings and/or in adjacent or nearby public open spaces.

*Policy Appraisal Summary*

This policy is very positive in its attitude to the urban environment. The promotion of public art as a means of enriching the built environment and creating a sense of place is important in defining an area and giving character to new housing. Public art projects can involve local people and children, helping to create a feeling of ownership and personalisation. Public art can help reflect and even maintain local traditions and skills. On smaller housing projects hybrids of public art and children’s climbing frames can satisfy both requirements.

**Policy DEV17: Safeguarding Amenity**

Development likely to result in a significant loss of local amenity will be required to include measures to minimise the impact on surrounding areas caused by the introduction of additional noise, traffic, smoke, dust, smell or any other form of pollution attributable to the proposals.

*Policy Appraisal Summary*

This policy is an enduring principle of the town and country planning system. It does however have some potential conflicting principles with more contemporary concepts of mixed uses within urban areas. The policy may limit people's ability to live near their places of work, it may inhibit the development of small businesses, and may reduce accessibility to services, facilities and employment opportunities where there are negative externalities resulting from such development / land-uses. However, the policy ensures inappropriate land-uses are kept apart, protecting people's health and the enjoyment of their homes, shopping areas and open spaces, etc.

**Policy DEV18: Access for All**

Development to which the public would reasonably expect to have access will only be permitted if provision is made in the design for safe and convenient access for all, including people with disabilities in compliance with the Council's adopted Supplementary Planning Guidance "Access for All".

*Policy Appraisal Summary*

This policy allows people to permeate into and through any development to which the public has right of access. The policy requires not only road access, but foot and cycle access. Steps and other physical barriers must also have alternative routes or ramps where possible, to allow access for people with push chairs and people who have impaired mobility. The only negative scoring is on the objective *10b* (Minimise the necessity for new road building). This is not feasible if access is to be ensured for all people and purposes – an element of road access is necessary.

**Policy DEV19: Access and On-Site Arrangements**

Development will only be permitted where:

- (a) Provision is made for safe access, egress and internal circulation arrangements for all modes of transport relevant to the proposal, and
- (b) Subject to there being no diminution in landscape and nature conservation interests or in the character of the area and no detrimental affect on the function of the highway network or, where appropriate, measures undertaken to satisfactorily remedy any such detriment.

*Policy Appraisal Summary*

This policy helps to ensure new developments settle comfortably into their surroundings. Providing various means of access within a development is important in encouraging people to use other modes of transport than the private car. The policy protects nearby and surrounding countryside and natural resources, as well as ensuring the surrounding road network can absorb the increased demand. The three main areas of conflict are related to the fact that the development of access routes (including roads, foot and cycle paths) will lead to an increase in traffic volume and use of mineral resources.

**Policy DEV20: Transport Assessments**

Development which is likely to have significant transport implications and all major development proposals above the thresholds set out in Annex D of PPG13:Transport (reproduced as Appendix 2 in the Local Plan Part 1 document), must be accompanied by a Transport Assessment illustrating the likely modal split of journeys to and from the site together with details of proposed measures to improve access by non-car modes.

*Policy Appraisal Summary*

The policy helps to plan for the likely increases in trip demand and modal choices, and can help to provide more effective public transport services. Differing land-uses generate differing public transport requirements, and at varying times of day. The policy does not score well in relation to mineral use, but is otherwise effective in helping to produce a more holistic transport planning process.

**Policy DEV21: Travel Plans**

Development which is likely to have significant transport implications and all developers/subsequent occupiers of major commercial and service developments, including educational establishments, above the thresholds set out in Annex D of PPG13: Transport (reproduced as Appendix 2 in the Local Plan Part 1 document), will be required to adopt travel plans aimed at reducing car use, to and from these sites, and delivering other sustainable transport objectives. This will be secured through planning conditions or planning obligations.

The content of the travel plan will depend on the need arising from the development and be related in scale and kind to the development.

*Policy Appraisal Summary*

As would be expected, this policy is very positive in attempting to reduce the dominance of the private car. The production of travel plans for travel intensive uses can be effective, particularly on new development sites, where travel patterns and routines have not yet been developed, giving an efficient public transport system a serious chance of establishing itself. A holistic approach is required in relating trip intensive developments to surrounding land-uses, and existing infrastructure such as the railway, should be integrated into any plan, wherever possible. Two key issues for the South Hams are; the need to keep current towns from sprawling, ensuring that the primary settlements keep to a size that allows continued walking and cycling, and; the need to ensure any large scale new employment and residential developments (such as the new settlement at Sherford) include an effective public transport system linking them to nearby towns or nodes.

**Policy Dev22: Car Parking**

The level of car parking to be provided in association with development shall not exceed the maximum thresholds specified in Annex D of PPG13:Transport (reproduced as Appendix 2 in the Local Plan Part 1 document).

## *Policy Appraisal Summary*

The private car has given everyone the opportunity to be fully mobile, giving more people better access to services and facilities than ever before. However, this has brought about many of the pollution problems we are now experiencing, including a considerable contribution to the suspected global warming process. Policy Dev22 therefore makes a small contribution to helping to alter people's attitude to the use of the car. The policy will help to reduce out-of-town development, which traditionally has a high dependency on large areas of car parking. Encouraging development into settlements, where smaller car parks will encourage more walking and cycling. Smaller car parks also have less surface water run-off, which impacts upon nearby water courses. In a predominantly rural area, with low population densities, there will always be a high level of car use due to the poor public transport service. It is therefore reasonable to adhere to the PPG13 maximum parking levels, as stricter standards would not be appropriate. Implementation of SUDS should also be a standard requirement for all new parking facilities.

### **Policy DEV23: Protecting Landscape Character**

Development will be required to retain, conserve or enhance local landscape character in terms of its location, siting and design, and will only be permitted where: -

- (a) there is effective integration of existing natural or semi-natural features which make a positive contribution to the local scene and sense of place;
- (b) any landscape features to be retained, when combined with new landscaping features, are sufficient to enable the development to successfully assimilate into the local and wider environment; and
- (c) development is:
  - (i) not intrusive in the wider landscape setting;
  - (ii) not detrimental to the landscape character of views from public vantage points; and
  - (iii) does not disrupt the character of existing skylines, particularly important skylines providing a backdrop to views across an area.

## *Policy Appraisal Summary*

This policy does not score well in a number of areas, namely; it does not support the development of small rural businesses; it may inhibit development in sensitive rural areas, which may increase the need to travel into larger centres; it may not support edge-of-town park-and-ride car parks impacting upon sensitive landscapes; and the policy does nothing to consider archaeological, architectural, cultural, historic or geological sites of significance which form part of the landscape. However the policy is necessary in ensuring any development has consideration of landscape issues, and ensures the South Hams landscape is protected for the benefit of the area and the tourist industry, upon which the district has a heavy dependence.

### **Policy DEV24: Nature Conservation**

1. The protection and enhancement of sites and features of nature conservation interest will be a significant consideration in assessing development proposals. Where a designated site or protected species may be affected, additional information relating to ecological or geological interests will be sought from applicants for this purpose.
2. The Council will seek to ensure that the extent, diversity and local distinctiveness of the nature conservation resource of the area is not diminished and, in providing for development, will consider the use of conditions or planning obligations to prevent, mitigate or compensate for any adverse impact. The Council will require the

management, restoration and enhancement of key nature conservation interests that contribute towards targets set out in adopted Biodiversity Action Plans.

#### *Policy Appraisal Summary*

The Policy is effective in giving nature conservation sites precedence over potentially damaging developments. Other than the feeling of danger some people experience when near thick vegetation, the protection and enhancement of nature conservation sites can only act as a positive means of improving the environment, habitat and wildlife ‘resources’ the South Hams has to offer.

#### **Policy DEV25: Protecting Nature Conservation Sites and Features**

1. Proposals for development which may have an adverse effect on sites or features of major importance for flora and fauna will not be permitted unless the authority is satisfied that appropriate measures have been taken to provide for their retention, integrity and beneficial management in accordance with the Council’s adopted Supplementary Planning Guidance “Wildlife and Development”.
2. Where such features will be unavoidably lost as a result of development, the Council will require the provision of compensatory features.

#### *Policy Appraisal Summary*

The Policy allows sites of regional, national and international importance to be protected from damaging development. The protection of flora and fauna could however limit the conversion of redundant agricultural buildings (eg protecting important bat colonies) or inhibit the development of small businesses, particularly in rural locations.

#### **Policy DEV26: Landscaping – General**

Landscaping will be required to ensure that new development is properly assimilated into the local landscape and reflects local landscape character.

Such schemes should:

- (a) Ensure that traditional boundary features are retained, reinstated or introduced, wherever appropriate;
- (b) reflect local character in terms of choice of species, materials and layout;
- (c) retain existing trees of significance on the site and make provision for significant tree or woodland features;
- (d) ensure re-use of top soil;
- (e) adhere to the Council’s adopted Supplementary Planning Guidance “Landscaping on Development Sites”.

#### **Policy DEV27: Landscaping – Advance Planting**

The Council will require landscaping schemes to be implemented, in whole or in part, prior to the commencement of and/or in phase with development, where this will be necessary so as to assimilate the development into its surroundings.

### **Policy DEV28: Landscaping – Plant Species**

In order to achieve a suitable visual impact in association with development, landscaping proposals for planting will be expected to contain: -

- (a) a diversity of species and ages of composition;
- (b) predominantly local native species and broad-leaved trees from local stock; and
- (c) local characteristics, species and features.

### **Policy DEV29: Landscaping – Maintenance**

The Council will require new planting or other landscape works to be maintained for a minimum 10-year period that provides certainty of successful implementation. The Council will require replacement of dead or damaged trees and planting during the maintenance period.

#### *Policy Appraisal Summary*

The landscaping of new developments is an important means of ensuring their assimilation into the surroundings. This raft of four policy measures aims to look holistically at the landscaping process over a suitable time period, producing a range of locally native mature plants and trees. This improves the visual impact of any development in a rural district such as the South Hams and provides a habitat for local wildlife. Landscaping does make some people nervous in that it can carry the threat of a hidden aggressor. This is something which has to be considered in the detailed design process. The cost of long-term landscaping commitments could also impact upon local businesses. The policy is however wholly appropriate in ensuring new developments are in keeping with their surroundings.

### **Policy DEV30: Tree Protection on Development Sites**

Where a site, or land adjacent to a site, contains trees, which the Council considers to be of significance, and worthy of retention, development will only be permitted where: -

- (a) it complies with the Council’s adopted Supplementary Planning Guidance “Trees and Development”;
- (b) buildings, structures or other works are sited at least 5 metres outside the mature canopy spread of the tree(s) unless it can be satisfactorily demonstrated to the Council that development within 5 metres will not unreasonably interfere with incoming occupiers reasonable enjoyment of the property; and
- (c) that throughout the duration of the development measures are taken to ensure trees to be retained on, or adjoining, the site are not damaged or harmed by construction or associated activities.

In certain circumstances the council will seek distances greater than 5 metres in order to ensure trees are in harmony with their surroundings and do not cause unreasonable interference with the proposed property.

#### *Policy Appraisal Summary*

This policy gives consideration both to trees and to property owners. The policy ensures that development is kept more than 5 metres away from the mature canopy of the tree. This protects its root system and ensures the tree does not cause problems for the property in the longer term. The result of this policy is a more pleasant rural and built environment, helping to continue the symbiotic relationship between plants and humans.

### **Policy DEV31: Retention and Management of Hedgerows and Banks**

Development that is likely to result in the loss, in whole or in part, or otherwise harm the character or setting of a hedgerow or bank of significant historic, wildlife or landscape importance will not be permitted unless it can be demonstrated that the need for the proposed development would outweigh the value of the hedgerow or bank.

The Council will require: -

- (a) the retention and appropriate restoration and management of hedgerows and banks through planning conditions or obligations;
- (b) that, where development will require the removal of a hedgerow or bank a planning condition will require that any loss will be fully compensated for with replacement planting, or translocation which contributes positively to the landscape character and amenity of the site and surrounding area;
- (c) that any hedgerows retained, planted or translocated under clauses a) and b) of this policy are not harmed or damaged throughout the duration of the construction phase of the development;
- (d) that proper management is undertaken to safeguard their value and interest, including prior to occupation of the development;
- (e) that proposals comply with the Council's adopted Supplementary Planning Guidance "Hedgerows and Development".

### *Policy Appraisal Summary*

The South Hams has a unique network of 'Devon Banks'. These semi-natural features form valuable wildlife habitats, and connect larger habitats together. They often follow ancient boundary lines, paths and green lanes crossing the district. Their protection is important in preserving the character and appearance of the district, and this policy ensures appropriate mitigation measures where their removal will be unavoidable.

### **Policy DEV32: New Woodlands**

The Council will require that new woodlands should form a prominent element of landscaping schemes proposed in association with major developments, and that wherever this would assist in assimilating the development into the overall landscape, or provide mitigation for loss of habitat due to the development, conditions be attached to planning permissions, or agreements entered into, requiring the provision, protection or enhancement of woodlands within, adjoining or near to new developments.

### *Policy Appraisal Summary*

This policy will help new development be assimilated more comfortably into the South Hams environment. Development such as housing sites can be visually intrusive, causing much local objection, despite their need throughout the district. The protection of existing woodland and creation of new woodland provides a valuable community resource.

## **Chapter G3. Planning for Sustainable Development - Conclusions**

Unlike many of the other more specific chapters in the General Policies Document, this chapter covers a broad range of policies, related to implementing the concept of Sustainable Development. The 32 Policies together therefore aim to ensure the overall development framework gives consideration to the economic, social and environmental issues associated with achieving a sustainable society. The chapter also covers important issues which are not substantial enough to warrant their own chapter headings, and do not sit comfortably in other sections.

Being a rural district, the South Hams cannot achieve the densities of development or quality of public transport expected in an urban area. The policies therefore give the right and proper protection to the region's environmental capital – a defining aspect of the district. In addition to this, the chapter aims to set a guiding framework for the planned large scale developments which will go ahead in the district over the next 10 years. Policies to ensure all new development has the appropriate master-planning, infrastructure and landscaping, amongst other objectives, is key to achieving the quality of development sought by the District Council.

The objectives which were set to measure the sustainability of the policies, covered the full range of environmental, social and economic considerations. Indeed, some of the objectives fell outside the remit of the planning system, covering areas including agriculture, building regulations, and strategic planning issues. From the policy analysis a few areas or objectives were seen to be poorly represented.

The main areas which need further consideration are;

- Participation issues;
- Agricultural issues (which cannot be covered in a local plan document);
- Energy, particularly renewable energy generation (as insulation is related to building regulations);
- Sustainable Housing and Construction (related to architecture, design and building material issues);

There are other outstanding issues not dealt with, such as transport. These sections however have their own chapter areas, and so are not included in detail. The concluding view is that although many of the policies had minor points of conflict with the objectives, their overall impact was a very positive and necessary one. There will always be conflict between economic, social and environmental targets and priorities. This is where the planning authority, along with local people, must make their choices over what sort of development they wish to see. The G3 chapter has a range of policies which guarantees that where there is development which impacts upon the environment, the local authority can ensure the appropriate mitigation measures are sought.

To the detriment of the chapter, there is no mention of some important measures in trying to achieve sustainable development. Namely the increased acceptance and use of renewable energy sources, and an alternative way of looking at construction methods, particularly for housing, which limits the energy use of a building. The chapter fails to consider some of these key contemporary sustainability concepts. It must however be remembered that the G3 chapter does make several references to Supplementary Planning Guidance, which may well flesh out some of the sustainability concepts which are lacking in detail in the plan.

## Chapter G5. Housing

### **Policy HO1: Scale of Housing Provision**

The Plan proposes the development of 7,330 dwellings for the South Hams in the period 2000-2011 through the following ways:

- (a) through existing commitments (minus a 10% allowance for non take-up) : 780 dwellings;
- (b) on windfall sites (those which it has not been possible to specifically identify in the Plan) : 2,100 dwellings; and
- (c) by the allocation of land for new housing : 4,450 dwellings, unless urban capacity or housing land availability studies reveal increased capacity in the district or sub-region resulting in a reduced need for allocations.

#### *Policy Appraisal Summary*

This policy sets out the district's requirements for housing provision, as stipulated in the Devon Structure Plan. There is a degree of possible flexibility in the figures, should urban capacity studies reveal additional scope for housing development in urban areas. The policy could have a negative impact on urban open space by applying pressure to increase the level of housing development within existing urban areas. The policy will inevitably create a level of greenfield development and the associated travel requirements of new housing. It is the corresponding Policies and SPG which will help shape the future development and its impact upon the environment.

### **Policy HO2: The Sequential Approach for Housing Development**

No housing development will be permitted on greenfield sites unless it can be demonstrated that the development could not be achieved through:

- (a) the re-use of previously-developed sites inside development boundaries that can use existing physical and social infrastructure and are readily accessible other than by the private car;
- (b) better use and/or conversion of existing premises;
- (c) increased densities of development in and around existing centres and other areas with good public transport accessibility and subject to the character of the locality.

The Council will seek to ensure, through the sequential release of land, phasing and higher densities, that at least 30% of housing occurs on “brownfield” sites by 2011.

#### *Policy Appraisal Summary*

National Planning Policy Guidance recommends a brownfield target of 60%. The District Council has sensibly acknowledged the fact that this target will be simply unreachable in a rural district faced with major development pressures. This policy has many benefits in reducing trip generation and promoting the vitality of local towns by increasing densities within development boundaries. It also accepts the need for greenfield development where there is no other alternative. The only negative point of real concern is the policy's potential impact on urban open spaces, which may be under development pressure in order to meet the Council's 30% brownfield target.

### **Policy HO3: Phasing of Major New Housing Sites**

The development of major new housing sites will not be permitted before the date specified in the Plan unless monitoring the rate of development, housing land availability or other circumstances justify a change in the timing of the release of a site.

#### *Policy Appraisal Summary*

The policy is very specific in that it is only relevant to major housing developments. The policy will essentially allow development to be brought forward or delayed should circumstances require it, yet ensure developers keep to a phased construction programme as agreed by the Council. This will ensure the appropriate infrastructure is constructed alongside new housing, to produce integrated and self-reliant communities, as opposed to car dominated suburbs with no community hub or facilities. The only major question which applies to this policy is relating to where the cut-off point lies between a major development and a smaller residential development.

### **Policy HO4: Density**

On allocated sites (except where specifically identified in this Plan for low density development), and on windfall sites in towns and villages, residential development, including sub division of premises, will be permitted, where the proposal is at the highest density subject to:

- (a) the retention of the character and accessibility of the site and the retention or protection of features of landscape, historic or ecological value;
- (b) the retention of the character and setting of the surrounding area;
- (c) the creation of an attractive living environment with sufficient space between dwellings and access to open space and facilities; and
- (d) protection of the amenities of the occupants of neighbouring property.

#### *Policy Appraisal Summary*

Increasing residential densities may exert pressure on water resources and other services, as well as urban open space. However, it will also reduce the requirement for greenfield development and help bolster the viability and vitality of towns and villages. The policy protects character, setting and amenity to ensure inappropriate development densities are avoided.

### **Policy HO5: Mix of Housing**

An appropriate mix of house types and sizes will be required within new developments, in order to meet local housing needs and achieve a balanced community structure, including special needs, elderly, affordable, impaired mobility and access housing. The mix and proportions will be set out in concept statements or ascertained from local housing needs surveys at the time development proposals are advanced.

The policy will apply to all developments of 25 dwellings or 1 hectare and above. In rural areas, including settlements with a population of 3,000 or less, this policy will apply to all sites comprising of five dwellings or 0.2 hectares or more.

### *Policy Appraisal Summary*

The policy considers a wide range of housing needs to meet all the likely requirements of a mixed community. The policy could include a broader range of house types / tenure approaches such as eco-villages and housing co-operatives. Choice of house type and tenure is important in meeting varying demand.

#### **Policy HO6: Affordable Housing**

Where a local need has been established, the Council will require the provision of affordable housing to meet that local need in proposed developments, based on the results of a local housing needs survey and/or the local housing waiting list and its targeted objectives set out in the Council Performance Plan,

- (a) on all sites over one hectare (or where a development of 25 dwellings or more is proposed) and
- (b) in rural areas, including settlements with a population of 3000 or less, on all sites of over 0.2 ha (or where a development of five dwellings or more is proposed).

The housing provided under this policy should remain available as affordable housing to meet local housing needs in perpetuity and therefore permission will be subject to conditions or a planning obligation will be sought to secure this and a registered social landlord or similar shall manage the scheme.

Permitted development rights will be withdrawn so that control may be exercised over the enlargement or alteration of houses in ways which would affect their future affordability.

### *Policy Appraisal Summary*

The increase in house prices, due to high demand, low supply and the addition of the second home market has meant there is a shortfall in housing which reflects the average earnings of people in the area. This policy will therefore help the Council to meet the affordable housing targets it has set for the district. The only criticism is of the lack of consideration for insulation and energy issues. All new housing, including affordable / social housing should be required to meet insulation, water use and energy efficiency targets as this has a considerable impact on the cost of living and can reduce fuel poverty and environmental pollution. Unfortunately, the Local Plan cannot require increased standards in building regulations. This is an issue that the District Council needs to address.

#### **Policy HO7: Rural Exception Sites**

The provision of affordable housing in rural areas should wherever possible be accommodated on allocated or windfall sites within development boundaries. Exceptionally, where this is not possible, permission will be granted for small scale developments on sites which would not otherwise be released for housing development provided that:

- (a) the development will meet or help to meet a proven and specific need for affordable housing in the parish or adjoining rural parishes which would not otherwise be met;
- (b) the development is within or on the edge of a village, well related to existing community services and facilities and sympathetic to the form and character of the village;
- (c) there will be no diminution of environmental quality;
- (d) the site is the most suitable to meet the identified need and that, in particular, the need could not be met on any site which would better meet criteria (b) and (c);
- (e) secure arrangements are made to ensure that initial and subsequent occupancy of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or Section 106 obligations.

Permitted development rights will be withdrawn so that control may be exercised over the enlargement or alteration of houses which would affect their affordability for future occupiers

### *Policy Appraisal Summary*

The provision of small scale housing sites within villages and other appropriate rural locations, where market housing would not otherwise be permitted is an effective means of ensuring the availability of affordable housing in rural areas. This type of housing, with the withdrawal of permitted development rights, is designed to stay within the financial bracket of 'affordable' housing. The policy also aims to minimise any impact on the immediate environment, and ensure such sites are located near to existing services and facilities. The policy should also consider the need for the reduction in energy and water use through efficiency measures such as high insulation levels and grey water recycling systems included into the building.

### **Policy HO8: Replacement Dwellings**

The replacement of an existing dwelling with another single dwelling in the countryside will be permitted where:

- (a) the volume would not be greater than that of the dwelling to be replaced with the addition of any remaining permitted development rights;
- (b) the curtilage of the development is no greater than the curtilage of the existing dwelling;
- (c) there will be no detrimental effect on the visual amenities of the surrounding area;
- (d) it is of a design that is sympathetic to the character of the area in respect of scale, mass, materials, design and local distinctiveness;
- (e) the proposed dwelling is positioned on the footprint of the existing dwelling, unless on visual, landscape, highway safety or other environmental grounds a more appropriate location can be agreed;
- (f) the existing dwelling has a lawful use and has not been abandoned;
- (g) the existing dwelling is not a caravan or mobile home.

Where the siting of the replacement dwelling does not preclude the retention of the existing dwelling, conditions will be attached to the permission or a planning obligation sought which ensure the demolition of the existing dwelling on completion of its replacement.

Permitted development rights will be withdrawn so that control may be exercised over the alteration or enlargement of the property in ways that may be detrimental to the visual amenities of the area.

### *Policy Appraisal Summary*

This policy ensures replacement units in rural areas do not cause a greater impact than the original dwelling. Although the policy is sensible in its basic aims, it should require any replacement dwelling to include energy and water resource saving measures and devices, reducing the development's future impact on the environment, as well as reducing running costs.

### **Policy HO9: House Extensions**

Permission will be granted to extend a dwelling if:-

- (a) the scale, design and materials of the proposed extension respect the character and proportions of the dwelling and neighbouring properties and the character and local distinctiveness of the surrounding area;
- (b) the extension will be subordinate in scale and proportions to the original dwelling;
- (c) there is no significant adverse effect on the privacy or amenity of nearby residents;

- (d) the proposal would not cause the loss or prejudice the retention of any significant landscape or townscape feature, including open space and areas of amenity value;
- (e) sufficient space to park vehicles would remain in the curtilage of the dwelling, according to the Council's adopted standards; and
- (f) the proposal complies with the Council's adopted Supplementary Planning Guidance "House Extensions".

In addition, proposals for annexes for dependant relatives will only be permitted where:-

- (g) the design and siting of the annexe is such that it is capable of being reasonably integrated into the use of the original dwellinghouse once its need has ceased; and
- (h) the size of the annexe is the minimum necessary to meet the purpose.

### *Policy Appraisal Summary*

Allowing for limited extensions to dwelling houses is necessary for growing families or dependant relatives. Their size and impact is controlled through these policy stipulations. The policy could however include energy and water resource efficiency measures to be included in any house extension. This would further control some of the non-visual environmental impacts of development.

### **Policy HO10: Agricultural and Forestry Workers Dwellings**

Permission for new dwellings for agricultural or forestry workers in the open countryside will be granted where:-

- (a) there is an essential and proven agricultural or forestry need for a full time worker to be housed at the holding;
- (b) the agricultural or forestry unit is viable and has clear prospects of remaining so;
- (c) there are no suitable buildings on the holding or in the locality which could be converted to meet the housing need in accordance with the Plan's policies. Sale within the past ten years of any dwellings or buildings suitable for conversion may be taken as evidence of lack of need;
- (d) there is no other suitable accommodation in the area which could meet the housing need; and
- (e) the new dwelling is proposed to be sited with any farmstead or group of buildings on the holding and is to be no larger than can be justified by the needs of the worker.

In all cases the proposed and any existing dwelling(s) on the site will be subject to an agricultural occupancy condition limiting occupation to a person solely or mainly employed or last employed in agriculture or forestry in the locality, a widow or widower of such a person and any resident dependants.

Permitted development rights will be withdrawn to protect the visual amenities of the area. Agricultural occupancy conditions will only be lifted where there would be no significant loss of agricultural accommodation in the area or the demand for such accommodation no longer exists, the onus being on the applicant to demonstrate that the property has not been sold despite being on the market for at least 2 years at a price independently judged to be fair.

### *Policy Appraisal Summary*

This policy allows the necessary provision of agricultural workers dwellings within any farmstead or group of agricultural buildings. People are able to live nearer to where they work, and the policy may help support agricultural businesses. However, the policy does not include the requirements for any measures to reduce the energy and water resource use of the dwelling. Neither does it consider the landscape and visual impacts of any such building. The policy needs to ensure any barn conversion or new building takes account of local vernacular, uses high levels of insulation to ensure energy efficiency, minimises water demand and where possible includes modern methods of renewable energy generation.

### **Policy HO11: The Re-Use and Conversion of Rural Buildings for Residential Use**

1. Proposals for conversion, alteration or extension to residential use, including holiday use, will only be permitted if:
  - (a) every reasonable attempt has been made to secure suitable business re-use and the application is supported by evidence of reasonable effort made to secure suitable re-use; or
  - (b) residential conversion is a subordinate part of a scheme for business, industrial, tourism or recreation use and should be implemented at the same time or later than that part of the scheme; or
  - (c) residential conversion is required to meet a proven need for a dwelling for a full time agricultural or forestry worker or proven local housing need in the parish or an adjoining parish; and
  - (d) it results from the conversion of a disused or redundant building or redundant building of historic or architectural interest; and
  - (e) the ancillary residential activity associated with the conversion will not have a damaging effect on the character of the building or the surrounding countryside; and
  - (f) where the proposed conversion would result in an unacceptable standard of residential amenity occupation of the building will be restricted for holiday use only.
2. Proposals will also be required to meet all of the criteria of policy EMP4 of the Plan.

#### *Policy Appraisal Summary*

This policy scores well on many of the sustainability objectives, giving positive encouragement to the appropriate re-use of rural buildings for small businesses and residential uses, and also considers landscape and wildlife issues. As expected in a land-use policy document, the policy does not consider issues of insulation, energy efficiency, waste and water use.

#### **Chapter G5. Housing - Conclusions**

Sustainability is probably the single most important issue to challenge the construction industry in recent years, covering a wide range of topics such as super-insulation, renewable energy sources, sustainable resource use and sustainable material sources. Every year construction consumes 6 tonnes of resources per citizen and generates half a tonne of waste per citizen. In the UK half of all CO<sub>2</sub> emissions result from energy used in buildings (the majority of the other half resulting from transport), of which housing accounts for a significant proportion. In a rural district like the South Hams, promoting sustainable housing construction is a means of reducing resource use, particularly in view of the district's dependence on the private car.

The Housing Chapter contains the expected policies to support urban and rural housing needs, market and social housing, as well as considering other housing issues such as density, mix, extensions, scale, phasing, vernacular design and the sequential approach. These are the basic building blocks for the delivery of planned housing sites and control of windfall and other sites. However, in order to bring about more sustainable housing developments it is felt that the Council should go a step further and include policies which favour more sustainable forms of building and reduce the resource consumption of housing.

Local Plans do not cover Building Regulation issues such as insulation and therefore cannot statutorily enforce some of the raised standards which might be sought in new housing. This is however an issue which can be discussed and looked at, particularly through Supplementary Planning Guidance. The main areas which need to be considered are;

- Super insulation standards for all new housing and other energy efficiency measures;
- Water saving devices and grey water systems;
- Renewable energy technologies on individual dwellings (including Wind power and Photo-Voltaic Panelling.);
- Socially creative approaches to housing (such as co-operative eco-housing);
- Design and material guidance (possibly through SPG);

The Devon Structure Plan requirement for a new community in western South Hams, as well as major housing sites elsewhere in the district, are prime opportunities to adopt more creative approaches to large scale housing construction which have a limited environmental impact and positive social and economic implications, and to create a well balanced and holistic sustainable settlement which incorporates all the needs and requirements of a modern community.

## Conclusion

The 3 assessed chapters have all performed very well. The Plan reaches what appears to be an effective balance between the social and economic needs of the South Hams district without sacrificing environmental standards. The overall findings are therefore not of negative impacts, as every policy was a largely positive one - but the plan could have gone further in some areas.

This is where some conflict may arise between the objectives set out by the appraisal group for what determines a sustainable society, and the statutory parameters the Local Plan must work within. Some key sustainability issues, such as significant aspects of agriculture or of Building Regulations, are not regulated by the Town and Country Planning system, whilst many issues such as energy, health and participation issues lie on the margins of the system. As a result many of the more contemporary issues which will have a major impact on how sustainable our lifestyles become, will struggle to be implemented through a land-use planning document.

The issues which need to be addressed either through additional Local Plan policies, SPG or through other channels include;

- Sustainable energy: Promoting the development of renewable energy sources;
- Energy efficiency: Improving the insulation standards of new and existing homes and buildings;
- Resource efficiency: Such as installing grey water recycling systems and maximising natural heat and light;
- Design: Ensuring our settlements find the appropriate mix of urban design, density, massing, scale, legibility, permeability, etc;
- Participation: Involving people in the decisions that effect them;
- Sustainable Agriculture: Promoting organic farming methods which have minimal environmental impact and educating farmers as custodians of the countryside;

Transport is as big a contributor to pollution as buildings / housing in the UK. However it is felt that reducing car dependency in this rural district is a significantly more challenging task than improving the standards of existing and new developments with regards to energy consumption. The requirement for large numbers of new dwellings in the area is both a challenge and a real opportunity for the Council, working with housing building companies and other partners, to begin improving the basic standards of construction found in the UK.

# SUSTAINABILITY APPRAISAL OBJECTIVES

<b>SOCIAL</b>	
	<i>Objective</i>
<b>1. BALANCED COMMUNITIES</b>	<ul style="list-style-type: none"> <li>• Enable people to live near to where they work.</li> <li>• Encourage tenure arrangements which encourages social mix.</li> <li>• Make settlements “human” in scale and form.</li> <li>• Respond to rural isolation by creating more local facilities and services.</li> <li>• Make opportunities for culture, leisure and recreation available to all.</li> </ul>
<b>2. ACCESS</b>	<ul style="list-style-type: none"> <li>• Improve both physical and geographic access for all, to local opportunities.</li> </ul>
<b>3. HOUSING</b>	<ul style="list-style-type: none"> <li>• Provide housing for identified local needs.</li> <li>• Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages)</li> <li>• Have measures to tackle fuel poverty by improving the energy efficiency of low-income housing.</li> <li>• Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.</li> <li>• Increase and actively promote the re-use of ‘brownfield’ land.</li> <li>• Include active design measures to reduce the impact of excess surface water run-off and flash flooding.</li> </ul>
<b>4. QUALITY OF BUILT ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>• <i>Adopt all the principles of "Better Places to Live: By Design" (DTLR, 2001) to achieve a high quality built environment.</i></li> </ul>
<b>5. HEALTH</b>	<ul style="list-style-type: none"> <li>• <i>Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants, or fear from pollutants.</i></li> </ul>
<b>6. PARTICIPATION</b>	<ul style="list-style-type: none"> <li>• Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.</li> </ul>
<b>7. CRIME AND SAFETY</b>	<ul style="list-style-type: none"> <li>• Reduce crime and fear of crime by designing safer community infrastructure (safer by design).</li> </ul>

<b>ECONOMIC</b>	
	<b>Objective</b>
<b>8. RURAL ECONOMY</b>	<ul style="list-style-type: none"> <li>● Actively promote locally distinctive agricultural buildings.</li> <li>● To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.</li> <li>● Supporting small and ‘micro’ businesses (statistics show that over 75% of businesses in the south west employ under 10 people).</li> <li>● Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.</li> </ul>
<b>9. ECONOMIC GROWTH</b>	<ul style="list-style-type: none"> <li>● Exploit market opportunities for south west environmental new technologies and goods.</li> <li>● Capitalise on local distinctiveness to create local jobs and skills.</li> <li>● Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.</li> <li>● Provide opportunities for developing Green Tourism.</li> <li>● Manage new significant tourist attractions to reduce environmental and social impacts.</li> <li>● Encourage the growth of companies with roots in the local community.</li> </ul>
<b>10. TRAVEL</b>	<ul style="list-style-type: none"> <li>● Promote sustainable transport and travel policy.</li> <li>● Minimise the necessity for new road building.</li> <li>● Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.</li> <li>● Improve the opportunities for travel options, particularly walking, cycling and use of public transport.</li> <li>● Assist in reducing overall traffic volumes.</li> <li>● Encourage a shift away from car use towards less environmentally damaging modes.</li> <li>● Presumption in favour of Park and Ride rather than providing larger central car parks.</li> </ul>

<b>ENVIRONMENTAL</b>	
	<b>Objective</b>
<b>11. LANDSCAPE</b>	<ul style="list-style-type: none"> <li>• Value and protect diversity – of settlements, communities, landscapes.</li> <li>• Where there have to be car parks and another development infrastructure, they should be appropriately designed to match locally distinctive landscape/features.</li> <li>• Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.</li> </ul>
<b>12. LAND AND SOIL QUALITY</b>	<ul style="list-style-type: none"> <li>• Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.</li> <li>• Have a presumption against land pollution through the reduction of chemical and biological pollutants (such as bio-accumulative chemicals, pesticides, organophosphates and genetically modified organisms).</li> <li>• Have a presumption in favour of development that remediates land contaminated by previous polluting use.</li> <li>• Have a planning presumption in favour of low impact development.</li> <li>• Have a presumption in favour of small farm units employing a diversity of agricultural activities.</li> </ul>
<b>13. BIODIVERSITY</b>	<ul style="list-style-type: none"> <li>• Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.</li> <li>• Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.</li> <li>• Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.</li> <li>• Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.</li> </ul>
<b>14. CULTURAL HERITAGE</b>	<ul style="list-style-type: none"> <li>• Protect sites of archaeological, architectural, cultural, historic and geological significance.</li> <li>• Support conservation led regeneration.</li> </ul>
<b>15. OPEN SPACE AND ACCESS TO THE COUNTRYSIDE</b>	<ul style="list-style-type: none"> <li>• Maintenance of Public Rights of Way network</li> <li>• Encourage community ownership of open spaces and community gardens.</li> <li>• Provide sufficient land for allotments to meet the need.</li> <li>• Should provide or retain ‘green-space’ within urban areas, (pocket parks, village greens, orchards, urban forests).</li> </ul>

<b>RESOURCES</b>	
	<b>Objective</b>
<b>16. MINERALS</b>	<ul style="list-style-type: none"> <li>• Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.</li> </ul>
<b>17. ENERGY</b>	<ul style="list-style-type: none"> <li>• Actively promote development that uses best practice in energy efficiency.</li> <li>• Actively promote the use of locally generated renewable energy sources; solar, wind, water, and bio-fuels.</li> </ul>
<b>18. AIR QUALITY</b>	<ul style="list-style-type: none"> <li>• Protect and improve air quality.</li> <li>• Direct development away from areas where air quality is poor.</li> </ul>
<b>19. WASTE</b>	<ul style="list-style-type: none"> <li>• Actively promotes development that minimises waste.</li> <li>• Require new developments to include areas for local community recycling and composting facility.</li> <li>• <i>Encourage the use of biological systems such as reed-beds for sewage disposal.</i></li> <li>• Encourage development to incorporate Sustainable Urban Drainage Systems(SUDS).</li> </ul>
<b>20. WATER RESOURCES</b>	<ul style="list-style-type: none"> <li>• Protect and preserve environmental water quality.</li> <li>• Encourage the efficient use and reuse of water.</li> <li>• Actively promote development that uses best practice for water supply, including grey water systems.</li> <li>• Ensure that water demand would be met from existing capacity.</li> </ul>

## APPENDIX 2 - POLICY APPRAISAL MATRIX

### **Contents:**

Chapter G2 - Planning Profile and Development Strategy

Chapter G3 - Planning for Sustainable Development

Chapter G5 - Housing

### **Key to Policy Appraisal Symbols**

#### ***Applicable:***

✓ - The policy is relevant to the sustainability appraisal objective

× - The policy is not relevant to the sustainability appraisal objective

#### ***Rating:***

✓✓✓ - very sustainable

✓✓ - sustainable

✓ - possibly sustainable

○ - neutral/uncertain

× - possibly unsustainable

×× - unsustainable

××× - very unsustainable

## Appendix 2 - Chapter G2. Planning Profile and Development Strategy

Objectives	Policy DS1/DS2		Policy DS3		Policy DS4		Policy DS5		Policy DS6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>										
Balanced Communities										
Enable people to live near to where they work.	✓	✓	×		✓	✓	×		✓	✓✓
Encourage tenure arrangements which encourages social mix.	×		×		×		×		×	
Make settlements 'human' in scale and form.	✓	✓	✓	✓✓	×		×		✓	✓
Respond to rural isolation by creating more local facilities and services.	×		×		✓	✓✓	×		✓	×
Make opportunities for culture, leisure and recreation available to all.	✓	✓	×		✓	✓	×		×	
Access										
Improve both physical and geographic access for all to local opportunities.	✓	✓	×		✓	✓	×		✓	○
Housing										
Provide housing for identified local needs.	×		×		✓	○	×		✓	○
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	×		×		×		×		×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		×		×		×		×	
Increase and actively promote the re-use of 'brownfield' land.	×		✓	✓✓	×		×		✓	✓✓✓
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		×		×		×		×	
Quality of Built Environment										
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	×		✓	✓	×		×		✓	✓
Health										
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		×		×		×	
Participation										
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	✓	✓	×		×		×		×	
Crime and Safety										
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	✓	✓	×		×		×		×	

## Appendix 2 - Chapter G2. Planning Profile and Development Strategy

ECONOMIC	Policy DS1 / DS2		Policy DS3		Policy DS4		Policy DS5		Policy DS6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy										
Actively promote locally distinctive agricultural buildings.	×		×		✓	○	×		✓	×
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		✓	✓	✓	✓✓	✓	×
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	✓	○	×		✓	✓	✓	✓	×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		×		✓	✓	×		×	
Economic Growth										
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		✓	✓	×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		✓	✓	✓	○	×	
Provide opportunities for developing Green Tourism.	✓	○	×		✓	✓✓	✓	○	×	
Manage new significant tourist attractions to reduce environmental and social impacts.	✓	○	✓	✓	✓	✓✓	✓	✓	×	
Encourage the growth of companies with roots in the local community.	✓	○	×		✓	✓	×		×	
Travel										
Promote sustainable transport and travel policy	✓	✓	×		✓	×	✓	○	✓	✓
Minimise the necessity for new road building.	✓	✓	×		✓	×	✓	○	✓	✓
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	✓	✓✓	✓	✓	✓	○	✓	○	✓	✓
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	✓	✓✓	×		✓	○	✓	○	✓	○
Assist in reducing overall traffic volumes.	✓	✓	×		✓	××	✓	○	✓	✓
Encourage a shift away from car use towards less environmentally damaging modes.	✓	✓	×		✓	×	✓	○	✓	○
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		✓	×	×	

## Appendix 2 - Chapter G2. Planning Profile and Development Strategy

ENVIRONMENTAL	Policy DS1/DS2		Policy DS3		Policy DS4		Policy DS5		Policy DS6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape										
Value and Protect diversity of settlements, communities, landscapes.	✓	✓	✓	✓✓	✓	○	✓	○	✓	✓
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	✓	○	✓	✓	✓	○	✓	○	×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	×		✓	✓	✓	✓	✓	○	✓	✓
Land and Soil										
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		✓	○	×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		✓	✓	×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	×		✓	✓✓	✓	○	✓	✓	✓	✓
Have a planning presumption in favour of low impact development.	×		✓	✓	✓	✓	✓	✓	✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		✓	✓	✓	✓	×	
Biodiversity										
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	×		✓	✓✓	✓	○	✓	○	✓	○
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	×		✓	✓	✓	×	✓	○	✓	○
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	×		✓	✓	✓	×	✓	×	✓	○
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	×		✓	○	✓	×	✓	○	×	
Cultural Heritage										
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		✓	✓✓	✓	×	✓	○	×	
Support conservation led regeneration.	×		✓	✓	×		×		×	
Open Space and Access to the Countryside										
Maintenance of Public Rights of Way network	×		×		×		✓	○	×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×		×	
Provide sufficient land for allotments.	×		✓	✓	×		×		✓	×

Provide and retain urban green space (pocket parks, village greens, orchards, etc).	✓	×	✓	✓	×		×		✓	×
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## Appendix 2 - Chapter G2. Planning Profile and Development Strategy

RESOURCES	Policy DS1/DS2		Policy DS3		Policy DS4		Policy DS5		Policy DS6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>										
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	×		×		×		×		✓	✓✓
<b>Energy</b>										
Actively promote development that uses best practice in energy efficiency.	✓	✓	×		×		×		×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	✓	○	×		×		×		×	
<b>Air Quality</b>										
Protect and improve air quality.	✓	×	×		✓	×	×		×	
Direct development away from areas where air quality is poor.	✓	××	✓	×	✓	✓	✓	✓	✓	×
<b>Waste</b>										
Actively promote development that minimises waste.	×		×		×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		✓	○	×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		✓	○	×		✓	○	×	
<b>Water Resources</b>										
Protect and preserve environmental water quality.	×		×		✓	×	✓	○	×	
Encourage the efficient use and reuse of water.	×		×		×		×		×	
Actively promote development that uses best practice for water supply, including grey water systems.	×		✓	○	×		×		×	
Ensure that water demand would be met from existing capacity.	✓	○	✓	○	×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

Objective	Policy DEV1		Policy DEV2		Policy DEV4		Policy DEV5		Policy DEV6		Policy DEV7	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>												
Balanced Communities												
Enable people to live near to where they work.	✓	○	×		✓	✓	×		×		×	
Encourage tenure arrangements which encourages social mix.	×		×		✓	✓✓	✓	○	×		×	
Make settlements 'human' in scale and form.	✓	✓	✓	✓✓✓	✓	✓	×		×		×	
Respond to rural isolation by creating more local facilities and services.	×		×		×		✓	✓	×		×	
Make opportunities for culture, leisure and recreation available to all.	✓	○	×		✓	✓	✓	✓✓	×		×	
Access												
Improve both physical and geographic access for all to local opportunities.	×		✓	✓	✓	✓	✓	○	×		×	
Housing												
Provide housing for identified local needs.	✓	○	×		✓	✓✓✓	✓	○	×		×	
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	✓	○	✓	○	✓	○	✓	○	×		×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		✓	✓✓	✓	✓✓	×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		✓	✓	✓	✓✓	×		✓	✓✓	✓	○
Increase and actively promote the re-use of 'brownfield' land.	×		×		×		×		×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	✓		✓	✓	✓	○	✓	✓	✓	✓✓	✓	✓✓✓
Quality of Built Environment												
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	✓	○	✓	✓✓	✓	✓	✓	○	×		×	
Health												
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	✓	✓	✓	✓	✓	✓	×		✓	✓	✓	✓
Participation												
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		✓	○	×		×	
Crime and Safety												
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		✓	✓	✓	✓	✓	○	×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ECONOMIC	Policy DEV1		Policy DEV2		Policy DEV4		Policy DEV5		Policy DEV6		Policy DEV7	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy												
Actively promote locally distinctive agricultural buildings.	×		✓	✓	×		×		×		×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	✓	×	✓	✓	×		×		×		×	
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	✓	×	×		×		✓	○	×		×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	✓	✓	×		×		×		×		×	
Economic Growth												
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		×		×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	✓	✓	×		✓	○	×		✓	○	×	
Provide opportunities for developing Green Tourism.	×		×		×		×		✓	✓	×	
Manage new significant tourist attractions to reduce environmental and social impacts.	✓	✓✓	×		×		✓	✓	✓	✓	×	
Encourage the growth of companies with roots in the local community.	×		×		×		×		×		×	
Travel												
Promote sustainable transport and travel policy	✓	✓	×		✓	✓	✓	○	×		×	
Minimise the necessity for new road building.	✓	○	×		✓	××	✓	××	×		×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	×		✓	○	✓	✓✓	✓	○	×		×	
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	×		✓	✓	✓	✓✓	✓	○	×		×	
Assist in reducing overall traffic volumes.	×		×		✓	○	✓	○	×		×	
Encourage a shift away from car use towards less environmentally damaging modes.	×		×		✓	○	✓	○	✓	○	×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	✓	×	×		✓	○	✓	○	✓	○	×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ENVIRONMENTAL	Policy DEV1		Policy DEV2		Policy DEV4		Policy DEV5		Policy DEV6		Policy DEV7	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape												
Value and Protect diversity of settlements, communities, landscapes.	✓	✓✓	✓	✓✓	✓	✓	✓	✓	×		×	
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	✓	✓	✓	✓	✓	○	✓	✓	✓	○	×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	✓	✓	✓	✓	✓	✓✓	✓	○	×		×	
Land and Soil												
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	✓	✓	×		×		×		✓	✓✓	✓	✓
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	✓	✓	×		×		×		✓	✓✓✓	×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	✓	○	×		×		×		✓	✓	×	
Have a planning presumption in favour of low impact development.	✓	✓✓	✓	✓✓	✓	✓✓	✓	○	✓	✓	✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		×		×		×	
Biodiversity												
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	✓	✓✓	×		✓	✓✓	✓	×	✓	✓✓	×	
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	✓	✓	×		✓	✓	✓	×	✓	✓✓	×	
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	✓	✓	✓	○	✓	✓	×		✓	✓✓	×	
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	✓	✓	×		✓	✓✓	×		✓	✓	×	
Cultural Heritage												
Protect sites of archaeological, architectural, cultural, historical and geological significance.	✓	✓✓	✓	✓✓	✓	××	×		×		✓	✓
Support conservation led regeneration.	✓	✓✓	×		×		×		✓	✓	×	
Open Space and Access to the Countryside												
Maintenance of Public Rights of Way network	×		×		✓	✓	✓	○	×		×	
Encourage community ownership of open spaces and community gardens.	×		×		✓	×	✓	○	×		×	

Provide sufficient land for allotments.	✓	✓	✓	✓	✓	×	✓	✓	×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	✓	✓	✓	✓	✓	✓✓	✓	✓	×		×	

### Appendix 2 – Chapter G3. Planning for Sustainable Development

RESOURCES	Policy DEV1		Policy DEV2		Policy DEV4		Policy DEV5		Policy DEV6		Policy DEV7	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>												
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	✓	0	✓	✓	✓	×	×		×		×	
<b>Energy</b>												
Actively promote development that uses best practice in energy efficiency.	×		✓	✓	✓	✓	×		✓	✓	×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		✓	×	✓	✓	✓	0	✓	✓	×	
<b>Air Quality</b>												
Protect and improve air quality.	✓	✓	×		✓	×	×		✓	✓✓✓	×	
Direct development away from areas where air quality is poor.	✓	0	×		×		×		✓	✓	×	
<b>Waste</b>												
Actively promote development that minimises waste.	×		×		✓	✓	×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	✓	0	✓	✓	✓	0	✓	0	×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	✓	0	×		✓	×	✓	0	✓	✓✓	×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	✓	0	×		✓	×	✓	0	✓	✓✓✓	✓	✓✓✓
<b>Water Resources</b>												
Protect and preserve environmental water quality.	✓	0	×		✓	×	×		✓	✓✓✓	×	
Encourage the efficient use and reuse of water.	×		×		✓	×	×		✓	✓✓	×	
Actively promote development that uses best practice for water supply, including grey water systems.	×		✓	0	✓	×	×		✓	0	×	
Ensure that water demand would be met from existing capacity.	×		×		✓	×	×		✓	0	×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

Objective	Policy DEV8		Policy DEV9		Policy DEV10		Policy DEV11		Policy DEV12		Policy DEV13	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>												
Balanced Communities												
Enable people to live near to where they work.	×		✓	✓	×		×		×		×	
Encourage tenure arrangements which encourages social mix.	×		×		×		×		×		✓	✓
Make settlements 'human' in scale and form.	×		×		✓	✓	×		×		✓	✓
Respond to rural isolation by creating more local facilities and services.	×		×		×		×		×		✓	✓
Make opportunities for culture, leisure and recreation available to all.	×		×		×		×		✓	0	✓	✓
Access												
Improve both physical and geographic access for all to local opportunities.	×		×		×		×		×		×	
Housing												
Provide housing for identified local needs.	×		×		×		×		×		×	
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	×		×		×		✓	✓	×		×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		✓	✓	×		✓	✓	×		×	
Increase and actively promote the re-use of 'brownfield' land.	✓	×××	×		×		×		×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		×		×		×		×		×	
Quality of Built Environment												
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	×		×		✓	✓	×		✓	✓	×	
Health												
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	✓	✓✓✓	×		✓	✓	✓	✓✓	✓	✓✓	×	
Participation												
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×		×		×	
Crime and Safety												
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		×		×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ECONOMIC	Policy DEV8		Policy DEV9		Policy DEV10		Policy DEV11		Policy DEV12		Policy DEV13	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy												
Actively promote locally distinctive agricultural buildings.	×		×		×		×		×		×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		×		×		×	
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	×		✓	✓	×		✓	✓✓	✓	○	×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		✓	✓	×		✓	✓✓	×		×	
Economic Growth												
Exploit market opportunities for south west environmental new technologies and goods.	×		✓	○	×		✓	✓✓	✓	×	×	
Capitalise on local distinctiveness to create local jobs and skills.	×		✓	✓✓	✓	✓	×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	✓	✓✓	✓	✓	✓	✓	✓	✓✓	✓	×	×	
Provide opportunities for developing Green Tourism.	×		×		×		✓	✓✓	×		×	
Manage new significant tourist attractions to reduce environmental and social impacts.	×		✓	✓	✓	✓	✓	✓	×		×	
Encourage the growth of companies with roots in the local community.	×		✓	✓	×		✓	✓	×		×	
Travel												
Promote sustainable transport and travel policy	×		×		×		✓	✓	✓	✓	×	
Minimise the necessity for new road building.	×		×		×		×		✓	✓	×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	×		✓	○	×		×		✓	✓	✓	○
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	×		×		×		×		×		×	
Assist in reducing overall traffic volumes.	×		×		×		×		✓	✓	×	
Encourage a shift away from car use towards less environmentally damaging modes.	×		×		×		✓	✓	✓	✓	×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ENVIRONMENTAL	Policy DEV8		Policy DEV9		Policy DEV10		Policy DEV11		Policy DEV12		Policy DEV13	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape												
Value and Protect diversity of settlements, communities, landscapes.	✓	0	✓	✓	✓	✓	✓	✓	✓	✓✓	×	
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	×		✓	×	×		×		×		×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	×		×		×		✓	✓	✓	✓	✓	0
Land and Soil												
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	✓	✓✓✓	×		×		×		×		✓	✓✓
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	✓	✓✓	×		×		✓	✓	×		✓	0
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	✓	✓✓	×		×		×		×		×	
Have a planning presumption in favour of low impact development.	✓	✓	×		✓	✓✓	✓	✓✓	✓	×	×	
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		×		×		×	
Biodiversity												
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	✓	✓	✓	✓	×		✓	✓	✓	✓	×	
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	✓	✓	✓	✓	×		✓	0	✓	✓	×	
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	×		×		×		✓	✓	✓	0	×	
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	×		×		×		×		×		×	
Cultural Heritage												
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		×		✓	✓✓	×		✓	✓	✓	✓
Support conservation led regeneration.	×		×		×		×		×		×	
Open Space and Access to the Countryside												
Maintenance of Public Rights of Way network	×		×		×		×		×		×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×		×		✓	✓✓

Provide sufficient land for allotments.	×		×		×		×		×		✓	✓✓
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	×		×		×		×		×		✓	✓

### Appendix 2 – Chapter G3. Planning for Sustainable Development

RESOURCES	Policy DEV8		Policy DEV9		Policy DEV10		Policy DEV11		Policy DEV12		Policy DEV13	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>												
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	×		✓	✓✓	×		×		×		×	
<b>Energy</b>												
Actively promote development that uses best practice in energy efficiency.	×		✓	✓✓	×		×		×		×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		×		×		✓	✓✓	×		×	
<b>Air Quality</b>												
Protect and improve air quality.	✓	✓	×		×		✓	✓✓	✓	○	✓	✓
Direct development away from areas where air quality is poor.	✓	✓	×		×		✓	✓	×		×	
<b>Waste</b>												
Actively promote development that minimises waste.	×		✓	✓✓	×		✓	✓	×		✓	○
Require new developments to include areas for local community recycling and composting facilities.	×		✓	✓✓	×		×		×		✓	✓✓
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		×		×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		×		×		×		×		×	
<b>Water Resources</b>												
Protect and preserve environmental water quality.	✓	✓✓	×		×		✓	✓✓	×		×	
Encourage the efficient use and reuse of water.	×		×		×		×		×		✓	××
Actively promote development that uses best practice for water supply, including grey water systems.	×		×		×		×		×		✓	×
Ensure that water demand would be met from existing capacity.	×		×		×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

Objective	Policy DEV14		Policy DEV15		Policy DEV16		Policy DEV17		Policy DEV18		Policy DEV19	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>												
Balanced Communities												
Enable people to live near to where they work.	×		×		×		✓	×	×		×	
Encourage tenure arrangements which encourages social mix.	×		×		×		×		×		×	
Make settlements 'human' in scale and form.	✓	✓	✓	✓✓	✓	0	×		✓	✓	×	
Respond to rural isolation by creating more local facilities and services.	×		✓	✓✓	×		✓	0	×		×	
Make opportunities for culture, leisure and recreation available to all.	✓	✓	✓	✓✓	✓	✓	×		✓	✓✓	×	
Access												
Improve both physical and geographic access for all to local opportunities.	✓	✓	✓	✓	×		×		✓	✓✓	×	
Housing												
Provide housing for identified local needs.	✓	✓	×		×		×		×		×	
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	✓	×	×		×		×		×		×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		×		×		✓	0	×		✓	✓
Increase and actively promote the re-use of 'brownfield' land.	×		✓	0	×		×		×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		✓	0	×		×		×		×	
Quality of Built Environment												
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	✓	✓	✓	✓	×		×		✓	✓	✓	0
Health												
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		×		✓	✓✓	×		×	
Participation												
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×		✓	✓	×	
Crime and Safety												
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		✓	0	×		×		✓	✓	×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ECONOMIC	Policy DEV14		Policy DEV15		Policy DEV16		Policy DEV17		Policy DEV18		Policy DEV19	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy												
Actively promote locally distinctive agricultural buildings.	×		×		×		✓	✓	×		×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		✓	○	×		×	
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	×		×		×		✓	×	×		×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		×		×		✓	✓✓	×		×	
Economic Growth												
Exploit market opportunities for south west environmental new technologies and goods.	×		×		✓	○	×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		✓	○	×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		✓	✓	✓	✓	×		×	
Provide opportunities for developing Green Tourism.	×		×		×		✓	✓	×		×	
Manage new significant tourist attractions to reduce environmental and social impacts.	×		×		×		✓	✓✓	×		×	
Encourage the growth of companies with roots in the local community.	×		×		✓	○	×		×		×	
Travel												
Promote sustainable transport and travel policy	×		×		×		×		✓	✓	✓	○
Minimise the necessity for new road building.	×		×		×		×		✓	××	✓	×
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	×		✓	✓	×		✓	×	✓	○	×	
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	×		✓	✓	×		×		✓	✓✓	✓	✓
Assist in reducing overall traffic volumes.	×		✓	✓	×		×		✓	✓	✓	×
Encourage a shift away from car use towards less environmentally damaging modes.	×		✓	✓	×		×		✓	✓	✓	○
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		×		×		✓	○

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ENVIRONMENTAL	Policy DEV14		Policy DEV15		Policy DEV16		Policy DEV17		Policy DEV18		Policy DEV19	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape												
Value and Protect diversity of settlements, communities, landscapes.	✓	✓	×		✓	✓	✓	✓	×		✓	✓✓
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	×		×		×		×		×		×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	×		✓	0	×		×		×		✓	✓
Land and Soil												
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		×		×		×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		✓	✓✓	×		×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	×		×		×		✓	✓	×		×	
Have a planning presumption in favour of low impact development.	×		×		×		✓	✓✓	×		✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		×		×		×	
Biodiversity												
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	✓	0	✓	✓	×		×		×		✓	✓
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	✓	0	✓	✓	×		×		×		✓	0
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	✓	0	✓	✓	×		×		×		✓	0
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	✓	0	✓	✓	×		×		×		×	
Cultural Heritage												
Protect sites of archaeological, architectural, cultural, historical and geological significance.	✓	✓	✓	✓	×		✓	✓✓	×		×	
Support conservation led regeneration.	×		✓	0	×		✓	✓	×		×	
Open Space and Access to the Countryside												
Maintenance of Public Rights of Way network	×		×		×		✓	✓	✓		✓	0
Encourage community ownership of open spaces and community gardens.	✓	✓	✓	×	✓		×		×		×	

Provide sufficient land for allotments.	✓	✓	✓	×	×		×		×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	✓	✓✓	✓	✓✓	×		✓	✓	×		×	

### Appendix 2 – Chapter G3. Planning for Sustainable Development

RESOURCES	Policy DEV14		Policy DEV15		Policy DEV16		Policy DEV17		Policy DEV18		Policy DEV19	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>												
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	×		×		✓	○	×		×		✓	×
<b>Energy</b>												
Actively promote development that uses best practice in energy efficiency.	×		×		✓	○	×		×		×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		×		✓	○	×		×		×	
<b>Air Quality</b>												
Protect and improve air quality.	✓	✓	✓	✓	×		✓	✓✓✓	✓	○	×	
Direct development away from areas where air quality is poor.	×		×		×		✓	✓	×		×	
<b>Waste</b>												
Actively promote development that minimises waste.	×		×		×		✓	✓✓	×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		×		×		×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		✓	✓	×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		✓		×		×		×		×	
<b>Water Resources</b>												
Protect and preserve environmental water quality.	×		×		×		✓	✓✓	×		✓	✓
Encourage the efficient use and reuse of water.	×		×		×		×		×		×	
Actively promote development that uses best practice for water supply, including grey water systems.	×		×		×		×		×		×	
Ensure that water demand would be met from existing capacity.	×		×		×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

Objective	Policy DEV20		Policy DEV21		Policy DEV22		Policy DEV23		Policy DEV24		Policy DEV25	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>												
Balanced Communities												
Enable people to live near to where they work.	✓	○	✓	○	✓	○	×		×		×	
Encourage tenure arrangements which encourages social mix.	×		×		×		×		×		×	
Make settlements 'human' in scale and form.	✓	✓	✓	○	✓	✓	✓	✓	✓	○	×	
Respond to rural isolation by creating more local facilities and services.	✓	○	×		×		×		×		×	
Make opportunities for culture, leisure and recreation available to all.	×		✓	○	✓	×	×		✓	✓	×	
Access												
Improve both physical and geographic access for all to local opportunities.	✓	✓✓	✓	✓✓	✓	×	×		×		×	
Housing												
Provide housing for identified local needs.	×		×		×		×		×		×	
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	×		×		✓	○	✓	○	✓	○	×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓	×	
Increase and actively promote the re-use of 'brownfield' land.	×		×		×		✓	✓	×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		×		✓	✓	×		×		×	
Quality of Built Environment												
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	×		×		✓	✓	✓	○	×		×	
Health												
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		✓	✓	×		×		×	
Participation												
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×		×		×	
Crime and Safety												
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		×		×		×		✓	×	×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

<b>ECONOMIC</b>	<b>Policy DEV20</b>		<b>Policy DEV21</b>		<b>Policy DEV22</b>		<b>Policy DEV23</b>		<b>Policy DEV24</b>		<b>Policy DEV25</b>	
	<b>Applicable</b>	<b>Rating</b>	<b>Applicable</b>	<b>Rating</b>	<b>Applicable</b>	<b>Rating</b>	<b>Applicable</b>	<b>Rating</b>	<b>Applicable</b>	<b>Rating</b>	<b>Applicable</b>	<b>Rating</b>
Rural Economy												
Actively promote locally distinctive agricultural buildings.	×		×		×		✓	○	✓	○	×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		✓	✓✓	✓	○	✓	×
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	×		×		✓	×	✓	×	✓	○	✓	×
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	✓	✓	×		×		×		✓	✓	×	
Economic Growth												
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		×		✓	✓	✓	✓	×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		×		×		×		×	
Provide opportunities for developing Green Tourism.	✓	○	×		✓	○	✓	○	✓	✓✓	✓	✓✓
Manage new significant tourist attractions to reduce environmental and social impacts.	✓	✓✓	✓	✓✓	✓	✓	✓	✓✓	✓	✓✓	✓	✓
Encourage the growth of companies with roots in the local community.	×		×		×		×		×		×	
Travel												
Promote sustainable transport and travel policy	✓	✓✓	✓	✓✓✓	✓	✓✓	×		×		×	
Minimise the necessity for new road building.	✓	○	✓	○	✓	✓	✓	✓	×		×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	✓	○	×		✓	✓	✓	×	×		×	
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	✓	✓✓	✓	✓✓	✓	✓	×		×		×	
Assist in reducing overall traffic volumes.	✓	✓✓	✓	✓✓✓	✓	✓✓	×		×		×	
Encourage a shift away from car use towards less environmentally damaging modes.	✓	✓	✓	✓✓	✓	✓✓	×		×		×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	✓	○	✓	✓✓	✓	○	✓	×	×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ENVIRONMENTAL	Policy DEV20		Policy DEV21		Policy DEV22		Policy DEV23		Policy DEV24		Policy DEV25	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape												
Value and Protect diversity of settlements, communities, landscapes.	✓	✓	×		✓	○	✓	✓✓✓	✓	✓	✓	✓
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	✓	○	×		✓	×	✓	✓	×		×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	×		×		×		✓	✓	✓	✓	✓	○
Land and Soil												
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		×		×		×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		×		×		×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	×		×		×		×		×		×	
Have a planning presumption in favour of low impact development.	×		×		×		✓	✓	✓	✓	✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		✓	○	×		×	
Biodiversity												
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	×		×		×		✓	○	✓	✓	✓	✓
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	×		×		×		✓	○	✓	✓	✓	✓
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	×		×		×		✓	○	✓	✓	✓	✓
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	×		×		×		×		✓	✓✓	×	
Cultural Heritage												
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		×		×		✓	×	×		×	
Support conservation led regeneration.	×		×		×		×		✓	○	×	
Open Space and Access to the Countryside												
Maintenance of Public Rights of Way network	✓	○	✓	○	×		×		×		×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×		×		×	

Provide sufficient land for allotments.	×		×		×		×		×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	×		×		×		×		✓	✓	✓	○

### Appendix 2 – Chapter G3. Planning for Sustainable Development

RESOURCES	Policy DEV20		Policy DEV21		Policy DEV22		Policy DEV23		Policy DEV24		Policy DEV25	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>												
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	✓	××	✓	○	✓	✓	✓	✓	×		×	
<b>Energy</b>												
Actively promote development that uses best practice in energy efficiency.	✓	✓	✓	✓	✓	✓	×		×		×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		×		×		×		×		×	
<b>Air Quality</b>												
Protect and improve air quality.	✓	✓	✓	✓✓	✓	✓	×		✓	✓	✓	✓
Direct development away from areas where air quality is poor.	×		×		×		×		×		×	
<b>Waste</b>												
Actively promote development that minimises waste.	×		×		×		×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		×		×		×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		×		×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		×		✓	○	×		×		×	
<b>Water Resources</b>												
Protect and preserve environmental water quality.	×		×		✓	○	×		✓	✓	✓	✓
Encourage the efficient use and reuse of water.	×		×		×		×		×		×	
Actively promote development that uses best practice for water supply, including grey water systems.	×		×		×		×		×		×	
Ensure that water demand would be met from existing capacity.	×		×		×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

Objective	Policies DEV26, 27, 28 & 29		Policy DEV30		Policy DEV31		Policy DEV32	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>								
Balanced Communities								
Enable people to live near to where they work.	×		×		×		×	
Encourage tenure arrangements which encourages social mix.	×		×		×		×	
Make settlements 'human' in scale and form.	✓	✓	✓	✓	×		✓	✓
Respond to rural isolation by creating more local facilities and services.	×		×		×		×	
Make opportunities for culture, leisure and recreation available to all.	×		×		×		✓	✓
Access								
Improve both physical and geographic access for all to local opportunities.	×		×		×		×	
Housing								
Provide housing for identified local needs.	×		×		×		×	
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	×		✓	0	✓	0	×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	✓	✓	✓	✓	×		✓	✓
Increase and actively promote the re-use of 'brownfield' land.	×		×		×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	✓	✓✓	✓	✓	×		✓	✓
Quality of Built Environment								
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	✓	✓	✓	✓	×		×	
Health								
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		×		×	
Participation								
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×	
Crime and Safety								
Reduce crime and fear of crime by designing safer community infrastructure (safer by	✓	××	×		×		×	

design).								
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## Appendix 2 – Chapter G3. Planning for Sustainable Development

ECONOMIC	Policies DEV26, 27, 28 & 29		Policy DEV30		Policy DEV31		Policy DEV32	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy								
Actively promote locally distinctive agricultural buildings.	×		×		×		×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		×	
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	✓	×	×		×		×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		×		×		×	
Economic Growth								
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		×		×	
Provide opportunities for developing Green Tourism.	×		×		×		×	
Manage new significant tourist attractions to reduce environmental and social impacts.	✓	✓	✓	✓	×		×	
Encourage the growth of companies with roots in the local community.	×		×		×		×	
Travel								
Promote sustainable transport and travel policy	×		×		×		×	
Minimise the necessity for new road building.	×		×		×		×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	×		×		×		×	
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	×		×		×		×	
Assist in reducing overall traffic volumes.	×		×		×		×	
Encourage a shift away from car use towards less environmentally damaging modes.	×		×		×		×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		×	

## Appendix 2 – Chapter G3. Planning for Sustainable Development

ENVIRONMENTAL	Policies DEV26, 27, 28 & 29		Policy DEV30		Policy DEV31		Policy DEV32	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape								
Value and Protect diversity of settlements, communities, landscapes.	✓	✓✓	✓	✓✓	✓	✓✓	✓	✓✓
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	✓	✓✓	✓	✓	×		✓	✓
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	✓	✓✓	✓	✓	✓	✓✓✓	✓	○
Land and Soil								
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	×		×		×		×	
Have a planning presumption in favour of low impact development.	✓	✓	✓	✓	✓	✓	✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		×	
Biodiversity								
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	✓	✓✓	✓	✓✓	✓	✓✓	✓	✓✓
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	✓	✓	✓	✓✓	✓	✓✓	✓	✓✓
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	✓	✓✓	✓	✓✓	✓	✓✓	✓	✓✓
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	✓	✓	✓	✓	✓	○	✓	✓
Cultural Heritage								
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		×		✓	✓	×	
Support conservation led regeneration.	×		×		✓	✓	×	
Open Space and Access to the Countryside								
Maintenance of Public Rights of Way network	×		×		✓	✓	×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×	

Provide sufficient land for allotments.	×		×		×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	×		✓	✓	×		✓	✓✓✓

### Appendix 2 – Chapter G3. Planning for Sustainable Development

RESOURCES	Policies DEV26, 27, 28 & 29		Policy DEV30		Policy DEV31		Policy DEV32	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>								
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	×		×		×		×	
<b>Energy</b>								
Actively promote development that uses best practice in energy efficiency.	×		×		×		×	
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		×		×		×	
<b>Air Quality</b>								
Protect and improve air quality.	✓	✓	✓	✓	×		×	
Direct development away from areas where air quality is poor.	×		×		×		×	
<b>Waste</b>								
Actively promote development that minimises waste.	×		×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	✓	✓	×		×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	✓	✓	✓	✓	×		×	
<b>Water Resources</b>								
Protect and preserve environmental water quality.	✓	✓	×		×		×	
Encourage the efficient use and reuse of water.	×		×		×		×	
Actively promote development that uses best practice for water supply, including grey water systems.	×		×		×		×	
Ensure that water demand would be met from existing capacity.	×		×		×		×	

## Appendix 2 - Chapter G5. Housing

Objective	Policy HO1		Policy HO2		Policy HO3		Policy HO4		Policy HO5		Policy HO6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>												
Balanced Communities												
Enable people to live near to where they work.	✓	○	✓	✓✓	✓	✓	✓	✓	✓	○	✓	✓✓
Encourage tenure arrangements which encourages social mix.	×		×		×		×		✓	✓✓	✓	○
Make settlements 'human' in scale and form.	✓	○	✓	○	✓	✓	✓	○	✓	✓	×	
Respond to rural isolation by creating more local facilities and services.	✓	○	✓	×	×		✓	✓	×		×	
Make opportunities for culture, leisure and recreation available to all.	×		✓	✓	✓	○	×		×		×	
Access												
Improve both physical and geographic access for all to local opportunities.	✓	○	✓	✓✓	✓	○	×		✓	✓✓	×	
Housing												
Provide housing for identified local needs.	✓	✓	✓	✓	✓	✓✓	✓	○	✓	✓✓✓	✓	✓✓✓
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	✓	○	✓	○	×		×		✓	○	✓	✓
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		×		×		×		×		✓	×
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		×		×		✓	✓	×		✓	×
Increase and actively promote the re-use of 'brownfield' land.	✓	✓✓	✓	✓✓✓	✓	○	✓	✓	×		×	
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		×		×		×		×		×	
Quality of Built Environment												
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	×		✓	✓	×		✓	✓	×		✓	✓
Health												
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		×		×		×		×	
Participation												
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×		×		×	
Crime and Safety												
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		×		×		×		×		×	

## Appendix 2 - Chapter G5. Housing

ECONOMIC	Policy HO1		Policy HO2		Policy HO3		Policy HO4		Policy HO5		Policy HO6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy												
Actively promote locally distinctive agricultural buildings.	×		×		×		×		×		×	
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		×		×		×	
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	×		×		×		×		×		×	
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		×		×		×		×		×	
Economic Growth												
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		×		×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		×		×		×		×	
Provide opportunities for developing Green Tourism.	×		×		×		×		×		×	
Manage new significant tourist attractions to reduce environmental and social impacts.	×		×		×		×		×		×	
Encourage the growth of companies with roots in the local community.	×		×		×		×		×		×	
Travel												
Promote sustainable transport and travel policy	✓	✓	✓	✓✓	✓	0	×		×		×	
Minimise the necessity for new road building.	✓	×	✓	✓✓	×		✓	✓✓	×		×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	✓	0	✓	✓✓	✓	0	✓	✓✓✓	×		×	
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	✓	0	✓	✓	×		✓	✓✓	×		×	
Assist in reducing overall traffic volumes.	×		✓	✓	×		✓	✓	×		×	
Encourage a shift away from car use towards less environmentally damaging modes.	×		✓	✓	×		✓	✓	×		×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		×		×		×	

## Appendix 2 - Chapter G5. Housing

ENVIRONMENTAL	Policy HO1		Policy HO2		Policy HO3		Policy HO4		Policy HO5		Policy HO6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape												
Value and Protect diversity of settlements, communities, landscapes.	✓	0	✓	✓	×		✓	✓	✓	✓	✓	✓
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	×		×		×		×		×		×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	✓	0	×		✓	✓	×		×		×	
Land and Soil												
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		×		×		×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		×		×		×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	✓	✓	✓	✓	×		×		×		×	
Have a planning presumption in favour of low impact development.	×		✓	✓	×		✓	✓	×		×	
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		×		×		×	
Biodiversity												
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	×		✓	×	✓	0	✓	0	×		×	
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	×		×		✓	0	×		×		×	
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	×		✓	0	✓	0	✓	✓	×		×	
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	×		×		✓	0	×		×		×	
Cultural Heritage												
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		×		✓	✓	×		×		×	
Support conservation led regeneration.	×		×		×		×		×		×	
Open Space and Access to the Countryside												
Maintenance of Public Rights of Way network	×		×		×		×		×		×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×		×		×	

Provide sufficient land for allotments.	×		×		×		×		×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	✓	×	✓	×	×		✓		×		×	

## Appendix 2 - Chapter G5. Housing

RESOURCES	Policy HO1		Policy HO2		Policy HO3		Policy HO4		Policy HO5		Policy HO6	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>												
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	✓	O	✓	✓	×		×		×		✓	O
<b>Energy</b>												
Actively promote development that uses best practice in energy efficiency.	✓	O	×		×		×		×		✓	×
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	×		×		×		×		×		✓	×
<b>Air Quality</b>												
Protect and improve air quality.	×		×		×		×		×		×	
Direct development away from areas where air quality is poor.	×		×		×		×		×		×	
<b>Waste</b>												
Actively promote development that minimises waste.	✓	O	×		×		×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		×		×		×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		×		×		×	
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		×		×		×		×		×	
<b>Water Resources</b>												
Protect and preserve environmental water quality.	×		×		×		×		×		×	
Encourage the efficient use and reuse of water.	×		×		×		×		×		✓	×
Actively promote development that uses best practice for water supply, including grey water systems.	×		×		×		×		×		✓	×
Ensure that water demand would be met from existing capacity.	×		×		×		✓	×	×		×	

## Appendix 2 - Chapter G5. Housing

Objective	Policy HO7		Policy HO8		Policy HO9		Policy HO10		Policy HO11	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>SOCIAL</b>										
Balanced Communities										
Enable people to live near to where they work.	✓	✓✓✓	×		✓	○	✓	✓✓	✓	✓
Encourage tenure arrangements which encourages social mix.	✓	✓✓	×		×		×		×	
Make settlements 'human' in scale and form.	×		×		×		×		×	
Respond to rural isolation by creating more local facilities and services.	✓	✓	×		×		✓	✓	✓	✓
Make opportunities for culture, leisure and recreation available to all.	×		×		×		×		×	
Access										
Improve both physical and geographic access for all to local opportunities.	✓	✓✓	×		×		✓	✓	✓	✓
Housing										
Provide housing for identified local needs.	✓	✓✓✓	×		✓	✓	✓	✓✓✓	✓	✓
Provide opportunities for socially creative approaches to housing (housing co-ops, co-housing, eco-villages).	✓	○	✓	×	×		×		×	
Have measures to tackle fuel poverty by improving the energy efficiency of low income housing.	×		✓	×	×		×		×	
Have an extra presumption in favour of development, which has low environmental impact and is resource efficient rather than resource hungry.	×		✓	✓	✓	××	✓	××	✓	○
Increase and actively promote the re-use of 'brownfield' land.	✓	○	✓	✓✓	×		✓	✓	✓	✓✓✓
Include active design measures to reduce the impact of excess surface water run-off and flash flooding.	×		✓	×	×		×		×	
Quality of Built Environment										
Adopt all the principles of 'Better Places to Live: By Design' (DTLR 2001) to achieve a high quality built environment.	×		✓	✓	×		×		×	
Health										
Protect human health by adopting the precautionary principle when development could expose people to pollutants, potential pollutants or fear from pollutants.	×		×		×		×		×	
Participation										
Provide capacity building for local communities to engage fully in partnership in the provision of local facilities and decisions on the quality of the built environment.	×		×		×		×		×	
Crime and Safety										
Reduce crime and fear of crime by designing safer community infrastructure (safer by design).	×		×		×		×		×	

## Appendix 2 - Chapter G5. Housing

ECONOMIC	Policy HO7		Policy HO8		Policy HO9		Policy HO10		Policy HO11	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Rural Economy										
Actively promote locally distinctive agricultural buildings.	×		×		×		✓	0	✓	✓✓✓
To promote new uses of redundant agricultural land and buildings which create local jobs whilst retaining or enhancing the social character of the South Hams landscape.	×		×		×		✓	✓	✓	✓✓✓
Supporting small and 'micro' businesses (75% of businesses in the South West employ under 10 people).	×		×		×		✓	✓	✓	✓✓
Assess development proposals according to their contribution to sustainable land use rather than their ability to generate income.	×		×		×		✓	✓	×	
Economic Growth										
Exploit market opportunities for south west environmental new technologies and goods.	×		×		×		×		×	
Capitalise on local distinctiveness to create local jobs and skills.	×		×		×		×		×	
Create opportunities for sustainable local economic development that gives access to satisfying and rewarding work without damaging the local, national or global environment.	×		×		×		×		✓	✓✓
Provide opportunities for developing Green Tourism.	×		×		×		×		✓	✓
Manage new significant tourist attractions to reduce environmental and social impacts.	×		×		×		×		×	
Encourage the growth of companies with roots in the local community.	×		×		×		×		✓	✓
Travel										
Promote sustainable transport and travel policy	×		×		×		×		✓	✓
Minimise the necessity for new road building.	×		×		×		×		×	
Reduce the need for travel by providing accessible services, facilities and employment opportunities within settlements.	✓	✓✓	×		×		✓	✓	✓	××
Improve the opportunities for travel options, particularly walking, cycling and use of public transport.	×		×		×		×		×	
Assist in reducing overall traffic volumes.	×		×		×		✓	✓	✓	0
Encourage a shift away from car use towards less environmentally damaging modes.	×		×		×		×		×	
Presumption in favour of Park and Ride rather than providing larger central car parks.	×		×		×		×		×	

## Appendix 2 - Chapter G5. Housing

ENVIRONMENTAL	Policy HO7		Policy HO8		Policy HO9		Policy HO10		Policy HO11	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
Landscape										
Value and Protect diversity of settlements, communities, landscapes.	✓	✓	×		✓	✓	×		✓	0
Where there have to be car parks and other development infrastructure, they should be appropriately designed to match locally distinctive landscape / features.	×		×		×		×		×	
Ensure that hedgerow cover is not diminished and traditional field boundaries are maintained.	✓	0	×		✓	✓	✓	×	✓	0
Land and Soil										
Actively promote development that employs good practice in land use management and in soil, crop and livestock husbandry to upgrade soil quality and reduce erosion.	×		×		×		×		×	
Have a presumption against land pollution through the reduction of chemical and biological pollutants.	×		×		×		×		×	
Have a presumption in favour of development that remediates land contaminated by a previous polluting use.	×		×		×		×		×	
Have a planning presumption in favour of low impact development.	✓	✓	✓	✓	×		✓	0	✓	✓
Have a presumption in favour of small farm units employing a diversity of agricultural activities.	×		×		×		✓	✓	✓	✓
Biodiversity										
Protect semi-natural habitats, and where possible their enhancement or extension, to ensure that biodiversity is not diminished.	✓	0	×		✓	✓	✓	0	✓	0
Protect statutorily protected species and, where possible, additional provision of habitat to sustain at least the current levels of the population.	✓	0	×		×		✓	0	✓	0
Promote ecologically based land management practices, particularly the management of features of the landscape to ensure the connectivity of habitats.	✓	0	×		×		✓	0	✓	0
Ensure that Biodiversity Action Plan targets are delivered through development decisions wherever relevant.	✓	0	×		✓	0	×		×	
Cultural Heritage										
Protect sites of archaeological, architectural, cultural, historical and geological significance.	×		×		×		✓	×	✓	✓✓
Support conservation led regeneration.	×		×		×		✓	×	✓	✓✓
Open Space and Access to the Countryside										
Maintenance of Public Rights of Way network	×		×		×		×		×	
Encourage community ownership of open spaces and community gardens.	×		×		×		×		×	

Provide sufficient land for allotments.	×		×		×		×		×	
Provide and retain urban green space (pocket parks, village greens, orchards, etc).	×		×		×		×		×	

## Appendix 2 - Chapter G5. Housing

RESOURCES	Policy HO7		Policy HO8		Policy HO9		Policy HO10		Policy HO11	
	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating	Applicable	Rating
<b>Minerals</b>										
Have a presumption in favour of reducing mineral consumption except where local stone, preferably recycled, can be employed to reinforce local vernacular.	✓	0	✓	XX	×		✓	×	✓	✓
<b>Energy</b>										
Actively promote development that uses best practice in energy efficiency.	✓	×	✓	XX	✓	XX	✓	×	✓	XX
Actively promote the use of locally generated renewable energy sources (solar, wind, water, bio-fuels, etc).	✓	×	✓	XX	×		✓	×	✓	×
<b>Air Quality</b>										
Protect and improve air quality.	×		×		×		×		×	
Direct development away from areas where air quality is poor.	×		×		×		×		×	
<b>Waste</b>										
Actively promote development that minimises waste.	×		×		×		×		×	
Require new developments to include areas for local community recycling and composting facilities.	×		×		×		×		×	
Encourage the use of biological systems such as reed beds for sewage disposal.	×		×		×		✓	×	✓	XX
Encourage development to incorporate Sustainable Urban Drainage Systems (SUDS).	×		×		×		×		×	
<b>Water Resources</b>										
Protect and preserve environmental water quality.	×		×		×		×		×	
Encourage the efficient use and reuse of water.	✓	×	✓	×	✓	×	✓	×	✓	×
Actively promote development that uses best practice for water supply, including grey water systems.	✓	×	✓	×	×		✓	×	✓	×
Ensure that water demand would be met from existing capacity.	×		×		×		×		×	