

Local Plan Review 2020-40 – Part 1

Appendix D

Stage B Strategic Environmental Assessment / Sustainability Appraisal Report

Overview and Scrutiny Committee (3rd March 2020)

Executive Committee (10th March 2020)



PlanTeignbridge

LOCAL PLAN REVIEW 2020-2040

Sustainability Appraisal and Strategic Environmental Assessment

Teignbridge Local Plan Part 1 Stage A Scoping Report

**Consultation Draft
February 2020**

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1 Executive Summary

1.1 Executive Summary

- 1.1.1 The summary constitutes the non-technical summary of the SA/SEA of the Teignbridge Local Plan Review Part One: Quality as Standard. It provides a brief overview of the key sustainability issues and conclusions drawn by the report. Detailed findings are included in the relevant SEA/SA report.
- 1.1.2 The non-technical summary accords with the requirements of the Strategic Environmental Assessment Directive.
- 1.1.3 The SA/SEA has been produced to support consultation on the draft plan to provide the public and statutory consultees with the opportunity to comment on the process and findings of the assessments.
- 1.1.4 The Teignbridge Local Plan Update 2020-2040 is being undertaken in two stages: Part 1 – Quality as Standard and Part 2 – Creating Quality Places. This assessment covers Part 1 of the update. A separate assessment will accompany Part 2.
- 1.1.5 The following stages have been completed:
- Stage A: Setting Context and Scope
 - Stage B: Testing and refining (this stage)
- 1.1.6 Stage A gathered information about other relevant plans, programmes, Teignbridge's characteristics and SA objectives/indicators. The objectives used in the SEA/SA are presented in the table below. A full assessment of the characteristics of the district and the way in which these have been interpreted is given in the main report.

Heading	Objective
A) NATURAL ENVIRONMENT	<i>To conserve and enhance the habitat, wildlife and landscapes of our natural environment</i>
B) LANDSCAPE	<i>To conserve and enhance the landscapes/seascapes of our natural environment</i>
C) HISTORIC AND BUILT ENVIRONMENT	<i>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development</i>
D) CLIMATE CHANGE MITIGATION	<i>To minimise greenhouse gas emissions</i>
E) CLIMATE CHANGE ADAPTATION	<i>To adapt to the possible effects of climate change</i>
F) LAND RESOURCES	<i>To utilise our land resources efficiently and minimise their loss or degradation</i>
G) WATER RESOURCES	<i>To utilise our water resources efficiently and minimise their loss or degradation</i>

Heading	Objective
H) HOMES	<i>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge</i>
I) HEALTH	<i>To support healthy and active communities with access to attractive environments and opportunities to enjoy and experience them</i>
J) WELLBEING	<i>To support positive, safe and healthy communities</i>
K) ACCESS TO SERVICES	<i>To provide accessible and attractive services and community facilities for all ages and interests</i>
L) JOBS AND LOCAL ECONOMY	<i>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support improved job opportunities and greater productivity in Teignbridge</i>
M) TOWN CENTRES	<i>To safeguard and strengthen the vitality and viability of our town centres</i>
N) CONNECTIVITY AND TRANSPORT	<i>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond</i>

- 1.1.7 The potential social, economic, and environmental effects of the policies included within the Part One Review have been assessed against these objectives and an overall cumulative effect of the plan as a whole has been presented. In addition, the appraisal also assessed the impact of reasonable alternatives to the policies which included an assessment of retaining the existing local plan policy on the particular topic, or not having a policy at all.
- 1.1.8 The assessment demonstrates that each of the draft policies are expected to have an overall positive impact on the sustainability objectives and therefore the achievement of sustainable development through the policies in the plan. The table within the main report showing the cumulative anticipated impacts of the policies demonstrates that the plan as a whole will address each of the sustainability objectives and therefore promote sustainable development.
- 1.1.9 The appraisal also highlighted some instances where specific policies may have a negative impact on a particular sustainability objective and suggested some potential changes to the policies and supporting text in order to improve the sustainability impact of the plan. These changes have been implemented as part of the process and the main report makes it clear where changes have and have not taken place.
- 1.1.10 Overall, the SA/SEA is supportive of the policy options and enabled the Council to implement changes to the policies to further improve the impact of the policies on the sustainability objectives.

- 1.1.11 The potential social, economic, and environmental effects of the policies included within the Part One Review have been assessed against these objectives and an overall cumulative effect of the plan as a whole has been presented. In addition, the appraisal also assessed the impact of reasonable alternatives to the policies which included an assessment of retaining the existing local plan policy on the particular topic, or not having a policy at all.
- 1.1.12 The assessment demonstrates that each of the draft policies are expected to have an overall positive impact on the sustainability objectives and therefore the achievement of sustainable development through the policies in the plan. The table within the main report showing the cumulative anticipated impacts of the policies demonstrates that the plan as a whole will address each of the sustainability objectives and therefore promote sustainable development.
- 1.1.13 The appraisal also highlighted some instances where specific policies may have a negative impact on a particular sustainability objective and suggested some potential changes to the policies and supporting text in order to improve the sustainability impact of the plan. These changes have been implemented as part of the process and the main report makes it clear where changes have and have not taken place.
- 1.1.14 Overall, the SA/SEA is supportive of the policy options and enabled the Council to implement changes to the policies to further improve the impact of the policies on the sustainability objectives.

2 Background

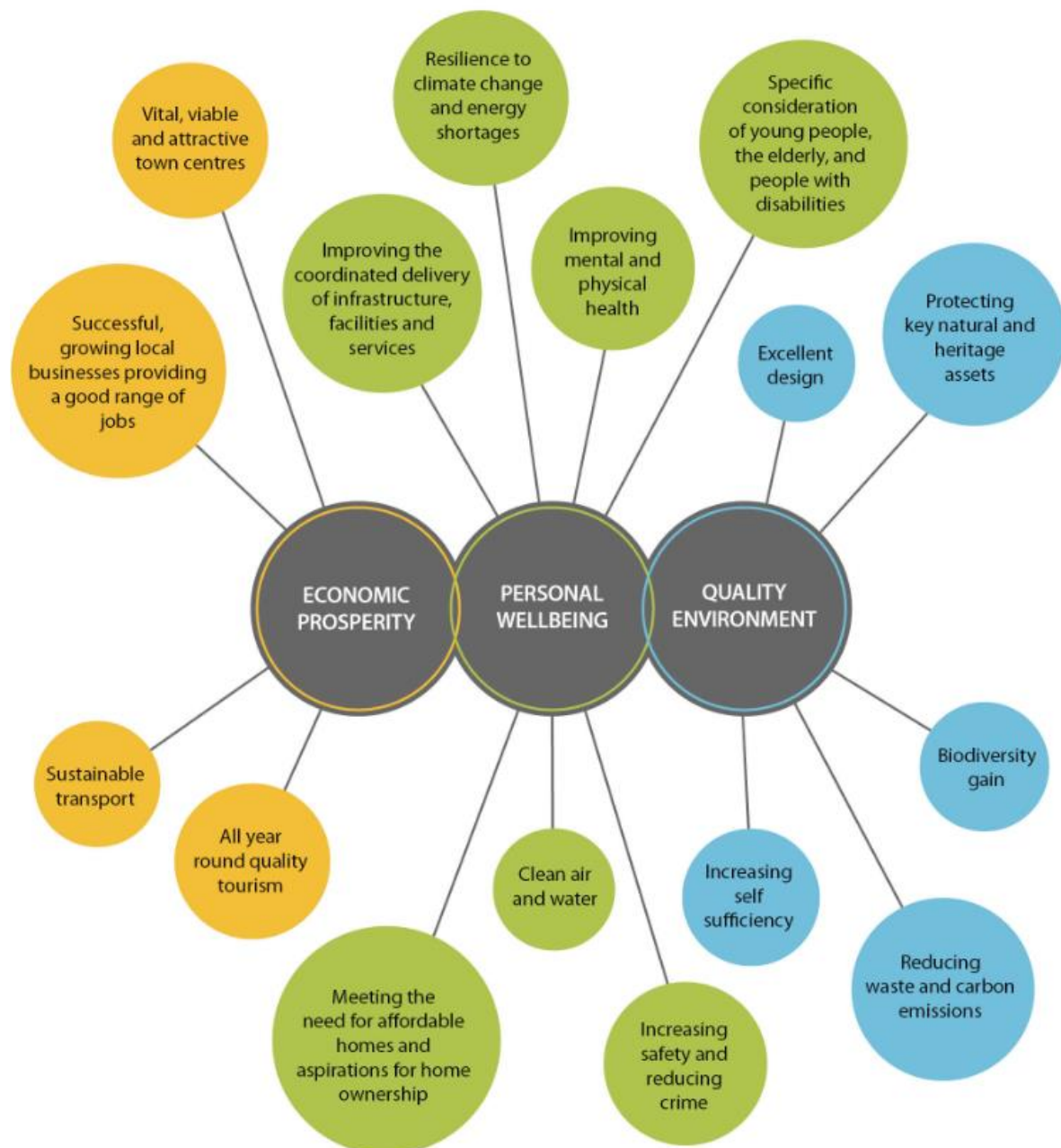
2.1 Purpose of the Sustainability Appraisal and Strategic Environmental Assessment Report

- 2.1.1 In accordance with the Planning and Compulsory Purchase Act 2004, Local Plans must be subject to Sustainability Appraisal (SA). The SA process assists Local Planning Authorities to fulfil the requirement of “contributing to the achievement of Sustainable Development” in spatial planning.
- 2.1.2 Local Authorities must also carry out Strategic Environmental Assessment (SEA) of Local Plans in accordance with European and UK legislation. The UK Government has advised that an integrated approach to these two separate requirements be adopted. This involves extending the breadth of issues for SEA to cover additional social and economic aspects.
- 2.1.3 SA assists in promoting sustainable development through integrating sustainability considerations into plan making. SA/SEA considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, propose measures to mitigate harmful effects, and sets out monitoring measures.
- 2.1.4 This report is being published alongside the Draft Teignbridge Local Plan Update Part 1.

2.2 Plan objectives and outline of contents

- 2.2.1 The Teignbridge Local Plan Update 2020-2040 is being undertaken in two stages: Part 1 – Quality as Standard and Part 2 – Creating Quality Places. This assessment covers Part 1 of the update. A separate assessment will accompany Part 2.

2.2.2 Part 1 of the Plan covers all policies which relate to how development takes place. Its focus will be on improving our built and natural spaces through careful and positive management so that they support high quality living conditions in an increasingly zero carbon environment. It sets out the Council's expectations for high standards of design, development and living conditions to give a clear and improved framework for all future development including allocations to be contained in GESP and in the Teignbridge Local Plan Update Part 2: Creating Quality Places.



2.2.3 The Teignbridge Local Plan Update Part 1 establishes a suite of policies which collectively aim to make Teignbridge a more sustainable place for all. The policies contained within the Plan are underpinned by a series of strategic objectives:

2.2.4 The Plan includes a number of related policies as follows:

Policy	Subject
Chapter 1: Sustainable Communities	
SP1	Sustainable Development
SP2	Settlement Limits and the Countryside
SP3	Ashburton and Buckfastleigh
SP4	Neighbourhood Plans
SP5	Infrastructure
SP6	Viability
Chapter 2: Climate Change	
CC1	Resilience
CC2	Carbon Statements
CC3	Electric Vehicle Infrastructure
CC4	Sustainable Transport
CC5	Renewable and Low Carbon Energy
CC6	Energy Storage
Chapter 3: Design and Wellbeing	
DW1	Quality Development
DW2	Easy to Navigate Places
DW3	Street Character and Form
DW4	Good Building Design
DW5	Design of Employment, Retail and Civic Buildings
DW6	Shop Fronts and Advertisements
DW7	Creating Neighbourhoods
DW8	Healthy Active Places
DW9	Natural Infrastructure
DW10	Design of Natural Infrastructure
DW11	Natural Green Space
DW12	Natural Corridors
DW13	Parks and Recreation
DW14	Allotments
DW15	Sustainable Drainage Systems
DW16	Urban Greening
DW17	Long-Term Stewardship
DW18	Parking
DW19	Residential Density

DW20	Waste and Recycling Storage Provision
DW21	Services and Utilities
DW22	Loss of Local Facilities and Services
DW23	Protection of Recreational Land and Buildings
Chapter 4: Economy	
EC1	Business Development
EC2	Local Supporting Services for Employment Sites
EC3	Loss of Employment Sites
EC4	Inclusive Employment and Skills
EC5	Working from Home
EC6	New Tourist Accommodation and Attractions
EC7	Static and Touring Caravan Sites
EC8	High Speed Digital Networks
EC9	Development in and around Town Centres
EC10	Vital and Viable Town Centres
EC11	Large Scale Retail Development
EC12	Local Shops
Chapter 5: Homes	
H1	Affordable Housing Targets
H2	Affordable Housing Controls
H3	Inclusive Design and Layout
H4	Homes Suitable for All
H5	Custom and Self build
H6	Rural Exception Sites
H7	Entry Level Exception Sites
H8	Local Needs Housing in Rural Areas
H9	Homes for the Travelling Community
H10	Householder Development
H11	Residential Amenity
H12	Replacement Dwellings
H13	Re-use and Conversion of Existing Buildings in the Countryside
H14	Subdivision of Existing Dwellings
H15	Rural Workers' Dwellings
H16	Removal of Conditions Imposed on Rural Workers' Dwellings
Chapter 6: Environment	
EN1	Strategic Open Breaks
EN2	Undeveloped Coast
EN3	Coastal Change Management Areas
EN4	Landscape Protection and Enhancement
EN5	Equine Development

EN6	Flood Risk
EN7	Air Quality
EN8	Light Pollution
EN9	Contaminated Land/Land Instability
EN10	Biodiversity
EN11	Important Habitats and Features
EN12	Legally Protected and Priority Species
EN13	European Wildlife Sites
EN14	South Hams Special Area of Conservation
EN15	Trees, Hedges and Woodlands
EN16	Heritage Assets
EN17	Conservation Areas

2.3 Compliance with Strategic Environmental Assessment

2.3.1 The SEA Regulations set out certain requirements for reporting the SEA process and specifies that an integrated appraisal is undertaken (i.e. SEA is subsumed within the SA process). The sections of the SA report that meet the requirements set out for reporting the SEA process must be clearly signposted.

2.3.2 Consequently, the requirements for the SEA process are set out below and an indication given to the section of the report that addresses each requirement.

- An outline of the contents and main objectives of the plan and the relationship with other relevant plans (Sections 2 and 4)
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan (Section 4)
- The environmental characteristics of areas likely to be significantly affected (Section 4)
- Any existing environmental problems which are relevant to the plan including in particular those relating to any areas of particular environmental importance (Section 5)
- The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation (Section 2)
- The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape, and the interrelationship between these. These should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects (Section 6)
- The measures envisaged to prevent, reduce and as fully as possible to offset any significant effects on the environment of implementing the plan (Section 6)
- An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information (Section 6)
- A description of the measures for monitoring (Section 8)
- A non-technical summary of the information provided under these headings (Section 1)

3 Methodology

3.1 Overall approach

3.1.1 The policies are considered against the sustainability criteria described in Section 4. Each is given a score ranging from +2 to -2 reflecting the following scale:

Score	The proposal is likely to...
+2	...have a significant positive impact in contributing towards the achievement of the objective.
+1	...have a minor positive impact in contributing towards the achievement of the objective.
0	...have no impact positive or negative in contributing towards the achievement of the objective. <i>or</i> ...have some positive and some negative impacts thus the balance overall is neutral.
-1	...have a minor negative impact in contributing towards the achievement of the objective.
-2	...have a significant negative impact overall in contributing towards the achievement of the objective.
?	It is not possible to predict the impact of the proposal on the achievement of the objective

3.1.2 The assessment of the impact of each policy and proposal has been undertaken assuming that no other policy areas affect its impact. This is to ensure that the individual policy options can be considered against each other on an equal and clear basis.

3.1.3 The individual appraisals of policies is included in Appendix 1. A further consideration of in-combination effects is included to translate the individual appraisals into the overall appraisal of the Plan, set out at the end of Section 6.

3.2 Strategic and General Policies

3.2.1 The Draft Plan contains a number of policies which set out criteria for the consideration of development proposals within Teignbridge. The policies are considered to be strategic and non-strategic:

STRATEGIC POLICIES

Local Plan Part 1: 2020-2040

All Sustainable Place policies: SP1-SP6

Climate Change policies: CC1-CC5

Design and Wellbeing policies: DW1, DW9, DW10, DW22, DW23

Economy policies: EC1-EC3 and EC6-EC12

Homes policies: H1-H7 and H9

Environment policies: EN1-EN4, EN6-EN14 and EN16-EN17

NON-STRATEGIC POLICIES

Local Plan Part 1: 2020-2040

Design and Wellbeing policies: DW2-DW8; DW11-DW21

Climate Change policy: CC6

Economy policies: EC4 and EC5

Homes policies: H8, H10-H16

Environment policies: EN5 and EN15

3.3 Consultation

- 3.3.1 A draft Scoping Report was published in May 2018 to allow comments to be made on the proposed methodology. Responses received are summarised in the Consultation Statement with a response from the Council and a summary of changes made. The Scoping Report has been revised for consultation in March 2020.

4 Sustainability Context

4.1 Review of relevant plans, policies, programmes and sustainability objectives

- 4.1.1 An understanding of the key international, national and local policies, plans, programmes and sustainability objectives relevant to the Plan helps to establish the scope and objectives of the SA/SEA.
- 4.1.2 A full review of the relevant plans, policies, programmes and sustainability objectives is given in the SA/SEA Stage A Scoping Report (March 2020).

4.2 Sustainability Appraisal framework of objectives

- 4.2.1 The Scoping Process proposed a list of 14 sustainability objectives for the assessment of the Plan which cover the range of sustainability issues identified. The objectives will provide a consistent framework for assessing the policies and proposals of the Local Plan and its overall impact.
- 4.2.2 The following table identifies the 14 sustainability objectives used for this appraisal:

Objective	Factors
A) NATURAL ENVIRONMENT <i>To conserve and enhance the habitat, wildlife and landscapes of our natural environment</i>	<ul style="list-style-type: none">• Natural habitats and biodiversity; flora and fauna• Recreational and leisure opportunities compatible with conservation, and creation of multi-functional green infrastructure• Coast• Air Quality
B) LANDSCAPE <i>To conserve and enhance the landscapes/seascapes of our natural environment</i>	<ul style="list-style-type: none">• Landscapes (including AONBs and National Parks) and landscape character• Coast
C) HISTORIC AND BUILT ENVIRONMENT <i>To conserve and enhance our built and historic assets and promote high quality architecture, design and accessibility in new build development</i>	<ul style="list-style-type: none">• Conservation of heritage assets within their setting, including Listed Buildings, Conservations Areas, Archaeological Sites and Scheduled Monuments• Safeguard cultural heritage and local character by conserving and enhancing existing built environment, and creating new high quality built environment, including streets, spaces, public realm and detailing of new buildings
D) CLIMATE CHANGE MITIGATION <i>To minimise greenhouse gas emissions</i>	<ul style="list-style-type: none">• Development that minimises the need to travel by providing access to public transport, cycle and walking links to help reduce use of the private car

Objective	Factors
	<ul style="list-style-type: none"> • Energy efficient developments and buildings, which make the best use of renewable and low carbon energy generation • Multi-use green infrastructure which supports or creates transport networks
<p>E) CLIMATE CHANGE ADAPTATION</p> <p><i>To adapt to the possible effects of climate change</i></p>	<ul style="list-style-type: none"> • Flood risk and the threat to people and property, and coastal change and adaptation
<p>F) LAND RESOURCES</p> <p><i>To utilise our land resources efficiently and minimise their loss or degradation</i></p>	<ul style="list-style-type: none"> • Soil quality • Safeguard mineral resources • Reuse of previously developed land • Minimise waste (reuse, recycle, recover)
<p>G) WATER RESOURCES</p> <p><i>To utilise our water resources efficiently and minimise their loss or degradation</i></p>	<ul style="list-style-type: none"> • Water quality and quantity
<p>H) HOMES</p> <p><i>To provide and maintain a sufficient supply of good quality, financially accessible homes of mixed type and tenure, suitable to meet the needs of Teignbridge</i></p>	<ul style="list-style-type: none"> • Supply of housing • Housing mix and affordability • Housing delivery and diversity of supply
<p>I) HEALTH</p> <p><i>To support healthy and active communities with access to attractive environments and opportunities to enjoy and experience them.</i></p>	<ul style="list-style-type: none"> • Cycle and walking networks • Open space and green space infrastructure in new developments and existing settlements • Public recreational, play and leisure opportunities
<p>J) WELLBEING</p> <p><i>To support positive, safe and healthy communities</i></p>	<ul style="list-style-type: none"> • Social deprivation • Air quality, noise and light pollution • Safe and secure environment with reduced fear of crime
<p>K) ACCESS TO SERVICES</p> <p><i>To provide accessible and attractive services and community facilities for all ages and interests</i></p>	<ul style="list-style-type: none"> • Access to area wide services (education, healthcare etc) • Community facilities • Cultural buildings and facilities • Access to high speed broadband
<p>L) JOBS AND LOCAL ECONOMY</p> <p><i>To foster a strong and entrepreneurial economy and increased access to high quality skills training to support</i></p>	<ul style="list-style-type: none"> • Employment land supply • Economic generating uses (including housing and population growth) • Improved and mixed employment offer

Objective	Factors
<i>improved job opportunities and greater productivity in Teignbridge</i>	<ul style="list-style-type: none"> • Tourism/commercial cultural and leisure provision • Access to education and skills training
M) TOWN CENTRES <i>To safeguard and strengthen the vitality and viability of our town centres</i>	<ul style="list-style-type: none"> • Diverse town centre economy • Strengthen and safeguard the vitality and viability of centres • Relationship between new development and existing centres • Access to existing centres
N) CONNECTIVITY AND TRANSPORT <i>To connect people and businesses digitally and physically through the provision of broadband, walking, cycling, public transport, road networks and other transport infrastructure both within Teignbridge and beyond</i>	<ul style="list-style-type: none"> • Access to major networks within and beyond Teignbridge • Access to public transport, footpaths and cycleways • Links between homes, services and businesses • Reduction in congestion

4.2.3 These objectives give a full coverage of the required SEA list of impacts set out in Annex 1 of the European Directive.

5 'Business as Usual'

5.1 Likely future trends under the 'Business as Usual' Scenario

- 5.1.1 The baseline information (See Stage A Report) identifies, using the data available, the current state of the Teignbridge area in terms of economic, environmental and social considerations. The baseline data includes, where possible, timeline data to enable trends and patterns or discrepancies to be extrapolated from the information. It also includes, where possible, comparisons with other regional or national information. This baseline information can provide clues as to the likely evolution of the Teignbridge area in the absence of the GESP and the policies and proposals that it will include.
- 5.1.2 Predicting the nature of future trends is difficult at the best of times, being dependent on national and global economic climates. The decision taken at the referendum, held in June 2016, to leave the European Union, is likely to have some form of impact on the national economy.
- 5.1.3 The adopted Teignbridge Local Plan 2013-2033 ensures that the area would not be left in a policy void without implementation of a reviewed Local Plan. In this respect, the 'business as usual' scenario is that the current Local Plan, and any made Neighbourhood Plans sitting beneath it, will provide the policy framework for future development. The GESP will provide an opportunity for an additional layer of policy to be provided which addresses planning issues on a strategic and cross boundary level which would otherwise be dealt with through Duty to Cooperate discussions involved in the preparation of the Teignbridge Local Plan Review.
- 5.1.4 The appraisal of proposed policies in Section 7 of this document assesses reasonable alternatives, including the 'business as usual' scenario for each individual policy.

6 Key Sustainability Issues

6.1 Sustainability Issues

- 6.1.1 Using the analysis of the baseline information, the key sustainability issues for the area have been identified as follows:

Sustainability Issues	Supporting Evidence
Environmental	
Pressure on protected species' habitats	The SACs, SPAs and Ramsar sites across Teignbridge are sensitive to development pressures.

Sustainability Issues	Supporting Evidence
Flood risk	There are places within Teignbridge which are particularly susceptible to groundwater, fluvial and tidal flooding. Most of the developed coastline associated with the Exe Estuary will require defending over the longer term and are vulnerable to climate change and sea level rise.
Loss of mineral resources	There are nationally important mineral resources within Teignbridge that provide a constraint to development.
Degradation of water environment	The majority of the groundwater within Teignbridge has 'good' quality status (although some areas of South Devon are classified as 'poor'). Nitrate levels in groundwater have been steadily rising over the past few decades as a result of increased application of fertilisers to agricultural land. Many mine spoil tips, in parts of Teignbridge remain contaminated, although the level of contamination varies considerably.
Threat to soil quality	The best and most versatile agricultural land within Teignbridge is at risk from erosion resulting from flooding and surface water run-off, which will increase as the climate changes.
Worsening of air quality	Air pollution in the Teignbridge area has been predicted to result in premature deaths per year.
Risk to coastline	The coastline areas of Teignbridge are vulnerable to damage and degradation from development, tourism, leisure, sea level rises, and the increasing severity of storm surges.
Climate Change	Teignbridge is generating low levels of renewable energy and there is a disparity across the area in the distribution of commercial renewable energy production schemes.
Social	
High house prices	Average house prices within Teignbridge are high, particularly in relation to low wage levels, although prices have remained fairly consistent over recent years.
Affordable houses	There is a shortage of affordable housing across Teignbridge to meet the overall needs identified.
Deprivation	Social deprivation is an issue for parts of Teignbridge, where poor housing conditions and crime hotspots occur.
Population	Due to a disproportionately high amount of people aged 65 and over, Teignbridge has an increasingly dependent population with resulting health and social care issues.

Sustainability Issues	Supporting Evidence
Economic	
Low average wages	The average wage of Teignbridge residents is higher than the average wage for those working outside the district, suggesting that many Teignbridge residents are commuting outside the district for better paid jobs.
Low average productivity/GVA	There is low productivity/GVA across Teignbridge, which falls significantly short of National GVA average.
Lack of high skilled Employment opportunities	Higher paid employment sectors are underrepresented within Teignbridge
Limited delivery of employment land	Very little employment land within Teignbridge has been delivered other than sites which have been delivered with the assistance of significant grant funding.
Job types	The Teignbridge economy is relatively diverse with the 'agriculture forestry and fish' and 'professional, scientific & technical' sectors taking particular prominence. Existing industry is generally dominated by low value, low productivity jobs.
Transport, accessibility and connectivity	High car dependency is an expensive burden on many households and it is causing congestion problems on parts of our road network.

7 Appraisal of Proposed Policies

A summary of the preferred policy appraisals is contained in the following table. A full appraisal of the draft policies is provided in Appendix 1.

Policy	A. Natural Environment	B. Landscape	C. Historic and Built Environment	D. Climate Change Mitigation	E. Climate Change Adaptation	F. Land Resources	G. Water Resources	H. Homes	I. Health	J. Wellbeing	K. Access to Services	L. Jobs and Local Economy	M. Town Centres	N. Connectivity and Transport	Total
Chapter 2: Sustainable Place															
SP1	0	+1	+1	0	0	0	0	0	+1	+1	0	0	+1	+1	+6
SP2	0	0	0	+2	0	0	0	+2	0	0	0	0	0	0	+4
SP3	0	+1	+1	0	0	0	0	+1	+1	0	+1	0	0	+1	+6
SP4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP5	0	0	0	+1	0	0	0	0	+1	+1	+2	0	+1	+1	+7
SP6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chapter 3: Mitigating and Adapting to Climate Change															
CC1	+2	-1	-1	+2	+2	+1	+1	0	+1	+1	+1	+1	0	+1	+11
CC2	+1	0	-1	+2	+1	-1	+1	-1	+1	+1	+1	0	+1	+1	+7
CC3	+1	0	-1	+1	0	0	0	-1	+1	+1	0	+1	+1	+1	+5
CC4	+1	0	0	+2	0	0	0	0	+2	+2	+1	+1	+1	+2	+12
CC5	?	?	?	+2	0	?	?	0	0	0	0	+1	0	0	+3
CC6	0	0	0	+2	0	0	0	0	0	+1	0	0	0	+2	+6
Chapter 4: Design and Wellbeing															
DW1	0	0	+2	+1	+1	0	+1	+1	+2	+1	+1	0	+1	+1	+12
DW2	+1	+2	+1	+1	0	0	0	+1	+1	+1	+1	0	+1	+1	+11
DW3	+1	0	+1	+1	0	0	0	0	+1	+1	0	0	+1	+1	+7
DW4	0	+1	+2	+1	0	0	0	+1	+1	0	0	0	+1	+1	+8
DW5	+1	+1	+2	+1	-1	0	+1	0	+1	+1	+1	0	+1	+1	+10
DW6	0	0	+2	0	0	0	0	0	0	+1	0	+1	+1	0	+5
DW7	0	+1	+1	+1	0	0	0	+1	+1	0	+2	0	0	+2	+9
DW8	+1	0	0	+1	0	0	0	+1	+2	+1	+1	0	0	+1	+8
DW9	+2	+1	+1	+2	+1	0	+1	+1	+2	+2	0	0	0	+1	+14
DW10	+1	+1	0	+1	0	+1	+1	+1	+2	+2	0	0	0	+1	+11

Policy	A. Natural Environment	B. Landscape	C. Historic and Built Environment	D. Climate Change Mitigation	E. Climate Change Adaptation	F. Land Resources	G. Water Resources	H. Homes	I. Health	J. Wellbeing	K. Access to Services	L. Jobs and Local Economy	M. Town Centres	N. Connectivity and Transport	Total
DW11	+2	+1	0	+1	+1	0	0	+1	+1	+1	0	0	0	+1	+9
DW12	+1	+1	0	+1	+1	0	+1	+1	+1	+1	0	0	0	+1	+9
DW13	+1	0	+1	+1	-1	0	0	+1	+2	+1	0	0	0	+1	+7
DW14	+1	+1	+1	+1	0	-1	-1	0	+1	+1	0	0	0	+1	+5
DW15	+1	+1	+1	+1	+2	+1	+2	0	+1	+1	0	0	0	0	+11
DW16	+1	0	+1	+1	+1	0	0	0	+1	+1	0	0	+1	0	+7
DW17	+1	+1	+1	+1	+1	0	+1	+1	+1	0	+1	0	0	+1	+10
DW18	-1	-1	0	0	-1	0	0	+1	+1	+1	+1	0	+1	0	+2
DW19	+1	+1	+1	0	0	+1	0	+1	+1	0	+1	0	+2	+2	+11
DW20	0	0	+1	+1	0	0	0	0	0	+1	0	0	+1	0	+5
DW21	+1	+1	0	0	0	+1	0	+1	0	0	0	0	+1	0	+5
DW22	-1	-1	-1	+1	0	0	0	+1	+1	+1	+1	0	0	+1	+3
DW23	+1	-1	0	+1	+1	+1	0	+1	+1	+1	+1	0	0	+1	+8
Chapter 5: Economy															
EC1	0	+1	+1	+1	0	+1	0	0	0	0	+1	+2	-1	+1	+7
EC2	0	0	0	+1	0	+1	0	0	-1	0	+1	+1	0	0	+3
EC3	0	0	0	0	0	+1	0	0	0	0	0	+2	0	0	+3
EC4	0	0	0	0	0	0	0	0	0	0	+1	+1	0	0	+2
EC5	0	0	0	+1	0	+1	0	0	0	0	0	+1	0	0	+3
EC6	+1	+1	+1	+1	0	0	0	0	+1	+1	+1	+2	+1	0	+10
EC7	+1	+2	+1	+1	0	0	0	0	+1	+1	+1	+1	+1	+1	+11
EC8	0	0	0	+1	0	0	0	+1	0	0	+2	+2	0	+1	+7
EC9	0	+1	-1	-1	-2	+2	0	+1	+1	+1	+2	+2	+2	-2	+5
EC10	0	0	+1	-1	0	+1	0	+1	+1	+1	+2	+2	+2	-2	+8
EC11	0	0	0	0	0	+1	0	0	0	0	+1	+2	+2	+1	+7

Policy	A. Natural Environment	B. Landscape	C. Historic and Built Environment	D. Climate Change Mitigation	E. Climate Change Adaptation	F. Land Resources	G. Water Resources	H. Homes	I. Health	J. Wellbeing	K. Access to Services	L. Jobs and Local Economy	M. Town Centres	N. Connectivity and Transport	Total
EC12	0	0	0	+1	0	0	0	0	0	0	+1	0	+1	+1	+4
Chapter 5: Homes															
H1	?	0	0	0	0	0	0	+2	+1	+1	0	+1	0	0	+5
H2	0	+1	0	0	0	+1	0	+2	0	+1	0	+1	0	0	+4
H3	0	0	+1	0	0	0	0	+1	0	+2	+1	0	0	0	+5
H4	0	0	+1	0	0	0	0	?	+1	+2	0	0	0	0	+4
H5	0	0	+1	0	0	0	0	+2	0	+1	0	+1	0	0	+5
H6	0	0	0	-1	0	0	0	+2	+1	+2	-1	+1	0	-1	+3
H7	0	0	-1	-1	0	0	0	+2	+1	+2	-1	+1	0	-1	+2
H8	0	0	0	0	0	0	0	+2	+1	+2	0	+1	0	0	+6
H9	-1	0	0	0	+1	0	0	+2	+1	+1	+1	0	0	0	+5
H10	0	0	0	+1	0	0	0	+1	0	+1	0	0	0	+1	+4
H11	0	0	0	0	0	0	0	+1	+1	+1	0	+1	+1	0	+5
H12	0	0	+1	+1	+1	0	0	+1	0	0	0	0	0	0	+4
H13	-2	0	+1	-1	0	+1	0	+1	0	0	0	0	0	0	0
H14	0	0	0	0	0	+1	0	+2	0	0	0	0	0	0	+3
H15	-1	0	0	+1	0	0	0	+1	0	0	0	+2	0	0	+3
H16	0	+1	0	+1	0	0	0	+1	0	+1	0	+1	0	0	+5
Chapter 6: Environment															
EN1	+2	+2	+1	0	0	0	0	0	+1	+1	0	0	0	0	+7
EN2	+2	+2	0	0	0	0	0	0	+1	0	0	0	0	0	+5
EN3	+2	+1	0	0	+2	+1	0	+1	0	+1	+1	+1	0	0	+10
EN4	+2	+2	+1	+1	0	0	0	0	+2	0	0	0	0	+1	+9
EN5	+1	+1	0	0	0	+1	+1	0	0	0	0	+1	0	-1	+4
EN6	+1	0	0	0	+1	0	+1	+1	0	0	+1	+1	0	0	+6

Policy	A. Natural Environment	B. Landscape	C. Historic and Built Environment	D. Climate Change Mitigation	E. Climate Change Adaptation	F. Land Resources	G. Water Resources	H. Homes	I. Health	J. Wellbeing	K. Access to Services	L. Jobs and Local Economy	M. Town Centres	N. Connectivity and Transport	Total
EN7	+1	0	0	+1	0	0	0	0	+2	+2	+1	0	+1	+2	+10
EN8	+2	+1	+1	0	0	0	0	0	0	0	0	0	0	0	+4
EN9	0	0	0	0	0	+1	+1	0	+1	0	0	0	0	0	+3
EN10	+2	+2	0	+1	0	+1	+1	?	+1	+1	0	0	0	+1	+10
EN11	+2	+1	0	+1	0	+1	+1	0	+2	+2	0	0	0	+1	+11
EN12	+2	0	0	0	0	0	0	0	0	0	0	0	0	0	+2
EN13	+2	+1	0	0	0	0	0	0	0	0	0	0	0	0	+3
EN14	+2	0	0	0	0	0	0	0	0	0	0	0	0	0	+2
EN15	+2	+2	0	+1	0	+1	0	0	+1	0	0	0	0	0	+7
EN16	0	+1	+2	0	0	0	0	0	0	0	0	0	+1	0	+4
EN17	0	0	+2	0	0	0	0	0	0	0	0	0	+1	0	+3
TOTALS	+44	+35	+31	+45	+12	+21	+14	+45	+54	+56	+33	+36	+29	+33	

7.1 Summary of Appraisals

7.1.1 The following section provides a summary of the SA findings for each policy. It includes the key sustainability effects and discusses the reasonable alternatives and business as usual scenarios assessed.

7.1.2 Vision and Strategic Objectives

7.1.3 The vision and objectives have been formulated to be read as a whole and therefore have been appraised in the same manner. The full appraisal can be found in Appendix 1.

7.1.4 The appraisal demonstrates that the vision and objectives are expected to have either a minor positive or significant positive impact on each of the sustainability objectives and it is not considered necessary to make any changes to the vision and objectives as drafted.

7.2 Chapter 2: Sustainable Communities

7.2.1 SP1: Sustainable Development

Subject to the Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria, taking account of social, economic and environmental benefits of the proposal, its scale and magnitude of impact, the status of any legally protected features affected and any associated mitigation:

- a. accessibility by walking, cycling and public transport for main travel purposes, particularly work, shopping, leisure and education, and other day to day needs;*
- b. mitigating and adapting to the impacts of climate change*
- c. opportunities for decentralised, renewable or low carbon energy supply;*
- d. road safety and congestion;*
- e. development which promotes social wellbeing and interaction through safe and accessible mixed use developments and strong neighbourhood centres;*
- f. access to necessary services, facilities and infrastructure taking account of plans to provide infrastructure;*
- g. health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development;*
- h. impact on the residential amenity of existing and committed dwellings, particularly privacy, security, outlook and natural light;*

- i. impact from existing or committed developments on health, safety or amenity of occupants or users of the proposed development;*
- j. protecting and, where possible, enhancing the character, appearance and historic interest of effected landscapes, seascapes, settlement, street scenes, buildings, open spaces, trees and other environmental assets;*
- k. impact on biodiversity and geodiversity;*
- l. minimising the impact of development on soils through the use of appropriate construction techniques which would not result in the over-compaction, pollution or reduction in the quality of soil;*
- m. if possible, construction and demolition materials are re-used on the site; and*
- n. the impact on mineral extraction, forestry and agricultural production.*

7.2.1.1 The purpose of policy SP1: Sustainable Place is to set out the criteria that will be used for the assessment of the sustainability of development proposals. The policy as drafted performs well against the sustainability objectives and is expected to have a positive impact on contributing towards the achievement of sustainable development.

7.2.1.2 The policy is considered to be in accordance with the NPPF, Planning Practice Guidance (PPG) and the strategic objectives set out within the development plan. The alternative of more ambitious targets is not considered necessary as the criteria set out are considered to be sufficiently comprehensive to allow for suitable assessment of proposals. Equally, less ambitious targets would undermine the requirements of the NPPF, PPG and the strategic objectives of the plan

7.2.1.3 Two alternatives to the policy were also assessed: to retain the existing relevant Local Plan policy (S1) or to have no policy regarding sustainable place.

7.2.1.4 The existing Local Plan policy (S1) has been assessed as having a less positive effect on the achievement of sustainable development than the proposed policy as the existing policy makes no reference to promoting social wellbeing (J: Wellbeing) or minimising the impact of development on soils F: Land Resources).

7.2.1.5 The omission of a policy regarding sustainable place would result in the removal of key overarching sustainability principles of the plan which ensure that development proposals in their entirety seek to achieve positive sustainable development for the district. The removal of this policy would therefore limit the ability of the plan as a whole to deliver sustainable development. Omission of a policy regarding sustainable place would result in a significant negative impact on the achievement of sustainable development.

7.2.1.6 As a result of the assessment, no changes have been made to the policy.

7.2.2 SP2: Settlement Limits and the Countryside

Within the settlement limits defined on the Policies Map, development will be permitted where it is consistent with the role of the settlement in the Local Plan 2013-2033 (until superseded by the Local Plan Part 2: 2020-2040) and other development plan policies, taking account of other material considerations.

Land outside defined settlements with a settlement limit is classed as the countryside. In the countryside, development and investment is carefully managed to provide attractive, accessible and biodiverse landscape, improve the sustainability of settlement and support the communities living there to become more resilient to climate change.

In assessing development proposals, particular account will be taken of the:

- a. distinctive characteristics and qualities of the landscape in accordance with the District's Landscape Character Assessment;*
- b. integrity of the green infrastructure and biodiversity networks;*
- c. physical and visual break between closely adjoining settlements;*
- d. impact on overall travel patterns arising from the scale and type of development proposed;*
- e. relevant policies included within adopted Neighbourhood Development Plans; and*
- f. need to ensure that development in the countryside does not have an adverse effect on the integrity of a European Protected wildlife site.*

Where these can be satisfied, development in the countryside will be limited to the following uses and where they meet the overall aim set out above:

- g. Exceptions Sites and Local Needs Housing in accordance with policies H6-H8;*
- h. adopted Neighbourhood Plan allocations;*
- i. replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and dwellings for agricultural, forestry, and rural workers' dwellings;*
- j. agricultural, forestry, equine, industry, business, warehousing, leisure and tourist uses at a scale appropriate to its setting and location;;*
- k. local shops;*
- l. transport, communication, renewable and low carbon energy, energy storage and other infrastructure and community facilities;*
- m. development to support biodiversity and geodiversity;*

- n. alterations and extensions to existing dwellings, and to other buildings within one of the uses in criteria (d) to (m) above; and*
- o. coastal and flood protection.*

- 7.2.2.1 The policy sets out how proposals for development outside of settlement boundaries will be assessed and the uses to which development within the countryside will be limited. The policy, as drafted, perform relatively well against the sustainability objectives and is expected to have a positive impact on the achievement of sustainable development.
- 7.2.2.2 Two alternatives to the policy were also assessed: to retain the existing relevant Local Plan policies (S21A and S22) or to have no policy regarding Settlement Limits and the Countryside.
- 7.2.2.3 The retention of the existing relevant Local Plan policies (S21A and S22) would not result in a change to the general principles regarding development within defined settlement limits and in the countryside. Existing Policy S22 (Countryside) excludes additional provisions which are made in the proposed policy to take account of the physical and visual break between closely adjoining settlements; these provisions score positively in terms of protecting and conserving the character of landscapes and townscapes (referred to in sustainability objective B: Landscape).
- 7.2.2.4 The existing Local Plan policies (the Business as Usual scenario) are also more permissive in terms of the scale of agricultural, forestry, equine, industry, business, warehousing, tourist uses, retail and leisure development. The revised policy seeks to ensure that the latter two are small scale only and that the other uses are at a scale appropriate to their setting and location. Whilst this amendment could have a negative effect on sustainability objective L (Jobs and Local Economy) because it may limit some large scale business development in the countryside, this is balanced by more positive effects on sustainability objectives A, B, and D (Natural Environment, Landscape, and Climate Change Mitigation) as a result of ensuring that proposals are at a scale more suited to their accessibility and rural surroundings. The existing policy also excludes the provision of Local Needs Housing and Neighbourhood Plan allocations, both of which have positive effects on sustainability objective H (Homes).
- 7.2.2.5 The omission of a policy regarding Settlement Limits and the Countryside is not considered to be sustainable as there is a need to convey through policy what development is likely to be permitted within built up areas and the countryside. Not including this policy would result in a significant negative impact on the achievement of sustainable development.
- 7.2.2.6 As a result of the assessment, no changes have been made to the policy.

7.2.3 SP3: Ashburton and Buckfastleigh

The Council will work with Dartmoor National Park Authority to ensure that development and infrastructure proposals for Ashburton and Buckfastleigh continue to reflect the duty to cooperate and the role of Teignbridge District Council as the local housing authority and infrastructure provider within the towns. Policies of this Local Plan which refer to settlement limits will be read to include settlement boundaries for Ashburton and Buckfastleigh defined in the Dartmoor National Park's Development Plan.

- 7.2.3.1 The purpose of the policy is to outline the way in which the Council will manage development within Ashburton and Buckfastleigh in partnership with the Dartmoor National Park Authority.
- 7.2.3.2 This policy repeats the existing Local Plan policy and therefore continues the Business as Usual scenario. The only reasonable alternative considered was having no policy. The policy is intended to address any cross boundary planning issues that may arise on the edges of the settlements of Buckfastleigh and Ashburton. It is important to provide clarity as to what constitutes the countryside and the defined settlement limits on the boundaries of the different Local Planning Authority areas so that development can be appropriately managed. No policy could result in uncertainty of approach and poorer planning outcomes/sustainability benefits
- 7.2.3.3 As a result of the assessment, no changes have been made to the policy.

SP4: Neighbourhood Plans

The Council positively encourages the preparation of neighbourhood plans and will support parishes and towns in preparing these to help meet local needs and community ambitions.

Emerging neighbourhood plans will be given weight in the decision-making process depending on their stage of preparation and the extent of unresolved objections.

- 7.2.3.4 The purpose of policy SP5: Neighbourhood Plans is to set out the support for the production of Neighbourhood Plans and the weight to be given to Neighbourhood Plans when assessing development proposals. The policy itself is not expected to have either a positive or negative impact on the sustainability objectives as it supports a process rather than a particular development outcome.
- 7.2.3.5 Two alternatives to the policy were also assessed: to retain the existing relevant Local Plan policy (S23) or to have no policy regarding Neighbourhood Plans.

- 7.2.3.6 There is little additional detail provided through the revised wording of SP4 to the Business as Usual scenario (existing Local Plan policy S23: Neighbourhood Plans) and therefore the sustainability benefits of retaining the existing policy are very similar.
- 7.2.3.7 Neighbourhood Plans form part of the development plan and are therefore a material consideration in the assessment of development proposals within their area. Neighbourhood planning provides the opportunity for very local sustainability issues to be identified, evidenced and addressed through the planning process. The absence of a policy which did not endorse neighbourhood planning would not necessarily affect the sustainability objectives as it is a process rather than support for a particular land use outcome. However, by virtue of supporting the process, it is likely that positive sustainability objectives can be realised.
- 7.2.3.8 As a result of the assessment, no changes have been made to the policy as drafted.

7.2.4 **SP5: Infrastructure**

The provision of new and improved infrastructure, such as education, health, transport, recreational facilities and green infrastructure will form a key issue in planning for the growth of sustainable communities.

The Council will:

- a. in consultation and co-operation with infrastructure providers, take account of infrastructure capacity and need in decisions on the location of development;*
- b. involve relevant infrastructure providers and local communities in ongoing infrastructure planning, prioritisation, funding and coordinated delivery;*
- c. assess the potential for demand management, more efficient use of existing infrastructure and joint infrastructure provision;*
- d. use the Community Infrastructure Levy and other mechanisms to bring infrastructure forward;*
- e. whilst recognising potential for development viability considerations, ensure that new development is provided with appropriate infrastructure as early in the development as possible, including any required connections to existing footpaths and cycleways;*
- f. ensure that the provision of new infrastructure will only be approved where the planning authority has ascertained that it would not adversely affect the integrity of any European sites; and*

g. ensure all mitigation for impacts to European sites are considered as critical in the Infrastructure Delivery Plan and S106 agreements and sufficient contributions, to ensure that provisions remain in the long-term, are taken for Habitat Regulations mitigation measures before funding is used for other types of infrastructure.

- 7.2.4.1 The policy sets out the approach that will be taken to the provision of new and improved infrastructure when planning for sustainable growth of communities including a number of criteria that the Council will use to determine the suitability of infrastructure provision. The policy is supported by text that outlines the types of infrastructure required to support sustainable and resilient communities. The policy performs well against many of the sustainability criteria as the delivery of infrastructure is very closely related to sustainable development. The policy is expected to have a significant positive impact on the achievement of sustainable development.
- 7.2.4.2 Two alternatives to the policy were also assessed: to retain the existing Local Plan policy S5 (the Business as Usual Scenario) or to have no policy regarding the delivery of infrastructure.
- 7.2.4.3 The existing policy excludes reference contained in the revised policy to requiring infrastructure to be delivered as early in the development as possible, including required connections to existing footpaths and cycleways prior to occupation. Retention of this policy would have a less positive effect on sustainability objectives than the proposed policy, particularly in relation to objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), K (Access to Services) and N (Connectivity and Transport). The additional requirement for infrastructure to be delivered early will give more weight to securing fundamental infrastructure that promotes social wellbeing, sustainable travel patterns and healthier lifestyles.
- 7.2.4.4 The provision of infrastructure is fundamental to securing a range of sustainability objectives. The absence of a policy setting out when infrastructure is required and how it will be secured would make it significantly more difficult to deliver the infrastructure required alongside new homes and have negative effects against sustainability objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), K (Access to Services) and N (Connectivity and Transport). In addition, the policy clearly states the requirement to prioritise funding for European Wildlife Sites which is required by law.
- 7.2.4.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.2.5 SP6: Viability

To ensure that developments provide the necessary planning requirements to create and maintain sustainable settlements and neighbourhoods, deviation from policy targets on grounds of viability will only be considered one or more of the following have occurred to a significant degree since the adoption of the relevant development plan(s):

- a. additional infrastructure or abnormal development costs which could not reasonably have been foreseen at the time of the development plan's adoption.*
- b. adverse changes in building costs relative to sales values.*
- c. worsening of local market conditions such as prolonged recession or an extraordinary local event demonstrably affecting development values.*

A viability appraisal of the development proposal will need to be submitted by the applicants explaining the circumstances which have led to the changes in viability since the relevant plan's adoption and justifying any variation proposed from the policy requirements.

The Council will recover from applicants all reasonable costs associated with an independent assessment of submitted viability appraisals where a deviation from policy requirements is sought. The submitted viability appraisal and the independent review will be published by the local planning authority with the planning application documentation.

Where the policy requirements are not met due to an agreed viability reason the viability of the proposal will be reviewed every three years in accordance with the requirements of this policy to seek to achieve full policy compliance in later development phases.

7.2.5.1 The purpose of the policy is to outline the approach that will be taken to considering deviation from policy requirements on grounds of viability and the evidence that will be required to support these grounds. The policy is assessed as having a neutral impact on all of the sustainability objectives as the purpose of the policy does not cover specific elements of the sustainability objectives, but puts in place a mechanism for ensuring that any deviation from policy requirements is considered in light of sufficient and detailed information that justifies the deviation.

7.2.5.2 Two alternatives to the policy were also considered: the inclusion of the viability clauses within individual policies of the plan which are likely to be negotiated through a S106 (the Business as Usual scenario) or to have no policy regarding viability. National policy now requires that the plan as a whole is tested at the plan making stage rather than individual policy targets being negotiated at the planning application stage. It is therefore sensible to provide an overarching policy which sets out the circumstances in which negotiations will be acceptable. Providing greater clarity through this policy at the plan making stage will help to ensure that developers pay a fair price for land and that the key sustainability objectives of each development can be achieved.

7.2.5.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.3 Chapter 3 Climate Change

7.3.1 CC1: Resilience

The Council will work with communities, developers and infrastructure providers to ensure that the future impact of climate change and fossil fuel scarcity is minimised through adaptations and mitigation. In particular:

- a) taking account of likely climate change impacts in assessing the flood risk of developments;*
- b) buildings, communities and infrastructure should take account of the likely changes in temperature, rainfall and wind in their design;*
- c) use or contamination of energy, water, soil and materials should be minimised;*
- d) production of local food, renewable energy and local building materials should be maximised; and*
- e) the mix of uses and activities within communities, settlements and across Teignbridge will be guided towards a balance which improves self-sufficiency. Decisions on development proposals should take particular account of the amount of employment, housing, services and facilities within walkable areas, including the preference for mixed use proposals where appropriate.*

- 7.3.1.1 The policy's purpose is to ensure that new development is resilient to the likely changes that will result from climate change and fossil fuel scarcity. As drafted, it performs well across most Sustainability Objectives, with significant positive impacts in relation to D and E (Climate Change Mitigation and Adaptation) and A (Natural Environment). Minor negative impacts could result in relation to B (Landscape) and C (Historic and Built Environment), but these impacts would be assessed against other Plan policies that specifically relate to the conservation and enhancement of the landscape and heritage assets.
- 7.3.1.2 There is no change proposed through the revised policy in comparison to the existing Local Plan Policy S6 (the Business as Usual Scenario) and therefore the sustainability benefits of retaining the existing policy are the same.
- 7.3.1.3 Having no policy or replacing this policy with the new managing and adapting to climate change policies would have a less positive impact on achieving sustainable development as CC1 is overarching and sets out the Council's commitment to working with communities, developers and infrastructure providers to manage and adapt to climate change. This is not a repeat of other climate change policies and therefore is not adequately replaced by these.
- 7.3.1.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.3.2 CC2: Carbon Statements

To ensure that developments within Teignbridge are carbon neutral, all developments which propose the construction of new homes or non-residential floorspace will be required to submit a Carbon Statement to the local planning authority for approval and implementation.

Proposals should achieve these carbon reductions broadly in compliance with the following Energy Hierarchy by demonstrating that they:

For Transport:

a) Reduce as far as feasible transport emissions associated with the development, depending on its location.

For Energy Demand:

b) Minimise energy demand across the development and avoid temperature discomfort through:

i) Use of passive design, solar master planning and effective use of on-site landscaping and natural Infrastructure;

ii) Use of the “fabric first” approach to reduce energy demand and minimise carbon emissions necessary for the operation of the building;

iii) Use of low carbon solutions where additional energy is required for building services such as heating, ventilation and air conditioning limiting use of natural gas; and

iv) Storage of on-site renewable energy generation.

For Renewables:

c) Maximise the proportion of energy from renewable or low carbon sources through:

i) Ensuring that opportunities for on-site or nearby renewable energy generation;

ii) connection to a local decentralised energy scheme are exploited; and

iii) Ensuring that the ability to install future solar PV or vehicle-to-grid connections is not precluded.

Where it is not feasible or viable to deliver carbon reduction requirements on-site, methods such as off-site provision will be considered. This will need to be through a specific deliverable proposal or financial contributions to a future carbon offsetting fund.

The Carbon Statement will demonstrate that proposals are designed, constructed and perform to deliver carbon neutral development.*

(‘carbon neutral’ development means development where emissions from all regulated energy use are eliminated or off-set. This definition may be reviewed in the future)*

- 7.3.2.1 The purpose of the policy is to ensure that development (residential development or non-residential development that creates floorspace) in Teignbridge is carbon neutral. Proposals should follow an energy hierarchy to minimise energy demand, maximise the proportion of energy from renewable or low carbon sources and ensure in-use performance achieves the designed intent, as well as reducing, as far as feasible, transport emissions associated with the development. This will be demonstrated within a carbon statement.
- 7.3.2.2 The policy allows for off-site carbon offsetting or financial contributions towards a carbon offsetting fund should it not be feasible or viable to deliver carbon reductions on site. The policy as drafted will result in direct significant positive impacts in relation to climate change mitigation from its requirement to achieve carbon neutral development and will also have minor positive impacts in relation to the natural environment and health and wellbeing from the improvements to air quality that will result from the reduction in transport emissions and creation of sustainable travel networks.
- 7.3.2.3 The policy has potential to have a minor negative impact in relation to the setting of the historic environment and land resources from the policy's requirement to consider renewable energy solutions, and in relation to homes, due to a potential increase in build cost from achieving carbon neutral development.
- 7.3.2.4 One alternative to the policy is to retain existing policy EN3 Carbon Reduction Plans (the Business as Usual Scenario). This is not considered to be appropriate as EN3 excludes all minor developments which make a significant cumulative contribution to carbon emissions (both transport and building related). It also requires a carbon reduction in line with a % target on per person emissions and therefore is much weaker in its requirement than the carbon neutral requirement proposed. As such, this reasonable alternative has a less positive effect on sustainability objectives A and D (Natural Environment and Climate Change Mitigation) than CC2.
- 7.3.2.5 Having no policy addressing carbon statements would result in there being no requirement for new developments to contribute to meeting the legally binding target of net zero carbon by 2050. There would be no means of securing through the planning applications process a statement showing how this could be achieved and thereby being able to scrutinise it to ensure that what the applicant is proposing is deliverable. This would have a significant negative effect on sustainability objective D (Climate Change Mitigation).
- 7.3.2.6 As a result of the assessment, no changes have been made to the policy as drafted.

7.3.3 CC3: Electric Vehicle Infrastructure

Residential and commercial development proposals will include the infrastructure to be ready for electric vehicles (EV-ready), in accordance with the following specific points:

- a) All off highway vehicle parking spaces in new residential developments will be fitted with an electric vehicle charging point or provided with a three phase electricity connection and ducted circuit in a suitable position to enable an electric vehicle charging point to be easily installed in the future;*
- b) Where residential development includes off-plot parking, a plan will be required, setting out how sufficient charging infrastructure is to be provided and maintained;*
- c) Non-residential developments with 10 or more off-highway vehicle parking spaces will include at least 30% with electric vehicle charging points or a proportion equal to electric vehicle market share (whichever is higher at the time of a full or reserved matters application);*
- d) Developers promoting strategic scale development will work with appropriate energy companies and the district council to ensure the development of relevant and appropriate smart energy infrastructure is planned to provide current and future electric vehicle capacity (for example energy storage and management and renewable generation);*
- e) All dwellings with a likely maximum load in excess of 7.5 KW will be connected to the grid with a three phase electricity connection which will extend to electric vehicle charging points, to enable improved management of electricity supply during periods of high demand.*
- f) The provision of fast electric vehicle charging points and hydrogen fuelling facilities, particularly in highly accessible locations will be supported. New or significantly altered petrol filling stations/other facilities serving the travelling public will include provision of at least 2 fast electric vehicle chargers.*

- 7.3.3.1 The policy's purpose is to ensure that new development, both residential and commercial, includes electric vehicle infrastructure to support the transition to the use of electric vehicles. It performs well overall in relation to Sustainability Objectives, with minor positive impacts resulting in relation to several objectives. However, there is opportunity for the policy to be improved in relation to its minor negative impacts on C (Historic and Built Environment) by way of an additional criteria to conserve and enhance heritage interests.
- 7.3.3.2 Criteria (e) of existing policy S9 supports provision of electric vehicle infrastructure, but retention of this policy (the Business as Usual Scenario) compared to the provisions of the new policy (CC3) would have a less positive impact on the achievement of sustainable development and, in particular, sustainability objective D (Climate Change Mitigation)
- 7.3.3.3 Omitting any policy regarding Electric Vehicle Infrastructure, or replacing the policy with a more generalised policy would have limited weight in securing specific requirements which are able to deliver the specifications and amount of infrastructure needed to provide EV ready development. The potential for securing new EV infrastructure would therefore significantly reduce, resulting in a less positive effect on sustainability objective D (Climate Change Mitigation).
- 7.3.3.4 As a result of the assessment, an additional clause has been added to the policy to address potential impacts on the historic and built environment which reads: *"sited so that they integrate positively with the built environment and do not affect the significance, character, setting, or local distinctiveness of a heritage asset"*.

7.3.4 CC4: Sustainable Travel

The transport system will offer businesses, communities and individuals safe and sustainable transport choices, helping to deliver a low carbon, successful and resilient economy, and stronger, healthier communities through an integrated approach to transport and development which accounts for likely demographic changes.

Proposals should seek to maximise the use and efficiency of existing transport facilities and where necessary provide mitigating measures to deal with the impacts of development on the transport network, both within and outside the plan area. For larger developments of at least 50 homes a majority of trips should be made by walking, cycling and public transport.

The impact of new development on transport issues will be assessed and development will be located and designed to:

- a) promote public transport, cycling and walking as transport modes of choice, minimising dependence on cars;*
- b) provide and link to strengthened, improved and extended public transport, cycling and walking networks and natural infrastructure networks;*
- c) promote connected, safe, resilient street networks, providing new roads or road improvements where these mainly bring economic, environmental, safety or community benefits;*
- d) minimise the negative impacts of transport including air and noise pollution and road safety through travel plans, demand management, improvement to existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles, cars and other vehicles;*
- e) provide infrastructure for electric vehicles in accordance with policy CC4;*
- f) reduce the need to travel;*
- g) support community-based transport initiatives; and*
- h) provide car sharing parking spaces and bicycle sharing facilities;*

Proposals to reduce the harmful visual effect of highway related structures by reducing unnecessary traffic signs and street lighting should be implemented where safety allows.

7.3.4.1 The purpose of the policy is to steer development to locations that maximise the use of existing transport facilities, where dependence on the private car can be minimised and to promote public transport, cycling and walking through the provision of extended public transport, cycling and walking networks. It performs particularly well against Health, Wellbeing and Climate Change Mitigation Sustainability Objectives.

7.3.4.2 CC4 continues the same emphasis as existing policy S9 (the Business as Usual Scenario) but strengthens some of the requirements which result in improved positive effects on sustainability objectives D and I (Climate Change Mitigation and Health). In particular, this relates to the modal shift target which seeks to achieve the majority of trips being made by walking, cycling and public transport on larger developments.

7.3.4.3 Transport is the greatest contributor to carbon emissions in Teignbridge. This policy is essential in driving forward a modal shift in the way in which people travel and sets out requirements in which this can be achieved. The absence of this policy would result in negative effects on sustainability objectives D and I (Climate Change Mitigation and Health)

7.3.4.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.3.5 CC5: Renewable and Low Carbon Energy

Development of low carbon and renewable energy schemes, and smart energy networks will be supported in principle. Community owned low/zero carbon energy projects, which maximise the use of the resource, will, in particular be considered favourably, and are encouraged to be included in neighbourhood plans.

Other non-renewable forms of energy generation will only be permitted where it can be demonstrated that:

- f) there is no reasonable prospect of allocated renewable energy facilities being delivered to meet demand; and*
- g) all reasonable opportunities for using zero or low emissions technology have been taken.*

Proposals should avoid, or where reasonable, minimise and mitigate impacts upon local amenity and the natural and historic environment. Development will need to ensure that it does not have an adverse effect on the integrity of a European Wildlife Site.

7.3.5.1 The purpose of the policy is to support low carbon and renewable energy schemes, including smart energy networks, giving particular support for community owned projects that might be included in Neighbourhood Plans. It also prevents new non-renewable forms of energy generation unless there is no reasonable prospect of allocated renewable energy facilities being delivered to meet demand, or all reasonable opportunities for utilising zero or low emissions technology have been taken. It includes an element of protection for local amenity and the natural and historic environment and for European Wildlife Sites.

7.3.5.2 The generation of heat and electricity from low carbon and renewable sources is an important contributor to meeting our targets to become carbon neutral. A policy which is much more restrictive about such schemes could hinder the potential for us to achieve carbon neutrality and therefore have a negative effect on sustainability objectives D and I (Climate Change Mitigation and Health). It is also important to note that when the plan is read as whole, landscape and environmental matters (such as conservation of heritage assets, protection of biodiversity etc.) are all able to be considered as part of any relevant planning application and therefore additional clauses to those already included in the policy are not required.

7.3.5.3 The absence of a policy or reliance on CC1(c) (the Business as Usual Scenario) would provide less certainty for decision makers and applicants on the specific provisions relating to low carbon and renewable energy applications. This could result in fewer applications being determined favourably and therefore a less positive effect on sustainability objectives.

7.3.5.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.3.6 CC6: Energy Storage

Development of non-domestic renewable and low carbon energy storage developments will be supported in principle. Proposal should be sited:

- a) at a suitable distance from residential areas and avoid, or where reasonable, minimise and mitigate impacts upon local amenity, biodiversity and the natural and historic environment;*
- b) where the standard of highways and road safety is appropriate;*
- c) to ensure the maintenance or enhancement of the character, appearance and historic interest of affected landscapes, buildings, trees and other environmental assets;*
- d) where they protect the best and most versatile agricultural land and soils from significant, inappropriate and unsustainable development.*

Development will need to ensure that it does not have an adverse impact on the integrity of European Wildlife Sites.

7.3.6.1 The policy provides in principle support for the development of non-domestic renewable and low carbon energy storage, subject to impacts on local amenity, biodiversity, including the integrity of European Wildlife Sites, the natural and historic environment, landscapes and environmental assets, highway and road safety and the best and most versatile soils.

7.3.6.2 Energy storage facilities provide the opportunity to store excess energy at times of low demand and feedback into the grid when demand is higher. Future need for such energy storage facilities is only expected to increase with the continuing decarbonisation of the grid and the rise of plug-in vehicles. It is therefore important to have a policy which supports such schemes so that they can complement policy CC5 and deliver sustainability benefits for climate change.

7.3.6.3 The absence of a policy (the Business as Usual Scenario) would provide less certainty for decision makers and applicants on the specific provisions relating to energy storage. This could result in fewer applications being determined favourably and therefore a less positive effect on sustainability objective D (Climate change Mitigation).

7.3.6.4 As a result of the assessment, no change have been made to the policy as drafted.

7.4 Chapter 4: Design and Wellbeing

7.4.1 DW1: Quality Development

To ensure high quality urban design and development a series of Design Principles, Parameter Plans, Place-Based Strategies, Non Place-Based Strategies, Design Codes and Parcel Plans will be required, commensurate with the scale of development, as per Figure x:

Development should accord with the following overarching principles:

- a) integrating with and, where possible, enhancing the character of the adjoining built and natural environment, particularly affected heritage assets;*
- b) making the most effective and efficient use of land;*
- c) create clearly distinguishable, well defined and designed public, private and communal spaces which are attractive, accessible, durable and safe and provide a stimulating, well integrated environment with a strong sense of place;*
- d) allow for permeability, safety and ease of movement within the site and with adjacent areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist;*
- e) create a place which is easy to find your way around with streets defined by a well structured building layout that includes urban blocks, buildings, boundaries and landscape with an overarching sense of hierarchy;*
- f) well integrated building layouts and street design take priority over parking, roads and utilities, so highway requirements do not dominate the site's appearance and function;*
- g) the buildings exhibit design quality using materials appropriate to the area, locally sourced if feasible;*
- h) create inclusive layouts which promote health, well-being, community cohesion and public safety and are usable by different age groups and people with disabilities;*

- i) provision of an appropriate range of dwelling types taking account of demographic changes;*
- j) incorporate public art into the fabric and infrastructure of major development where this can contribute to design objectives and help to reinforce local identity and a sense of place, in line with a clear strategy and budget as agreed by the Local Planning Authority;*
- k) respect the distinctive character of the local landscape, seascape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, wildlife habitats, heritage assets and skylines;*
- l) ensure that the development is usable by different age groups and people with disabilities;*
- m) fully integrate Sustainable Drainage Systems to achieve high quality amenity, create and sustain biodiversity, manage flood risk and protect and maintain the natural water cycle, and manage run-off quality to prevent pollution; and*
- n) have regard to any matters of detail contained in approved masterplans for allocated sites and/or specific design requirements included within adopted neighbourhood plans.*

- 7.4.1.1 The policy's purpose is to set out how development proposals will be assessed for achieving high quality urban design. It comprises of overarching principles and sets out the process that applicants will have to follow in preparing their schemes. As drafted, it performs well across several Sustainability Objectives, with significant positive impacts in relation to Historic and Built Environment and Health. There are no negative impacts, although neutral impacts occur for Natural Environment, Landscape, Land Resources, Jobs and Local Economy.
- 7.4.1.2 The retention of existing policy S2 (the Business as Usual Scenario) offers similar sustainability benefits to that of the new policy. However, S2 does not include the different application requirements (for parcel plans, design codes) etc. which DW1 has introduced. As such, retaining the existing policy would have a less positive effect on sustainability objectives C (Historic and Built Environment), I (Health) and J (Wellbeing) as it would be more difficult to evidence a logical design process based on the key overarching design principles.
- 7.4.1.3 The existing policy excludes reference to promoting social wellbeing, protection of soils through construction processes and responding to climate change vulnerabilities. As such it would have a less positive effect on sustainability objectives D, F and J (Climate Change Mitigation, Land Resources and Wellbeing) than the revised policy.

7.4.1.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.2 DW2: Easy to Navigate Places

New development will be composed and structured to be distinctive, memorable, interesting, reflective of local character so that it is legible, easy to navigate and visually stimulating. In order to achieve legible development, the layout of new development will:

- a) Retain and integrate local landscape and built environment features that make a positive contribution to the identity of the site and locality;*
- b) Create new and maintain existing visual links between significant existing and proposed buildings, landmarks, landscape features, open space and areas of new development;*
- c) Locate civic/community buildings in prominent positions, such as at the termination of vistas, key junctions or adjacent to public open space;*
- d) Reinforce the hierarchy of streets through scale, architecture and design;*
- e) Ensure that private and public spaces are clearly distinguishable; and*
- f) Ensure that private spaces are defensible and public spaces benefit from natural surveillance.*

7.4.2.1 The purpose of the policy is to provide a framework for supporting legible development which provides easy navigation through new layouts and other more limited forms of development.

7.4.2.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.

7.4.2.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.3 DW3: Street Character and Form

In order to achieve high quality street character and form, major development will be required to demonstrate how it has been considered alongside building design, through the following principles.

Streets will be designed so that they:

- a) are well defined, accessible, safe, visually stimulating, incorporate key buildings, and create attractive and overlooked public areas that benefit from natural surveillance and secure private areas;*
- b) are easy to navigate with a clear hierarchy of route and space networks, well positioned landmark buildings and features and memorable views;*

- c) *reflect their likely levels of use, including primary, secondary and tertiary routes where appropriate;*
- d) *avoid excessively standardised, formulaic or engineered highway solutions and single access points which serve large numbers of properties;*
- e) *integrate all elements, such as building height, detail, materials and setback, street width, design, materials and alignment, boundary treatments and pavement types all contribute to and reinforce the hierarchy of routes and spaces;*
- f) *prioritise building layout over roads and parking and avoid the use of private roads/drives;*
- g) *allow easy access to areas of open space and avoid private frontages adjacent to such areas;*
- h) *are inclusive and prioritise movement by the following hierarchy , ensuring places are well connected throughout the site and with the surrounding area:*
 - i. *people on foot and those with disabilities,*
 - ii. *cyclists,*
 - iii. *public transport vehicles and stops, and*
 - iv. *the car or other private motorised vehicles,*
- i) *are aligned to reflect the site's context and route hierarchy, using sight lines, direction and variation in width to reinforce this and to influence vehicle speeds; and*
- j) *include junctions which enable easy onward movement for pedestrians and cyclists and, which include, where appropriate, landmark buildings, open spaces or identifying features, such as reducing carriageway width, raising road level across the junction or changing surface materials.*

7.4.3.1 The policy sets out principles to follow to achieve high quality street character and form. Well-designed streets create welcoming spaces that are attractive, distinctive, accessible, and safe which is being promoted through stated requirements. It performs moderately well against most of the Sustainability Objectives. There are no negative impacts.

7.4.3.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.

7.4.3.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.4 DW4: Good Building Design

Development will achieve a high quality of sustainable and inclusive building design. Development will maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces, through the following:

a) Context

- a. Sensitive siting that responds to local identity, whether urban or rural, and the relationship between existing buildings in the streetscene or landscape, including views and vistas, whilst making efficient and effective use of land and topography;*
- b. Relating the design, scale and materials of the building to its function and location within the network or space hierarchy;*
- c. Using materials, and applying them in a way, that reflects those that reinforce local character, such as stone, render, cob, brickwork, slate and thatch, which are applied in a way that references local character or used with innovation;*
- d. Reinforcing aspects that make a positive contribution to an area's character and locally distinctive identity.*

b) Architectural Quality

- a. Building design and features relate to locally distinctive development, and reinstate local distinctiveness where it has been eroded, or represent an innovative design that will positively contribute to the character, appearance and local identity of an area;*
- b. Building scale, proportion, massing and formality responds to the neighbouring and surrounding properties and reinforces road hierarchy;*

- c. *Elevations respond to their surroundings and position within the road hierarchy through levels of enrichment (including decorative details such as projecting gables, roof articulation, cill and lintel details, plinths and render banding), balance and proportion, and uniformity/irregularity;*
- d. *Fenestration that is appropriate, in terms of size, proportion and arrangement, to the architectural design of the building and responds to local context and identity;*
- e. *Opportunities for solar gain are maximised where possible;*
- f. *Features that could erode from good design, such as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads are out of public view or are designed to complement the building; and*
- g. *Principal entrances are located where they benefit from natural surveillance, and are easily identifiable from the public realm.*

7.4.4.1 The purpose of the policy is to achieve a high quality of sustainable and inclusive building design. It is divided into context and architectural quality requirements. Main aspects comprise of character, appearance and historic interests of settlements. It performs well overall in relation to Sustainability Objectives, with minor positive impacts resulting in relation to several objectives.

7.4.4.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.

7.4.4.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.5 DW5: Design of Employment, Retail and Civic Buildings

Major retail and employment developments and civic buildings will be designed so that:

- a) *They integrate with, and where possible, enhance the character of the adjoining built and natural environment;*
- b) *Buildings exhibit design quality using materials, form, scale, proportion, layout, detail and landscaping appropriate to the surrounding area;*

- c) *They respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, including settings and street patterns;*
- d) *Where appropriate, to celebrate their public function, capture a sense of civic pride and be responsive to local and wider views;*
- e) *They can be adapted to suit a range of business uses should the use class change in the future;*
- f) *Areas which are visible to the public are attractive and feel safe;*
- g) *Collective boundary treatments which edge public areas support a sense of continuity and integrate well with other structures. They should not appear defensive;*
- h) *Communal and public spaces reinforce a sense of place and are multifunctional where possible;*
- i) *SuDS features are properly integrated;*
- j) *Front entrances relate to the street and/or public areas. Long blank sides to public areas that provide no overlooking should be avoided;*
- k) *Pedestrian and cycle users are prioritised with dedicated networks.*

7.4.5.1 The policy sets out criteria for design of employment, retail and civic buildings so that they integrate with, and where possible, enhance the character of adjoining built and natural environment. It performs well overall in relation to Sustainability Objectives, with significant positive impacts for Historic and Built Environment and minor positive impacts resulting in relation to several objectives.

7.4.5.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.

7.4.5.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.6 DW6: Shop Fronts and Advertisements

Existing shop fronts of historic interest and significance (including those in conservation areas) will be retained wherever possible. Replacement or significant alteration of existing traditional shop fronts would only be found acceptable where it would preserve or enhance the character of the heritage asset and complement the wider area and neighbouring buildings.

1. Shop Fronts

All new shop fronts should ensure:

- a. They enhance the visual amenity and interest of the area and reflect and complement the local character in terms of size, colour, design, materials and architectural features;*
- b. Fascia's are included at an appropriate scale in relation to the shop front and upper floors and do not span more than one property or obscure or require the removal of original detailing or upper floor windows;*
- c. They enhance natural surveillance and create visual interest through an active frontage;*
- d. Shop security features, such as shutters and grills, are appropriately designed and internally fitted to complement the character of the host building and street scene and enable a degree of internal visibility*
- e. Illuminated fascia signs are only permitted for businesses operating in the night-time economy where they do not adversely affect residential amenity.*

2. Traditional Shop Fronts

Traditional shop fronts will be retained, restored and reinstated to enhance their historic interest and better reveal their significance. Replacement, alterations or reinstatement of a traditional shop front must meet criteria a) to e), where relevant, and ensure:

- f. Traditional features such as stall risers, transoms lights, columns, pilasters, mullions and recessed doorways are repaired and retained or where not feasible, replaced as close to the original design, materials and location as possible*
- g. Original materials are utilised with traditional styling, colours and finishes*
- h. Where illumination is necessary, utilises unobtrusive external lighting which is sympathetic in its design and location to the character of the shop front and neighbouring properties and keeps the number of light fittings to a minimum.*

- i. Historic signs, adverts, blind boxes and other features which contribute to its character are retained*
- j. Fascia boards are appropriately angled to maximise readability from the street.*

3. Newly created shop fronts inside or within the setting of Conservation Areas should seek to mirror the high quality traditional shop fronts of nearby properties. They must complement the host property in terms of scale, materials, architectural detailing and meet the requirements of criteria a) to j) where this would lead to an enhancement in the significance of the Conservation Area.

4. Shop unit conversions to a residential use on the ground floor of traditional shop units should ensure the traditional shop front fenestrations are retained.

5. Outdoor Advertisements

Outdoor advertisements which require consent will be approved where:

- k. They have no detrimental impact on public safety;*
- l. They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively;*
- m. They have no adverse impact on amenity; and*
- n. They maintain or enhance the character of the conservation area.*

7.4.6.1 The purpose of the policy is to provide a framework for development of shop fronts and advertisements, including those of historic interest. As drafted, it performs satisfactorily having neutral impacts on most Sustainability Objectives and a significant positive impact for the Historic and Built Environment.

7.4.6.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.

7.4.6.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.7 DW7: Creating Neighbourhoods

Neighbourhoods should be designed and built to:

- a) be structured so the majority of homes have good access to a neighbourhood centre, and a range of local jobs and facilities within approximately 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cycles;*
- b) be distinguishable, well defined and designed, with public and private spaces that are attractive, safe and stimulating, accessible, and usable by people of all ages and abilities;*
- c) be inclusive, promoting health, well-being, community cohesion and safety;*
- d) respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area; and*
- e) have regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.*

Neighbourhood centres should be:

- f) delivered within a timely manner so as to provide essential services for early occupiers of the development;*
- g) well-defined, with a clustered mix of community facilities and non-residential uses that are compatible with, and complement those within the local area;*
- h) located where there is likely to be the greatest footfall, traffic movement and good access to public transport;*
- i) have shop units designed to be flexible and adaptable to a range of business uses; and*
- j) designed to create civic pride, be high quality, have a clear approach to character and be comfortable and safe for their users, by:*
 - i. the prominent positioning of civic buildings and community spaces;*
 - ii. the inclusion of high quality materials of construction in public realm areas including surfaces, landscaping for buildings;*
 - iii. designing for and prioritising of pedestrian and cycling amenity and comfort over vehicles; and*
 - iv. having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.*

- 7.4.7.1 The purpose of the policy is to provide criteria for the design of neighbourhoods, the siting of neighbourhood centres and mix of community facilities and services. As drafted, it performs well across most Sustainability Objectives, with significant positive impacts in relation to Access to Services and Connectivity and Transport. A minor positive impact could result in relation to D (Climate Change Mitigation).
- 7.4.7.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.
- 7.4.7.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.8 DW8: Healthy Active Places

Major residential and commercial development will be designed to enable people of all ages and abilities to use and enjoy their neighbourhood environment in a way that has a positive impact on their physical and mental wellbeing. Development proposals should incorporate the following where relevant:

- a) distinguishable, well defined and designed public and private spaces that are attractive, accessible, safe and stimulating;*
- b) permeable and easy to navigate corridors that incorporate elements of natural infrastructure; with good lighting, smooth plain surfaces, frequent seating that prioritise walking, cycling, wheelchairs, prams, mobility vehicles and routes to public transport;*
- c) a clear hierarchy of streets that are easy to navigate with distinctive features at junctions. These should be defined by varied urban form features (e.g. public art, trees and street furniture) and architecture that reflects local character and contribute to navigation and way-finding;*
- d) inclusive layouts promoting health, well-being, community cohesion and public safety;*
- e) provision of a clustered mix of services and facilities within a walkable area, with buildings designed to reflect their uses;*
- f) designs, features and spaces usable by all different age groups and abilities;*
- g) public seating, toilets in public buildings and bus shelters that are suitable for older people and people with disabilities;*
- h) frequent pedestrian crossings with audible and visual cues suitable for older people;*
- i) clear dementia friendly signage throughout the development including public buildings;*
- j) links to strengthened, improved and extended public transport, cycling and walking networks and natural infrastructure networks;*
- k) have regard to the LGA and Innovations in Dementia guidance: Dementia Friendly Communities (2015 and subsequent revisions);*
- l) have regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour; and*
- m) for developments of 500 homes or more or other development creating 2,500sqm or more of non-residential floorspace, undertake a Rapid Health Impact Assessment (HIA).*

- 7.4.8.1 The policy contains criteria that seek to guide development to have a positive impact on physical and mental wellbeing at neighbourhood level. Well defined and designed public and private spaces that are attractive, accessible, safe and stimulating will be sought through the policy. It performs well overall in relation to Sustainability Objectives, with significant positive impacts resulting in relation to Health and several objectives with minor positive impacts.
- 7.4.8.2 The Business as Usual scenario is that there is no specific or detailed policy in relation to integrating health into design. This means that the ability to secure positive health and wellbeing outcomes and reduce health inequalities through the planning process would be limited to other design policies contained in chapter 3. This would not pick up on wider issues identified through the HIA assessment matrix and policy criteria that brings all of the different health strands together.
- 7.4.8.3 An HIA provides an objective and quantified method of demonstrating how health inequalities can be reduced and health and wellbeing can be promoted. A higher threshold than 500 or more units or 2,500sqm floorspace proposed would mean that smaller developments with the potential to make a positive contribution to health and wellbeing will be missed. A lower threshold than that proposed could be useful in securing better health outcomes against sustainability objective I (Health). However, the Healthy Urban Checklist provided in the supporting text is a useful aide memoire for decision makers when considering how the policy should be applied and will help to ensure that health benefits can be secured.
- 7.4.8.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.9 DW9: Natural Infrastructure

The Council will continue to establish and safeguard a network of attractive, usable, accessible and multi-functional green and blue spaces and corridors for the movement of people and species, place-making and the provision of ecosystem services, through the determination of planning applications, infrastructure investments and by partnership working. These should all be informed by the Council's Natural Infrastructure Strategy (2019).

Natural Infrastructure provided as part of new development will where appropriate:

- a) *be designed-in from the outset, ensuring that the development is planned around people and not the car. Layouts will include a well-designed and interconnected network of:*
- *pedestrian and cycle routes,*
 - *children's and young people's play spaces,*
 - *parks, playing pitches,*

- *natural green space,*
 - *biodiversity enhancement,*
 - *allotments,*
 - *sustainable drainage,*
 - *tree planting,*
 - *landscape sensitivity, and*
 - *mitigation for impacts on European Wildlife Sites;*
- b) *reflect the diverse needs of all residents of a community in planning for new natural infrastructure taking into account the size of the development, the site's characteristics, location, historic patterns and features, existing footpaths and cycleways and current or likely future deficits. Where surpluses exist, element(s) of the required natural infrastructure provision may be provided off-site in accordance with paragraph (c), in a suitable accessible location that serves the local community;*
- c) *where appropriate promote ease of public access through good, safe access and seamless integration with the movement network. Private spaces and drives must not be located at the edges of public open spaces;*
- d) *use the Fields in Trust Standards publication 'Guidance for Outdoor Sport and Play - Beyond the Six Acre Standard' (2015 and subsequent revisions) as the starting point for provisions. Capacity and accessibility of, and opportunities for improvements to existing nearby provision should also be taken into consideration;*
- e) *integrate, the historic features and patterns of the site, its setting and access to heritage assets into site natural infrastructure planning;*
- f) *mitigate against risk(s) associated with coastal erosion and have consideration for the relevant Shoreline Management Plan;*
- g) *use sustainable drainage solutions that are integrated into the natural infrastructure provision to mitigate any flood risk;*
- h) *protect and enhance ecological networks by connecting new and existing biodiversity hubs wherever possible;*
- i) *provide accessible natural green space unless it is not compatible with achieving biodiversity compensation and/or net gain;*
- j) *have regard to Police secured by Design principles to reduce opportunities for crime and anti-social behaviour;*

- k) where relevant, protect and extend existing natural infrastructure assets, enhancing their function and overall accessibility to the network;*
- l) where necessary, provide appropriate Suitable Alternative Natural Green Spaces (SANGS) required by Habitat Regulations Assessments to relieve recreational pressure on European sites;*
- m) protect and enhance the ecological, landscape and recreational value of coastal areas and watercourses. Development proposals that are likely to have an adverse impact on these functions (including across their catchments) and setting of the coast, watercourses and their corridors will not be permitted; and*
- n) demonstrate how it supports the achievement of Water Framework Directive objectives and has followed guidance from the Environment Agency on implementation of the River Basin Management Plan. In particular, all necessary actions should be taken to avoid any downstream adverse impact on water quality objectives and ecological status that may arise from their proposed development.*

7.4.9.1 The policy sets out conditions to establish and safeguard a network of multi-functional green and blue spaces and corridors for the movement of people and species. It will be informed by the Council's Natural Infrastructure Strategy. As drafted, it performs very well across most Sustainability Objectives, with significant positive impacts in relation to A (Natural Environment), D (Climate Change Mitigation), I (Health) and J (Wellbeing). There are no negative impacts recorded.

7.4.9.2 The general thrust of DW9 is similar to the existing Local Plan policy WE11 (the Business as Usual Scenario) but the added requirements in DW9 seek to ensure added value as a result of requiring the natural infrastructure to be planned in from the outset. The added flexibility in relation to using the Fields in Trust standards as a starting point means that individual developments can more easily respond to their site characteristics and existing surrounding provision rather than being strictly bound to set requirements.

7.4.9.3 National policy requires plans to take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure. The absence of a policy would mean that the plan could not achieve this, with negative effects resulting on various sustainability objectives including, A (Natural Environment), B (Landscape), I (Health) and J (Wellbeing).

7.4.9.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.10 DW10: Design of Natural Infrastructure

The design of natural infrastructure will provide a network of multifunctional natural spaces and corridors that create environmental and quality of life benefits for the community and habitats for wildlife by ensuring:

- a) proposals incorporate/deliver the principles and projects set out in the emerging Natural Infrastructure Strategy for Teignbridge;*
- b) it responds to opportunities to enhance existing or create new natural infrastructure assets and connections. This could be demonstrated in natural infrastructure context plans and masterplans showing the proposed roles and connections in relation to the wider natural infrastructure network;*
- c) there is sufficient space for the mix of natural infrastructure features and functions within the proposed spaces;*
- d) inclusive layouts which promote health, well-being community cohesion and public safety;*
- e) distinguishable, well defined spaces that are attractive, safe, stimulating and accessible by people of all ages and abilities, particularly those with mental or physical disabilities, and carers;*
- f) publicly accessible natural infrastructure with interconnected pedestrian, cycle and vehicular networks integral to proposals;*
- g) necessary wildlife buffer zones and connections are allowed for and can be maintained;*
- h) lighting design and levels are compatible with wildlife;*
- i) buildings provide surveillance of public spaces and multifunctional corridors so they feel safe, are well elevated and provide a positive outlook to those spaces;*
- j) property boundaries visible from public areas are durable for the lifetime of the development, attractive when implemented and likely to be maintained in an attractive and coordinated manner for the future;*
- k) street and parking arrangements do not undermine function or appearance of the natural infrastructure; and*
- l) landscape proposals are designed to seamlessly integrate their different features and function, are attractive and can be easily maintained.*

7.4.10.1 The policy sets out conditions to provide a network of multifunctional green and blue spaces that create environmental benefits and habitats for wildlife through design of natural infrastructure.

7.4.10.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 alone to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.10.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.11 DW11: Natural Green Space

Where required and appropriate, to mitigate the effect of development on wildlife, natural green space will:

- a) be designed to include areas of new and enhanced semi-natural habitat to benefit priority habitats and species, and to mitigate the impact of development;*
- b) be site specific, located and designed to account for the nature and scale of potential impacts on existing habitats and species;*
- c) ensure adequate space between built form and green features to enable the green features to function well for their intended purpose (i.e. allowing space for biodiversity, habitat growth, drainage and paths for movement and maintenance access);*
- d) benefit from natural surveillance;*
- e) be capable of being maintained by a single management body into the future;*
- f) include plant species which are predominantly native, are of local provenance and resilient to the anticipated impacts of climate change; and*
- g) be publicly accessible unless it is not compatible with achieving biodiversity compensation and/or net gain.*

7.4.11.1 The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. It performs particularly well against A (Natural Environment) with a significant positive impact and minor positive impacts resulting in relation to several other objectives.

7.4.11.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.11.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.12 DW12: Natural Corridors

In schemes requiring linked networks of green and blue corridors, these will be provided to ensure that they remain as critical corridors for movement, drainage and wildlife habitat functions by:

- a) arranging corridors so that they take in existing ecological features and patterns of use such as species rich hedgerows, watercourses and bat flyways, and are designed and maintained to maximise biodiversity value while providing space for movement and compatible leisure activities;*
- b) ensuring that any site specific habitat/multifunction requirements can be achieved within the proposed widths (typically a minimum width of 13m should be allowed, unless survey data indicates otherwise, excluding footpaths, roads and cycleways);*
- c) being maintained as part of the public realm with maintenance and management plans to cover all operations needed to develop and retain habitat and other value;*
- d) incorporating a suitable mix of other natural infrastructure functions.*

7.4.12.1 The policy sets out requirements to support delivery of green and blue corridors, critical components of an effective linked network that have movement, drainage and wildlife habitat functions. It performs moderately well overall in relation to Sustainability Objectives, with a majority holding minor positive impacts and no negative impacts recorded.

7.4.12.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.12.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.13 DW13: Parks and Recreation

Urban parks and play spaces for children and young people which provide important focal points for recreation, socialising and gathering will be designed so that they:

- a) integrate with, maintain or enhance the character of the adjoining built and natural environment;*
- b) are distinguishable, well defined spaces that are attractive, safe, stimulating and accessible by people of all ages and abilities, particularly children and young people, older people, disabled and carers;*
- c) become part of the overall natural infrastructure and layout of the site;*
- d) are well integrated within new development such that they have a clear sense of purpose and identity;*
- e) are provided in accordance with the Fields in Trust Standards publication 'Guidance for Outdoor Sport and Play - Beyond the Six Acre Standard' (2015 and subsequent revisions)*
- f) have the appropriate level of play for the anticipated number and age ranges of children and young people, suitably equipped to meet the needs of the area;*
- g) form a component of the wider network of spaces, including informal active or passive recreation and socialising. Designs should make best use of existing features and provide suitable access. Larger parks should include facilities to promote healthy living such as circular walking routes, trim trails, green gyms and multi-wheeled activity surfaces where appropriate; and*
- h) are accessible by sustainable travel modes.*

7.4.13.1 The purpose of the policy is to set out criteria for delivery of urban parks and play spaces (for children and young people) which are important focal points for recreation, socialising and gathering. Space standards are provided for each category of play space. It performs reasonably against most Sustainability Objectives, with significant positive impact in relation to I (Health). Minor negative impact could result in relation to D (Climate Change Adaptation).

7.4.13.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.13.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.14 DW14 Allotments

To provide opportunities for local sustainable food production on developments of 100 homes and above, allotments should be:

- a) *provided on site at a ratio of 1 half sized plot per 25 dwellings with at least an additional allowance of 0.1ha for paths and communal facilities. (Total 0.6ha/1000 dwellings). Sizes based on:*

<i>Standard Full Sized Plot</i>	<i>250 square metres</i>
<i>Standard Half Sized Plot</i>	<i>120 square metres</i>

- b) *accessible by sustainable travel modes, and have parking provision adjacent to the site at a ratio of 1 space per full size plot;*
- c) *integrated with the adjoining built and natural environment;*

- d) be accessible and usable by different age groups and people with disabilities;*
- e) make use of the best soils from the development site; and*
- f) designed and managed in accordance with the National Allotment Society policies and guidance.*

7.4.14.1 The purpose of the policy is to set out conditions for development of allotments, to provide opportunities for local sustainable food production. Typical facilities expected for new areas is shown in an accompanying graphic. As drafted, it has a mixed performance across the Sustainability Objectives, with mostly minor positive impacts but minor negative impacts could result in relation to F (Land Resources) and G (Water Resources).

7.4.14.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.14.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.15 DW15: Sustainable Urban Drainage Systems

To ensure that Sustainable Urban Drainage Systems (SuDS) are properly integrated into proposals for the benefits of wildlife, amenity and water quality, they will:

- a) prioritise above ground solutions that are multifunctional, and follow the four pillars of SuDS design;*
- b) be well integrated into the design and arrangement of built structures and hard and soft spaces;*
- c) be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and that flooding does not occur during a 1 in 100 year rainfall event in any part of a building or utility plant susceptible to water (including the recommended allowance for climate change and urban creep);*

- d) *ensure that where attenuation is utilised, site runoff is controlled to greenfield performance (rates and volumes) for events up to and including the 1 in 100 year return period, or a reduced rate where required (e.g. Critical Drainage Area); and*
- e) *ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.*

7.4.15.1 The purpose of the policy is to set out criteria for provision of Sustainable Drainage Systems in order to benefit wildlife, amenity and water quality interests. It will be integrated into the design and arrangement of built structures and hard and soft spaces. It performs well overall in relation to Sustainability Objectives, with minor positive impacts resulting in relation to several objectives. There are significant positive impacts in relation to E (Climate Change Adaptation) and G (Water Resources).

7.4.15.2 Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policies S2 and WE11.

7.4.15.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.16 DW16: Urban Greening

The Council supports the “greening” of the urban environment within Teignbridge, including an increase in tree canopy coverage or other measures to increase the “greening” of the urban environment. To achieve this:

1. *New major residential development should include tree planting in line with the table below (A-F).*
2. *Minor residential development should provide an improved level of urban greening in line with the table below (F only).*

	Type of street/ type of development	Planting distances/other requirements
A	Primary streets	15 metre centres
B	Secondary streets	10 metre centres
C	Tertiary/mews streets	dependant on road design

D	Parallel parking	taller trees: 20 metre centres (between every 3 parking bays)
E	Perpendicular parking	taller trees: 9 metre centres
F	Apartment development/ infill with no street frontage	Will achieve an improved level of urban greening relative to current on-site levels through tree planting in public open spaces, green roofs, green walls or green balconies.

3. *Where new major employment development involves the creation of new streets, it should provide new tree planting in line with A-C above. In other situations, new employment development, with the exception of extensions to existing premises and changes of use, should provide an improved level of urban greening in line with F above.*
4. *Where street trees are proposed, evidence must be provided that the Highway Authority is satisfied with the location, species and size of the tree and future management arrangements.*
5. *Where development results in the loss of a tree/trees of public amenity value, replacement tree planting commensurate with the loss will be undertaken on site, in line with Table 5. Where this is not possible, green roofs or green walls/balconies that provide a commensurate level of urban greening will be used to compensate for the loss, or financial contributions towards off-site tree planting will be considered acceptable. Replacement planting must be achieved where a tree has been lost from the public realm, and achieve a similar tree canopy cover to that lost.*
6. *In order to maximise the chances of successful establishment and future growth of trees on major development sites, the following will be required:*
 - a. *All new trees above 8-10cm girth must be container grown and comply with BS 8545:2014 "Trees from nursery to independence in the landscape" (or any updates of this standard) and will only be planted following confirmation from the Council that it is satisfied with the condition and form of the trees, construction of the tree pit and quality of the topsoil, which should, as a minimum requirement, conform to BS 3882:2007;*
 - b. *The species, selection and sourcing of trees must be agreed by the council. In exceptional circumstances this may involve the council's nominated officer accompanying a representative of the applicant to an agreed nursery at the applicant's expense to select trees;*

- c. The transportation, handling and storage of trees to be planted must be by suitably qualified or experienced staff;*
 - d. Sufficient volume of soil will be provided to allow species to grow;*
 - e. Crating systems are used where trees are planted within or adjacent to existing or proposed hard surfaces;*
 - f. Root barriers used where there is a potential conflict with adjacent services.*
 - g. Areas to be planted with new trees will be protected from soil compaction, root severance, impact damage, contamination, and fires during development; and*
 - h. Management of the trees is agreed and secured prior to occupation of the development.*
- 7. Where green roofs or green walls/balconies are proposed, sufficient information must be submitted to demonstrate the following:*
- i. Strength of the supporting structure;*
 - j. How the choice of plants considers climate, orientation, temperature and humidity;*
 - k. Adequacy of planting material, volume and type, including any required membranes or barriers;*
 - l. Adequacy of drainage and irrigation;*
 - m. Accessibility and intended use;*
 - n. Long term management.*

7.4.16.1 The purpose of the policy is to set out conditions for greening of the urban environment with particular regard to increasing tree canopy coverage. Planting requirements for type of development/street is detailed. Green roofs and walls are further options covered. As drafted, it performs reasonably across most Sustainability Objectives, with minor positive impacts in relation to A (Natural Environment), C (Historic and Built Environment), D and E (Climate Change Mitigation and Adaptation), I (Health), J (Wellbeing) and M (Town Centres).

- 7.4.16.2 A more generic policy supporting the increased 'greening' of the urban environment without specifying when developments are expected to provide new, or replace existing, trees would be unlikely to secure the same sustainability benefits as DW16. It is also important that the detail relating to how such trees should be provided is included so that these trees can thrive in the long term, not only in terms of their physical conditions, but also relationship with surrounding buildings and infrastructure.
- 7.4.16.3 No policy (the Business as Usual scenario) would mean that there would be significantly fewer opportunities to provide new, or replace existing trees, and the lack of detailed guidance in relation to planting methods and requirements would risk any new or replacement trees not being able to thrive or integrate with their surroundings in the long term. This would have negative effects on sustainability objectives A (Natural Environment) and D (Climate Change Mitigation).
- 7.4.16.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.17 DW17: Long-Term Stewardship

In order to ensure that the social and environmental benefits of the natural infrastructure provision continue to be achieved in perpetuity all new major residential development and non-residential development above 2,500sqm will be required to put in place arrangements securing the long-term stewardship of the development. This includes all of the following where they form part of the development:

- *Formal and informal public open space;*
- *Play and recreation areas;*
- *Playing fields;*
- *Natural green space;*
- *Trees (including street trees);*
- *Community buildings;*
- *Street furniture;*
- *Public art;*
- *Allotments;*
- *Sustainable Urban Drainage Systems and associated features; and*

- *On-street Electric Vehicle charging points.*

The transfer of these assets to the Council, Community Interest Companies, Town and Parish Councils or the Land Trust will be supported.

7.4.17.1 The purpose of the policy is to put in place arrangements securing the long-term stewardship of major development schemes, for such facilities as formal and informal public open space, play and recreation areas, street furniture and public art.

7.4.17.2 All natural infrastructure, EV points and community facilities require long term maintenance and management arrangements so that they are secured for the benefit of the community in perpetuity. One reasonable alternative (the Business as Usual scenario) is to require this within individual policies where assets require long term management and maintenance. However, this could create a more piecemeal approach to such arrangements. An overarching approach to their long term stewardship is more likely to result in added value in relation to sustainability objectives.

7.4.17.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.18 DW18: Parking

- a) Parking should be well integrated into the layout so that it does not dominate the street scene;*
- b) Parking areas should be accessible and designed and located to feel safe, with appropriate lighting, natural surveillance, enclosure, boundary treatments, and security measures where necessary;*
- c) Cycle parking should be easily accessible, secure, and protected from the weather. As well as on-plot provision, cycle parking should also be located in places likely to attract users (e.g. play areas, neighbourhood centres);*
- d) Parking space sizes should ensure there is sufficient room to open car doors and boots and safely enter/leave the vehicle. Additional access space in front of garages should be provided so that garage doors being opened, or cars parked in front of them, do not over sail the highway;*
- e) Garages should have a minimum internal size of 3m x 6m (plus adequate space if cycle parking is provided in the garage);*

- f) *at least 10% of off-plot parking spaces should be designed to allow use by a person with disabilities*
- g) *Parking for new units will be provided at the following minimum ratios unless there are specific provisions set out within made Neighbourhood Plans or where evidence shows that a different ratio is more appropriate based on the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles in accordance with policy CC4.*

	Cycle parking	Vehicle Parking
1 bed dwellings	1 space	1 space
2 bed dwellings	2 space	2 spaces
3 bed dwellings	3 spaces	2 spaces
4+ bed dwellings	4 spaces	3 spaces
Visitor/service provision	1 space per 10 dwellings	1 space per 10 dwellings
B1/B2	Spaces for 15% of employees	1 per 30sqm
B8	Spaces for 15% of employees	1 per 200sqm

7.4.18.1 The policy covers parking requirements for vehicles and cycles with ratios for residential and non-residential uses. A main intention to make sure that parking space is well integrated into the street scene in a way which does not impact on the movement of pedestrians, cyclists and public transport. It performs variably in relation to Sustainability Objectives, with minor positive impacts on H (Homes), I (Health), J (Wellbeing), K (Access to Services) and M (Town Centres) and minor negative impacts on A (Natural Environment), B (Landscape) and E (Climate Change Adaptation).

7.4.18.2 Parking is one of the most frequently raised issues on new development sites and the lack of dedicated parking spaces often has negative impacts on the way that new developments look and are experienced. Whilst good parking design principles will help to address some of these issues, if there is not sufficient parking provision planned for from the outset, then issues of cars parking on pavements, a lack of visibility due to crowded parking on roads, and parking blocking pavements will continue to arise. As such, there is considered to be added value in setting specific parking standards in relation to sustainability objectives B (Landscape) and J (Wellbeing). Whilst the provision of parking could be viewed as encouraging the use of the private car, it is possible to ensure that there are sufficient spaces whilst still promoting a modal shift for the majority of trips made.

7.4.18.3 Parking issues are prevalent on new developments locally and can result in both design and safety issues. The absence of a detailed policy (the Business as Usual approach) will therefore have negative effects on sustainability objectives.

7.4.18.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.19 DW19: Residential Density

New development will make the most efficient use of land, whilst complying with other Plan policies. To achieve this, the following net density targets should be used as the starting point for developments:*

- a) 40-60 dwellings per hectare for major urban thoroughfares/avenues/primary streets and neighbourhood centres;*
- b) 50-70 dwellings per hectare for main town centre areas;*
- c) 30 dwellings per hectare + for park edges and around other green spaces;*
- d) 30-40 dwellings per hectare for all other areas that are well related to settlements.*

Some variation will be permitted where it can be demonstrated that a different net density is more appropriate due to the surrounding character, settlement type, topography, viability or for townscape reasons or other constraints.

**Density calculations should include all private and communal space within the curtilage of an urban block, all parking areas, estate roads, play areas and spaces situated in the secondary and tertiary network. It excludes highways infrastructure, sports pitches, allotments, parks, Sustainable urban Drainage Systems, schools and other infrastructure requirements and land associated with non-residential uses except where that use forms part of a mixed use building that is partially residential.*

7.4.19.1 The purpose of the policy is to make most efficient use of land, allowing for some variation with surrounding character, topography and townscape, amongst others. The policy sets out criteria for residential density with stated ratios by different parts of settlement from central areas outwards. As drafted, it performs well across most Sustainability Objectives, with significant positive impacts in relation to M (Town Centres) and N (Connectivity and Transport). There are several minor positive impacts recorded.

7.4.19.2 National policy requires Local Plans to make the most efficient and effective use of land and appropriate residential densities can go a long way in achieving this. Relying on a generic statement relating to the efficient and effective use of land may do little to steer new development towards increasing densities where it is appropriate to do so, thereby limiting overall land take as well as benefiting nearby facilities from having the necessary numbers of people within walking distance to support them. Equally, in locations where lower densities are more appropriate, it is important that this is achieved to limit any adverse impacts on landscape and townscape character. The absence of this detailed policy (the Business as Usual scenario) would therefore have negative effects on sustainability objectives

7.4.19.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.20 DW20: Waste and Recycling Storage Provision

In order to ensure sufficient and appropriately located space is provided for waste and recycling bins, all new development will demonstrate:

- 1. Adequate provision for waste and recycling storage, which is situated away from prominent public locations and primary thoroughfares, within easy access of the bin collection point, and which complement the surroundings through position, form, scale, materials, details and colours;*
- 2. Suitable access for waste collection vehicles and a satisfactory collection point, where possible located on private property, which is easily accessible from the public highway, for the collection of waste and recycling.*
- 3. Communal bin storage areas will also meet all of the following criteria:*
 - a. Well integrated within the development, easily accessible and not visible from public areas or primary thoroughfares;*
 - b. Secure but accessible to residents and waste operatives;*
 - c. Have the ability to be maintained in a clean condition, including provision of a lockable tap, drainage point and include protection against seagulls or vermin;*
 - d. Be well ventilated;*
 - e. Have additional capacity to allow for future adaptation;*
 - f. Be designed to allow for the largest of bin sizes to be opened safely;*
 - g. Include satisfactory management and maintenance details.*

4. *Mixed use development, including residential and non-residential development will also demonstrate separate and well defined areas for residential and non-residential waste and recycling.*

- 7.4.20.1 The purpose of the policy is to set out criteria for waste and recycling storage provision. Content includes requirements for communal bin storage areas and mixed use developments. Relevant provision by dwelling for bin types is detailed. It performs moderately well in relation to Sustainability Objectives, with minor positive impacts resulting in relation to B (Landscape), C (Historic and Built Environment), D (Climate Change Mitigation), J (Wellbeing) and M (Town Centres).
- 7.4.20.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.
- 7.4.20.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.21 DW21: Services and Utilities

In order to integrate with and, where possible, enhance the character of the built and natural environment, services and utilities networks, including their associated infrastructure, will be designed to:

- a) Locate pumping stations, transformers, gas governors, control/switching units, feeder pillars or any plant necessary for the functioning of infrastructure, together with associated housing, means of enclosure and access away from prominent positions and, to ensure integration with the character of their surroundings through good design and materials appropriate to the area; and*
- b) Minimise their visual impact on buildings, streetscene or landscape through the inconspicuous siting of meters, housing and plant access points; and*
- c) Co-ordinate the layout, design and location of access chambers and covers with paving surfaces, kerbs and landscaping by way of alignment, orientation and geometry and to avoid straddling surface types; and*
- d) Be compatible with planting proposals, allowing for the soil volumes necessary to support the healthy growth of trees and plants.*

- 7.4.21.1 The purpose of the policy is to set out criteria for design of services and utilities, including associated infrastructure to integrate with the character of the built and natural environment. It performs moderately well in relation to Sustainability Objectives, with minor positive impacts resulting in relation to A (Natural Environment), B (Landscape), F (Land Resources), H (Homes) and M (Town Centres).
- 7.4.21.2 Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives. This would be similar to the Business as Usual Scenario which uses existing policy S2.
- 7.4.21.3 As a result of the assessment, no changes were made to the policy as drafted.

7.4.22 DW22: Loss of Local Facilities and Services

To maintain a range of accessible facilities and services within an area, the redevelopment or loss of retail, leisure, community, and other key local community and commercial facilities for another use will not be permitted unless one of the following criteria apply:

- a) There will continue to be a sufficient choice of that type of provision within the local area; or*
- b) The existing use is causing a significant problem which can only be resolved with relocation and which outweighs the loss of that type of provision; or*
- c) The proposed replacement use has significant benefits which outweigh the loss of that type of provision; or*
- d) It can be demonstrated that the use is no longer necessary or viable in the long term. Planning permission for development that will result in the loss, or the change of use of any retail, leisure or community facility will not be granted unless it can be shown through appropriate marketing at a reasonable price (to be independently verified) for at least 24 months that the site no longer provides a realistic prospect for those uses.*

- 7.4.22.1 The purpose of the policy is to maintain a range of accessible services within an area. These comprise of retail, leisure, community and commercial facilities. Criteria for redevelopment or loss of local facilities is contained. It has patchy performance with Sustainability Objectives, with minor positive impacts in relation to D (Climate Change Mitigation), H (Homes), I (Health), J (Wellbeing), K (Access to Services) and N (Connectivity and Transport).
- 7.4.22.2 Both policy DW22 and existing Local Plan policy WE12 (the Business as Usual scenario) emphasise the importance of maintaining local facilities which serve the community. The revised wording introduces a marketing clause which will help to support the retention of the building for community benefit by ensuring a sufficient period of time for the building/facility to be marketed rather than it defaulting to a different use without testing the market.
- 7.4.22.3 The provision of local facilities and services has huge sustainability benefits, including social interaction, accessibility, health, and reducing the need to travel. The absence of a policy which requires specific criteria to be met before allowing a change of use would result in fewer local services and facilities being retained in the long term and negative effects on sustainability objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), and N (Connectivity and Transport).
- 7.4.22.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.4.23 DW23: Protection of Recreational Land and Buildings

Development involving the loss of public or private open space, sports and recreational buildings and land, including playing fields, to an alternative use will not be permitted unless:

- a) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- b) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; and*
- c) it can be demonstrated that the proposed development is in a location that will not affect the integrity of the South Hams SAC.*

- 7.4.23.1 The purpose of the policy is to set out criteria for protection of open space, sport and recreational land or buildings from redevelopment for alternative use. The Policies Map indicates the key areas protected by this policy. It performs reasonably well in relation to Sustainability Objectives, with minor positive impacts for several objectives.
- 7.4.23.2 The provision of recreational land and buildings has huge sustainability benefits, including social interaction, accessibility, health, and reducing the need to travel. The absence of a policy which requires specific criteria to be met before allowing a change of use would result in fewer recreational facilities being retained in the long term and negative effects on sustainability objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), and N (Connectivity and Transport).
- 7.4.23.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5 Chapter 5: Economy

7.5.1 EC1: Business Development

Proposals for business development including new buildings, extensions to existing buildings, expansions to or intensifications of an existing business or employment site, diversification of a farm and changes of use, redevelopment or conversions of existing buildings will be permitted in principle:

- a) *within or on the edge of a settlement;*
- b) *in other locations outside defined settlement limits where:*
 - a. *the scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking;*
 - b. *the standard of highways and road safety is appropriate;*
 - c. *existing buildings are reused where possible.*

- 7.5.1.1 The purpose of the policy is to set out the types of business developments that will be permitted in principle and the appropriate locations for employment development in terms of its proximity to settlements and existing development. The policy, as drafted, performs well against the sustainability objectives, with most objectives achieving a Neutral or Minor Positive score, and is expected to have an overall positive impact on contributing towards the achievement of sustainable development.

- 7.5.1.2 The assessment has identified that the policy has the potential to have a negative impact on sustainability objective M: Town Centres as the policy does not make reference to the location of business uses within the town centres or priority of town centres for certain types of employment development and therefore poses a risk to the vitality and viability of town centres and their maintenance and enhancement. The policy could be improved by making reference either within the policy or supporting text to the prioritisation of town centre locations.
- 7.5.1.3 Whilst there is no explicit prioritisation of town centres, there is a very permissive approach to most types of business development within them. It is often difficult to find suitable town centre sites and therefore whilst new business development in town centres is encouraged, it is equally important to enable businesses to locate in other locations. The prioritisation in this policy is for business development to take place within or on the edge of settlements where it is most sustainable, with stricter controls outside of defined settlement limits.
- 7.5.1.4 The revised policy EC1 broadly continues the Business as Usual scenario (existing policies EC1 and EC3) which is to emphasise a permissive approach to new business development. Both policies seek to add additional controls to rural business development to ensure that they are compatible with their countryside location. These controls relate to ensuring that the scale of the employment is appropriate to the accessibility of the site by walking, cycling and public transport and the standard of serving highways.
- 7.5.1.5 Encouraging a sustainable and resilient economy is a priority for the Council and is essential in securing a sustainable district. The absence of a policy which supported business development would therefore have negative effects on sustainability objectives.
- 7.5.1.6 As a result of the assessment, an amendment is proposed to the supporting text (underlined) to recognise the point raised through the SA though to read: *“A mix of new commercial tenancy types to meet demand will be encouraged, such as business incubators and enterprise hubs, particularly within town centres”*. No change is proposed to the policy.

7.5.2 EC2: Local Supporting Services for Employment Sites

Within established employment sites of 1ha or more, development providing supporting local services will be permitted provided that:

- a) the services is designed to primarily serve local workforce needs; and*
- b) there is not sufficient provision to meet local workforce needs through existing services in the area; and*
- c) it would provide clear benefits to the environment and the road network by reducing the need for workers to travel outside of the employment area during the working day; and*
- d) the service use is ancillary or complementary to existing or proposed B-use classes and would not harm the primary function of the area as a business park/industrial estate, with not more than 20% of the units or floorspace (whichever is lower) being used for such purposes; and*
- e) A1 retail is limited to no more than 280sqm net floorspace.*

7.5.2.1 The purpose of the policy is to allow for the location of small local services within employment areas to serve the local workforce. The policy sets out criteria for the type of development that will be permitted and the circumstances under which it would be considered acceptable. The policy, as drafted, has a neutral impact on most of the sustainability objectives and an overall positive impact on contributing towards the achievement of sustainable development.

7.5.2.2 The assessment has identified that the policy has the potential to have a minor negative impact on sustainability objective I (Health) as the type of development which could be permitted under the policy is not controlled. Whilst the policy limits the use of A2 floorspace, it does not limit other types of use, such as hot food takeaways, to which convenient and regular access could have a negative impact on the health of the workforce. The policy could be improved by the inclusion of a clause relating to the use classes which will be permissible or which will be restricted with reference to limiting the location of hot food takeaways in these areas.

7.5.2.3 Many workers on business parks and industrial estates may drive to service outlets during the working day to access services and facilities such as childcare, shops, gyms etc. Providing these within the business parks themselves helps to reduce the need to travel further afield to get to them. The Business as Usual scenario (no policy) does not allow these uses within business parks and industrial estates. However, this permissive approach may lead to a loss of other more traditional forms of employment within the business park, the policy limits the overall amount of floorspace which can be used for such purposes, and helps to promote a more sustainable local economy where smaller service based businesses can support the larger employers. As such, the policy is considered to have a positive effect on sustainability objective D (Climate Change Mitigation) and a neutral effect on sustainability objective L (Jobs and Local Economy).

7.5.2.4 Whilst the potential for hot food takeaways to have a negative impact on I (Health) is noted, it is not necessarily appropriate for planning to restrict access to outlets such as hot food takeaways. However, it does highlight the need to ensure that in order for these permissible services to be primarily serving the local workforce, the inclusion of the following is proposed in the supporting text: “Services will need to be designed to primarily serve workforce needs, which means that such uses should be active in the daytime rather than the evening (such as hot food takeaways operating evening hours only”.

7.5.3 EC3: Loss of Employment Sites

To maintain a range of suitable and available sites and buildings for employment, the development of business, general industrial and storage/distribution land for another use will not be permitted unless:

- a) redevelopment is necessary to fund or enable the relocation of an existing business within the area because:
 - i. the existing use is causing a significant problem which cannot be resolved without relocation and which outweighs the loss of employment; or*
 - ii. the business is enabled to expand and/or move to a more sustainable location with no net loss of employment space;**
- b) the proposal accords with policy EC2; or*
- c) the proposed replacement use has significant benefits which outweigh the loss of employment; or*
- d) in accordance with a specific Development Plan allocation.*

- 7.5.3.1 The purpose of the policy is to safeguard existing employment uses against development for other uses unless criteria set out within the policy regarding the types of use, the benefit of other uses, and the marketing of existing land are met. The policy, as drafted, is expected to have a neutral impact on the majority of the sustainability objectives, but a positive impact on F (Land Resources) and L (Jobs and the Local Economy) and therefore an overall positive impact on contributing towards sustainable development.
- 7.5.3.2 The policy is specific to ensuring that proposals for the loss of employment land are considered carefully and therefore is not expected to have a far reaching impact on the majority of the sustainability objectives. It is therefore not considered that any changes are needed to the policy as drafted.
- 7.5.3.3 Both the existing policy EC2 and the updated policy EC3 resist the loss of employment land (the Business as Usual scenario). The revised wording adds a couple of criteria which reflect the newly introduced policy EC2 (see above) and also support the relocation of existing businesses to sites which are more sustainable. These added clauses support the sustainability objectives D (Climate Change Mitigation) and L (Jobs and Local Employment).
- 7.5.3.4 Existing employment sites can be very difficult to replace and therefore their loss should be considered very carefully. The absence of a policy which controlled their loss, or which resisted their loss, would therefore have a negative effect on sustainability objective L (Jobs and Local Employment).
- 7.5.3.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.4 EC4: Inclusive Employment and Skills

To promote wider access to jobs and address skills shortages:

- a) Major planning applications should be accompanied by proposals to invest in construction skills. For the larger development schemes, the submission of an Employment and Skills Plan will be sought, covering their construction phase in line with the National Skills Academy for Construction client based approach or similar recognised scheme*
- b) Larger businesses expanding, starting up or moving into the area will be encouraged to sign up to an agreement to deliver links to local education providers, apprenticeships, training programmes and other measures to support people into work from the local area.*

- 7.5.4.1 The purpose of the policy is to reflect the need to attract and retain a high quality workforce by helping to promote wider access to jobs and address skills shortages. One way of doing this is through the construction industry, an appropriately skilled workforce of sufficient number is vital to support growth ambitions and deliver associated infrastructure.
- 7.5.4.2 This policy provides added value in encouraging the training and retention of skilled and high quality workforce. Whilst not having a policy would not undermine any of the other sustainability objectives, its inclusion does have positive effects on sustainability objective L (Jobs and Local Economy).
- 7.5.4.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.5 EC5: Working from Home

To support business start-ups, home-working, and small scale employment in rural areas, it is acceptable in principle to use part of a dwelling for an employment generating use subject to no detrimental effect to the amenity, parking problems, or traffic generation in the area.

- 7.5.5.1 The purpose of the policy is to support business start-ups, home-working, and small employment in rural areas by allowing the use of part of a dwelling for an employment generating use subject to no detrimental effect on amenity, parking problems, or traffic generation in the area. The policy is expected to have a positive impact on a number of the sustainability objectives and an overall moderate positive impact on contributing towards sustainable development.
- 7.5.5.2 The use of home working for starting and running small businesses is an increasing trend and provides an efficient use of land and buildings for employment uses. It helps to minimise the need to travel as well as reduce start up business costs for those setting up or working for small businesses. There are controls included which ensure that the operations of the businesses are not of a scale which would impact on the amenity of local residents. This policy continues the Business as Usual scenario. The absence of a policy to support home working would remove this as an option for new start up businesses or existing small businesses and have a negative effect on sustainability objectives D (Climate Change Mitigation) and L (Jobs and Economy)
- 7.5.5.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.6 EC6: New Tourist Accommodation and Attractions

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type, and appearance appropriate to the locality and provide local economic benefits.

Tourist accommodation including self-catering and serviced accommodation, campsites, touring caravans, and tourist attractions will be acceptable in principle within or adjoining settlement limits.

In locations outside of defined settlement limits, tourism accommodation or tourist attraction will be permitted in principle for any of the following:

- a) expand or improve existing tourism accommodation or attractions which provide high quality facilities;*
- b) involve the appropriate conversion or change of use of a permanent and soundly constructed building which sensitively retain any historic interest and character;*
- c) part of a farm diversification scheme;*
- d) use of a dwelling to provide bed and breakfast accommodation; or*
- e) provide new high quality accommodation or attractions which widen and enhance the tourist offer of the area or improve productivity of the local tourism industry;*

and where all of the following apply:

- f) the scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from any acknowledged biodiversity interest, character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas;*
- g) the development is served by adequate access and infrastructure;*
- h) the scale of the proposal is appropriate to the accessibility of the site by public transport, cycling or walking;*
- i) the site has reasonable access to local services;*
- j) it can demonstrate that it would result in benefits for the economy of Teignbridge; and*
- k) for European protected sites any proposals that may lead to likely significant effects will only be permitted where no adverse effect on the integrity of the site can be shown.*

- 7.5.6.1 The policy sets out the type of tourism development that will be supported within or adjacent to settlement boundaries and the circumstances under which tourism development will be considered acceptable outside of settlement boundaries. The policy is expected to have a neutral or minor positive impact on each of the sustainability objectives apart from L (Jobs and Local Economy) upon which the policy is likely to have a significant positive impact and therefore a significant positive impact overall.
- 7.5.6.2 New policy EC6 continues to emphasis the current approach (the Business as Usual scenario) contained in policies EC11, EC12 and S12 which support a growing, sustainable tourism sector but merges the current 3 policies into one policy.
- 7.5.6.3 The tourist economy, whilst a relatively small direct element of local employment, brings additional visitors to the area and increased spend in retail and other services in Teignbridge. It is therefore important that planning policies support their sustainable expansion rather than inhibit their growth. There are sufficient controls within the policy and other policies of the plan to ensure that this is appropriately managed within the context of the local environment and infrastructure. The absence of a policy which enabled this would have negative effects on sustainability objectives K (Access to Services) and L (Jobs and Local Employment).
- 7.5.6.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.7 EC7: Static and Touring Caravan Sites

Proposals to extend or intensify existing static caravan sites (including replacement with woodland lodges) and touring caravan sites will only be permitted where the proposal:

- a) demonstrates a very high standard of design;*
- b) maintains and enhances the character of the landscape and seascape in accordance with the Landscape Character Assessment;*
- c) is not within the Undeveloped Coast or a Coastal Change Management Area;*
- d) is served by adequate supporting infrastructure and vehicular access;*
- e) is of a scale appropriate to the accessibility of the site by public transport, cycling or walking;*
- f) can demonstrate that it would result in benefits for the economy of Teignbridge.*

New touring or static caravan sites will not be permitted within the Undeveloped Coast or Coastal Change Management Areas.

- 7.5.7.1 The policy sets out criteria for when proposals to extend or intensify existing static and touring caravan sites will be permitted and where new sites will not be permitted. The policy performs well against the majority of the criteria and is expected to have a neutral impact on others, and is expected to have an overall positive impact on the achievement of sustainable development. It is not considered necessary to make any changes to the policy in response to the assessment.
- 7.5.7.2 Whilst the plan supports the provision of tourism accommodation in general, there are particular impacts, largely related to the landscape, associated with static and touring caravan sites. Caravans vary in appearance and the choice of colours, material and design can have an adverse impact on the landscape. As such, the policy supports these uses but includes specific criteria to manage their design and location. Not having a policy ((the Business as Usual scenario) or having a less restrictive policy could have negative effects on sustainability objective B (Landscape).
- 7.5.7.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.8 EC8: High Speed Digital Networks

To ensure businesses and resident have access to a choice of fixed and mobile internet services with a potential for reliable and resilient gigabit per second speeds, all new housing development of 5 or more units and on business development where the site area is 0.5ha or more, will:

- a) incorporate digital infrastructure as one of the essential utilities, including routing and phasing alongside the other utilities in a Utility Network Plan;*
- b) provide a network of open access ducting (open to all fibre providers) suitable for and including full-fibre connections to each building. Ducting must have capacity to accommodate and enable multi-operator fibre to encourage competition and choice for consumers; and*
- c) demonstrate that suitable arrangements have been made for the ownership, management and maintenance of the open access ducting, for instance through transfer to a 'dig once trust' manual.*

Sites of at least 500 dwellings or 5ha of employment will ensure resilience by providing at least two physically separate external connections points.

- 7.5.8.1 The policy sets out the requirements for new housing (50+ dwellings) and business (0.5ha+) development to provide digital infrastructure to ensure that businesses and residents have access to a reliable choice of fixed and mobile internet. The policy performs well against the applicable criteria and is expected to have an overall positive impact on the achievement of sustainable development.

7.5.8.2 Access to high speed, reliable, fixed and mobile connectivity for businesses and residents will support future economic development, as well as enable better access to internet services such as online shopping. Planning has a key role to play in ensuring new developments are future proofed and therefore the absence of a policy (the Business as Usual scenario), or a policy which encourages rather than requires new development to have access to digital infrastructure, would limit the effectiveness of the plan in supporting a sustainable and resilient economy in Teignbridge. It would therefore have a negative effect on sustainability objectives D (Climate Change Mitigation), K (Access to Service) and L (Jobs and Local Economy).

7.5.8.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.9 **EC9: Development in and around Town Centres**

The vitality, viability, accessibility and distinctive characteristics of the following Town Centres will be maintained and enhanced:

- *Commercial and Social Centre: Newton Abbot*
- *Coastal Destination Towns: Dawlish and Teignmouth*
- *Rural Gateway Towns: Bovey Tracey and Chudleigh*

The Council will:

- a) *support them as sustainable locations for living, working and activity through the day and into the evening;*
- b) *support the key role of small scale, local or independent outlets and the sale of local produce as part of their local distinctiveness and character;*
- c) *promote development in or adjoining town centres of a scale and nature which will enhance their vitality and viability;*
- d) *invest to enhance their facilities, environment and economic potential;*
- e) *where possible, and in accordance with the town centres first sequential approach, locate major retail (above 280sqm net floorspace) and leisure developments within the defined town centre boundaries. If development cannot be located within the town centre boundaries then edge of centre locations should be considered, and only if suitable sites are not available should out of centre sites be considered; and*
- f) *support in principle any proposals to redevelop edge or out of centre or out of town retail units/parks for employment and/or residential uses subject to compliance with other relevant policies of the Local Plan.*

- 7.5.9.1 The policy identifies the key town centres in the district and the measures the council will take to maintain and enhance the vitality, viability, accessibility and distinctive characteristics of the centres. The policy performs well against the majority of the sustainability objectives and is anticipated to have an overall positive impact on the achievement of sustainable development.
- 7.5.9.2 The assessment identifies areas where the policy could be improved in order to avoid negative impacts on certain sustainability objectives. In particular objectives C (Historic and Built Environment), D (Climate Change Mitigation), E (Climate Change Adaptation), and N (Connectivity and Transport).
- 7.5.9.3 With regard to Objective C (Historic and Built Environment), the policy does not make any reference to the special historic qualities and features of some of the town centres listed and could be improved by the inclusion of the historic environment in clause (d) of the policy.
- 7.5.9.4 With regards to objective D (Climate change Mitigation), whilst the colocation of services and facilities within town centres will reduce the need for making trips elsewhere, the policy does not make reference to the importance of maintaining and enhancing accessibility to town centres through public transport or active travel measures. The policy could be improved by the inclusion of reference to investment in accessibility of town centres in criteria (d). This would also address the potential negative impact the policy could have on objective N (Connectivity and Transport).
- 7.5.9.5 The assessment has also highlighted that the policy should make reference to climate change adaptation in particular in relation to Dawlish and Teignmouth and the risks to these town centres from coastal and surface water flooding. Climate change adaptation will be vital in ensuring these town centres retain their viability and vitality into the future. The policy could be improved by making reference to the importance of climate change adaptation specifically.
- 7.5.9.6 The new policy EC9 continues to support the role of town centres as vibrant and active places where the focus of main town centre uses should be located. This is broadly in line with the Business as Usual scenario. However, it updates the hierarchy and removes out of date floorspace requirements in light of more up to date evidence than the original policy.
- 7.5.9.7 As a result of the assessment, three amendments have been made to the policy as follows:
- Amendment to criteria (d) (underlined): “Invest to enhance their facilities, built and historic environment, and economic potential”
 - Amendment to include an additional clause reading: “support and invest in greater accessibility of town centres”.

- Amendment to include an additional clause reading: “support proposals which address issues of coastal and surface water flooding”

7.5.10 EC10: Vital and Viable Town Centres

Within the town centre boundary as defined on the Policies Map, but outside of defined Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, to main town centre uses (including shops, financial and professional services, restaurants and cafes, pubs and bars, takeaways, hotels, offices, housing, and cultural and leisure facilities) will be supported in principle.

Within Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, will be permitted in principle where the proposed use:

- i. has active ground floor frontage and daytimes use. Proposals which promote extended use into the evening will be supported in principle;*
- ii. creates or retains office, residential, or leisure uses on upper floors where these are under the common ownership of ground floor premises;*
- iii. capitalises on heritage assets to support regeneration, encourage visitors and improve the environment;*
- iv. enhances the immediate physical environment, including taking advantage of local characteristics/distinctiveness and heritage assets to promote an improved shopper and visitor experience;*
- v. supports the vitality and viability of the town centre;*

AND

- vi. in the Core Activity Area as defined on the Policies Map, uses are restricted to retail, financial and professional services, and restaurants and cafes. Hot food takeaways may be permitted if it accords with provisions (a)-(e) above.*

OR

- vii. in the Secondary Activity Area as defined on the Policies Map, uses are restricted to retail, financial and professional service, restaurants and cafes, drinking establishments, hot food takeaways and offices.*

- 7.5.10.1 The policy sets out the type of proposals that will be supported in principle in town centres outside of the defined Core and Secondary Activity Areas. This seeks to balance high level activity with the continued importance of heritage and their role as sustainable centres by promoting a mix with active ground floor uses where possible. The policy performs well against the majority of the objectives, with the exception of objectives D (Climate change Mitigation) and E (Climate Change Adaptation). The key issues the assessment highlighted was the omission of any reference to the maintenance and enhancement of the accessibility of town centres by public transport and active travel. The policy could be improved by including reference to the maintenance and enhancement of the accessibility of town centres. However, when reading the plan as a whole, it is considered that the amendments that have been made to policy EC9 will suitably address these matters and will apply to all town centres.
- 7.5.10.2 Since the current Local Plan was adopted, the retail industry (and particularly the high street) has experienced numerous challenges, most notably from a contraction in consumer spending, rising property and operation costs, and a shift in consumer spending towards e-retail. This has changed the way that town centres are being used and planning policy needs to respond appropriately to this. The current policy approach is no longer fit for purpose in the updated Local Plan and evidence collected through the Town Centre Study has demonstrated that an alternative, more permissive approach to change of use within defined areas of the town, provides a more appropriate policy framework for our town centres. Retaining the existing policies would therefore have negative effects on sustainability objective K (Access to Services) and M (Town Centres).
- 7.5.10.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.11 EC11 Large Scale retail Development

New shops of more than 280 square metres sales floor area, or extensions to floor area, will not be permitted outside defined primary activity areas unless all of the following apply:

- a. proposal accords with the sequential approach as follows:*
 - i. if it is within 300 metres walking distance of a town centre there must be no site available within the town centre for the use proposed;*
 - ii. if it is more than 300 meters walking distance from a town centre there must be no site available within or closer to the town centre for the use proposed;*

- b. not prejudice existing, committed and planned town centre investment and will not lead to significant harm to the vitality, viability or range of retail provision of any affected town centre, taking account of the resilience of the existing town centre, and the cumulative impacts of recent and proposed out of centre retail proposals; and*
- c. the proposal will not increase overall travel.*

7.5.11.1 The purpose of the policy is to control the scale and location of retail development in order to limit the promotion of less sustainable patterns of retail development by new shops outside of town centres and to limit the potential negative impact on town centre investments and the vitality and viability of town centres. The policy performs well against the relevant sustainability objectives and is considered likely to have an overall positive impact on the delivery of sustainable development. It is not considered necessary to make any changes to the policy in response to the assessment.

7.5.11.2 EC11 continues the same emphasis as the current policy EC6 (the Business as Usual scenario) does which is to require a sequential and impact test to justify any proposals for retail development outside of a defined town centre boundary above 280sqm. This is in accordance with national policy.

7.5.11.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.5.12 EC12 Local Shops

To provide residents' day-to-day shopping needs within walking distance, new shops with no more than 280 square metres net floor area will be acceptable in principle within or adjoining defined settlement limits.

Outside of defined settlement limits, proposals for local shops will be acceptable in principle where they can be integrated within new or existing community buildings.

7.5.12.1 The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. For those locations outside defined settlement limits, proposals for retail uses will be acceptable where they can be within new or existing community buildings.

7.5.12.2 As a result of the assessment, no changes have been made to the policy as drafted.

7.6 Chapter 6: Homes

7.6.1 H1: Affordable Housing Targets

To ensure that housing sites provide for the range of housing needs:

- a) All residential development sites (excluding any allocations or policies which have specific affordable housing requirements) including change of use and conversion to dwellings within the district with a capacity of more than 4 in designated rural areas and more than 9 in non designated rural areas* will provide affordable housing in accordance with the following targets and tenure split:*

<i>Location</i>	<i>Overall %</i>	<i>Tenure Split</i>	
	<i>% of dwellings to be provided as affordable housing</i>	<i>Social Rented (%)</i>	<i>Affordable Home Ownership (%)</i>
<i>Within the settlement limits of Newton Abbot and Kingsteignton</i>	17	75	25
<i>Within the settlement limits of Dawlish</i>	20	70	30
<i>Within the settlement limits of Teignmouth</i>	20	80	20
<i>Within the settlement limits of South West Exeter</i>	25	50	50
<i>Any other location</i>	25	70	30

- b) Affordable dwellings will be sold by developers to a Registered Provider or other appropriate managing organisation** at a price which retains their affordability without the need for external grant funding;*
- c) Affordable housing will be provided on site. A financial contribution towards affordable housing provision elsewhere in Teignbridge may be considered where on site provision would not be an efficient use of resources or would otherwise be inappropriate. Any financial contribution will be based on the purchase price referred to in criterion c) of this policy.*

* Non designated rural areas are Newton Abbot, Kingsteignton, Teignmouth, Dawlish

** See Annex 2 National Planning Policy Framework

- 7.6.1.1 The purpose of the policy is to ensure that a percentage of new residential development is delivered as affordable homes at a price that retains their affordability, with a tenure split orientated towards social rented properties, unless a financial contribution towards affordable housing off-site would be a more efficient use of resources. A significant positive impact will directly result from the policy's requirement for affordable homes, with consequent minor positive impacts resulting in relation to health and wellbeing from the provision of social and affordable housing, which will provide homes for people in need, reducing social deprivation. The provision of affordable housing may also have minor positive impacts on the local economy by providing affordable homes for skilled workers and graduates, who may otherwise be priced out of the local property market.
- 7.6.1.2 The policy could provide additional benefit to the efficient use of land by considering a lower requirement for affordable homes for residential development on previously developed land. However, whilst this could be an incentive to developers to bring forward brownfield land, by doing so could have a negative effect on objective H (Housing) as fewer affordable homes would be provided overall. Viability testing of the plan and a range of site sizes and types will help to determine whether a different target is reasonable for brownfield sites. No amendment proposed at this stage but this will be reviewed following a viability assessment.
- 7.6.1.3 The new policy H1 continues the Business as Usual scenario which is to require that a proportion of overall housing is provided as affordable housing. H1 differs in that it requires all affordable housing for rent to be provided at social rental levels. This provides housing which is more affordable to local people in housing need but it affects the viability of development and means that fewer affordable homes can be provided overall. Both approaches have positive effects on sustainability objective H (Homes).
- 7.6.1.4 The targets included within H1 are based on a viability appraisal of what is likely to be deliverable. This may change in later versions of the plan when tested against all other plan requirements. Amending these policy targets to either increase or reduce them will mean making compromises with other aspects of the plan and therefore it is uncertain at this stage what the implications of different policy targets may be on the sustainability objectives.
- 7.6.1.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.2 H2: Affordable Housing Controls

H2 Affordable Housing Controls

Affordable housing is required to have the following restrictions through planning conditions or obligations or another legally defensible limitation:

- a) the occupation is restricted to eligible households in need of affordable housing in accordance with the Council's published criteria;*
- b) the rent will be capped at social rent levels in perpetuity;*
- c) where the right to acquire, right to buy or the disposal of a dwelling applies, receipts must be recycled for alternative affordable housing provision;*
- d) where an acceptable registered provider or other appropriate managing organisation* cannot be secured to take ownership of affordable housing, a cascade of potential providers will be agreed, including registered providers, Teignbridge District Council, Community Land Trusts and finally sale with Devon occupancy restrictions; and*
- e) Custom or self build housing which meets a-c above will be considered affordable housing.*

** See Annex 2 National Planning Policy Framework*

7.6.2.1 The purpose of the policy is to ensure that the occupation of affordable housing is restricted to households in need of affordable housing, that rents are capped at or below the Local Housing Allowance, that funds from sales of affordable homes are recycled into the provision of affordable housing and that providers will be agreed by the Council should a Registered Provider not be secured. The policy performs best against H (Homes), as it will directly assist with the retention of affordable housing, but minor positive impacts will also result in relation to wellbeing, from the retention of the affordable housing stock. Minor positive impacts also result in relation to F (Land Resources) and B (Landscape), as the retention of affordable housing helps to prevent the need for building replacement affordable homes, should they be lost to the open market.

7.6.2.2 H2 continues the same policy emphasis as existing Local Plan policy WE3 (the Business as Usual scenario) which is to retain existing affordable housing stock within the district and is restricted to eligible households.

7.6.2.3 Given the continued high level of affordable housing need in Teignbridge it is essential that sufficient controls are in place to ensure that as much affordable housing is retained as possible and that they are restricted to those most in need. No policy or a policy which had looser restrictions would not enable us to do this to the same extent and would therefore have negative effects on sustainability objective H (Homes).

7.6.2.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.3 H3: Inclusive Design and Layout

Housing sites to which policy H1 applies will be developed to ensure the creation of inclusive, mixed communities as follows:

- a) the mix of housing sizes (i.e. the number of bedrooms) for both market and affordable homes is based on evidenced need and is reflected proportionally across the overall housing provided on the site;*
- b) affordable and market housing on a site will be visually indistinguishable from each other in design and quality, whilst allowing for buildings to be individual and have character; and*
- c) affordable and market dwellings should be intermixed within the site and located with good access to key services and facilities, avoiding concentrations of affordable housing in any part of the site; and*
- d) affordable housing completions should be provided broadly in step with the market housing completions as the development progresses.*

7.6.3.1 The purpose of the policy is to ensure that affordable housing is visually indistinguishable from, and intermixed with, market housing, located with good access to key services and facilities, and provided in step with the market housing. The policy will result in significant positive impacts in relation to wellbeing, as the lack of visual difference between market and affordable housing will help to reduce social deprivation. Minor positive impacts will also result in relation to the built environment, from the indistinguishable visual appearance of homes, and in relation to homes, ensuring the quality of affordable housing. The policy will also have minor positive impacts in relation to K (Access to Services) from its requirement for affordable homes to be located with good access to key services and facilities.

7.6.3.2 H3 continues the same policy emphasis as existing Local Plan policy WE4 (the Business as Usual scenario) which is to ensure that affordable housing is indistinguishable from market housing within development sites, thereby leading to better social integration and overall better standards of design.

7.6.3.3 The absence of a policy to ensure inclusive design and layout could result in segregated areas within a development site where the market and affordable housing are clearly distinguishable and mixed communities are more difficult to achieve. This would have negative effects on a number of sustainability objectives.

7.6.3.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.4 H4: Homes Suitable for All

To achieve a range of housing sizes and specifications that meet a wider range of needs, all new residential developments will:

- 1. Be constructed in accordance with the following Building Regulations Requirement, or successive regulations, unless the applicant can demonstrate there are site specific reasons why this is not feasible:*

	<i>Minor (1-9 homes)</i>	<i>Major (10+ homes)</i>
<i>Market housing</i>	<i>100% M4(2)</i>	<i>75% M4(2)</i> <i>25% (M4(3a))</i>
<i>Affordable housing</i>	<i>100% M4(2)</i>	<i>75% M4(2)</i> <i>15% (M4(3a))</i> <i>10% (M4(3b))</i>

- 2. Provide a range of sizes, types and tenures of housing to address identified needs and market demand to support mixed communities in accordance with the Council's Housing Strategy, Local Housing Need Assessments (where available) and Housing Market Needs Assessments;*
- 3. Meet nationally described space standards with regard to gross internal floor areas and storage. Exceptions to this will only be acceptable where the housing product has been specifically designed as a "tiny home"¹ or similar product.*
- 4. Where development is otherwise permitted, support will be given in principle for:*
 - a. Specific provision for housing options for older people, including retirement housing, retirement communities and care homes;*
 - b. Shared housing;*
 - c. Innovative and sustainable methods of construction such as modular homes or tiny homes.*

¹ A specifically designed property which follows the principles of the tiny house movement. This is an architectural and social movement that advocates living simply in small homes. Tiny homes typically have overall floorspaces of under 40m². The tiny-house movement promotes financial prudence, economically safe, shared community experiences, and a shift in consumerism-driven mindsets.

- 7.6.4.1 The purpose of the policy is to deliver new residential development as either accessible and adaptable, or wheelchair accessible/adaptable development include a range of types and tenures to address identified needs and market demands, and which meets nationally described space standards with regard to internal floor areas and storage. It also includes specific support for housing for older people. The policy's requirement for 100% of all new homes to be accessible will have a significant positive impact in relation to J (Wellbeing), as it will meet the needs of Teignbridge's increasing older population.

- 7.6.4.2 The policy will result in minor positive impacts in relation to health and the quality of the built environment, from the requirement for accessible homes that will enable older people to remain in their homes and to live independently for as long as possible.
- 7.6.4.3 The policy will have an uncertain impact on the delivery and affordability of homes, as the additional build cost of accessible homes, particularly those meeting M4(3) standards, may reduce overall supply of housing, or may reduce the amount of affordable housing delivered. In the absence of viability work, it is not possible to be certain of the outcome
- 7.6.4.4 The policy responds to NPPF requirements to ensure that development provides the right types and sizes of homes to meet different housing needs. This includes suitable housing for older and disabled people, housing for families and housing for young people. The current 'business as usual'/no policy approach provides no hooks with which to ensure that this is achieved. This alternative has negative effects on sustainability objectives H (Homes), I (Health) and J (Wellbeing).
- 7.6.4.5 The number of households over the age of 65 in Teignbridge is predicted to increase from 33,400 in 2016 to 50,400 in 2039 (ONS 2019 SNPP). Additionally, around 21% of Teignbridge residents have long term health issues or a disability. Providing sufficient suitable housing to meet these needs is increasingly important and therefore no requirement for accessible housing would have a negative effect on sustainability objectives H (Homes) and I (Health). A reduced requirement (depending on how reduced) would have this effect to a lesser degree.
- 7.6.4.6 There have been some instances where newly built properties have not met minimum standards and this has resulted in poor living conditions for residents. No requirement for nationally described space standards could therefore result in an unacceptable reduction in the size of residential accommodation with negative effects on sustainability objectives H (Homes) and I (Health).

7.6.5 H5: Custom and Self Build

To support prospective self builders and custom housebuilding, all sites of more than 20 dwellings will be required to provide at least 5% of the dwellings as serviced plots for sale to custom builders. These plots will be provided where all of the following apply:

- 1. suitable adopted or adoptable road access is deliverable at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at planning application stage);*

- II. *a range of plots sizes are provided, suitable for detached homes with scaffold margins within the plot boundary;*
- III. *plots are free of ground retaining structure requirements;*
- IV. *plots are free of Party Wall requirements unless only developable as a semi-detached or terraced dwelling,*
- V. *each plot must be marketed for at least 36 months at a fair plot valuation and in accordance with a marketing strategy to be approved by the local planning authority; and*
- VI. *prior to marketing, each plot must be developable by a custom or self builder, with no issues to prevent immediate purchase and development. On plot services must be provided prior to marketing. The Council will need to be satisfied that legal access and servicing will be possible for potential plot purchasers, before outline planning permission is granted.*

Proposals for affordable custom and self build will be supported in principle as part of larger development sites as well as adjoining settlements in line with Policies H6, H7 and H8.

On single plot rural exception sites, plot values will be capped at £10k plus reasonable service charges.

- 7.6.5.1 The purpose of the policy is to ensure that 5% of new development plots (on sites of 20 dwellings or more) are provided for sale to custom and self builders, and that plots include a range of sizes, are delivered at an early stage in the development and are immediately developable. The policy prevents the plots being built out by the developer unless they have been marketed for 3 years and have previously been offered to the Council or Housing Association. It also clarifies that custom and self build can be delivered under other exception site policies to meet affordable housing need or local housing need.
- 7.6.5.2 The policy will have significant positive impacts in relation to H (Homes) by diversifying the supply of housing and minor positive impacts in terms of J (Wellbeing) as a result of meeting the specific housing needs of people. Minor positive impacts will result from the likely higher standard of development in relation to C (Historic and Built Environment) and L (Jobs and Local Economy) by creating a higher skilled workforce, from the additional skills gained from self-building.
- 7.6.5.3 H5 continues the same policy emphasis and target as existing policy WE7 (the Business as Usual scenario). The revised policy updates requirements for developers to adhere to in order to ensure that the CSB plots are deliverable and attractive to prospective custom and self builders.

7.6.5.4 H5 is the primary means by which the Council meets its legal duties required under self and custom housebuilding legislation introduced in 2015. No policy would mean that the Council would be unlikely to be able to fulfil its legal obligations.

7.6.5.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.6 H6: Rural Exception Sites

The development of rural exception sites for affordable housing to meet the needs of the local community will be permitted in principle where all of the following apply:

- a) there is a proven need for affordable housing from households who have a local connection with the parish or an adjoining parish;*
- b) the site adjoins a rural settlement and does not have a disproportionate impact on local environmental or historical assets;*
- c) the type of affordable housing and the scale of provision are limited to meeting the proven local need;*
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a local connection with the parish or adjoining parishes;*
- e) the price paid by the Registered Provider or other appropriate housing provider is limited to £10,000 per plot or £300,000 per hectare equivalent, whichever is least, unless site specific circumstances warrant a different approach which is agreed by the LPA;*
- f) where there is a proven need according to criterion (a) but there is no available public grant to fund the affordable dwellings, the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing provision if in accordance with the parish/neighbourhood plan if any;*
- g) the size of the development is sufficient to meet the identified need for affordable housing up to a maximum of 20 homes per site;*
- h) there has been meaningful community engagement prior to the submission of a planning application; and*
- i) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.*

Single plot exception sites for affordable homes will be permitted, subject to clauses a) to e) and i) being satisfied.

** All settlements excluding Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell*

- 7.6.6.1 The purpose of the policy is to allow the building of affordable homes to meet an identified local need on the edges of rural settlements, where residential development would not normally be permitted. The policy restricts the size of the development and type of housing to meeting the identified need, with a ceiling of 20 homes; requires the affordable plots to be transferred to the developer at nil cost; requires meaningful community engagement; protects local environmental and historic assets, specifically European Wildlife Sites; and requires homes to be retained as affordable homes for occupation by households with a local connection.
- 7.6.6.2 H6 continues the same policy emphasis as existing policy WE5 (the Business as Usual scenario) which supports the development of rural exception sites which adjoin rural settlements. The new policy wording includes support for single plot rural exception sites, affordable custom and self build sites, introduces a cap on the number of homes to be provided on an individual exception site and requires meaningful engagement from the community. The additional clauses help to balance the need for more affordable homes with the provision of infrastructure and impact on townscape and landscape.
- 7.6.6.3 Rural Exception Sites are enabled through the NPPF and therefore no policy would mean that applications would be determined under national policy with no additional local controls which are relevant to the area. This could have negative effects on sustainability objectives B (Landscape), D (Climate Change Mitigation), H (Homes) and N (Connectivity and Transport).
- 7.6.6.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.7 H7: Entry Level Exception Sites

Entry-level exception sites for 100% affordable housing will be permitted in principle where they comply with all of the following:

- a) there is a proven need for affordable housing from households who have a local connection with the district;*
- b) the site adjoins an existing settlement and does not have a disproportionate impact on local environmental or historical assets;*
- c) the type of affordable housing and the scale of provision are limited to meeting the proven need;*
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;*

- e) *the site does not exceed one hectare in size or exceed 5% of the size of the existing settlement;*
- f) *there has been meaningful community engagement prior to the submission of a planning application; and*
- g) *it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.*

** All settlements including Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell*

7.6.7.1 The policy has been introduced following the NPPF 2019's inclusion of Entry Level Exception Sites. The purpose of the policy is to allow the building of 100% affordable housing development to meet an identified local need on the edges of any settlements, where residential development would not normally be permitted. The policy restricts the size of the development and type of housing to meeting the identified need, with a ceiling of one hectare or 5% of the size of the existing settlement; meaningful community engagement; protects local environmental and historic assets, specifically European Wildlife Sites; and requires homes to be retained as affordable homes for occupation by households with a local connection.

7.6.7.2 Entry Level Exception Sites are enabled through the NPPF and therefore no policy would mean that applications would be determined under national policy with no additional local controls which are relevant to the area. This could have negative effects on sustainability objectives B (Landscape), D (Climate Change Mitigation), H (Homes) and N (Connectivity and Transport).

7.6.7.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.8 H8: Local Needs Housing in Rural Areas

To support the delivery of custom and self build sites and live/work units for people with a local connection to Teignbridge, proposals for small scale (9 or less) homes will be permitted in principle in rural areas where all of the following apply AND where it is conclusively demonstrated that there is no requirement for the site to be delivered as a Rural Exception Site under Policy H6:

- a) *The site adjoins a defined settlement limit* and fronts onto a public highway;*
- b) *There is evidence of demand from people with a qualifying local connection who wish to and are able to purchase a custom or self build plot (the Local Occupancy restriction will be applied as a condition of planning permission and relate to the property);*
- c) *It provides at least the minimum amount of affordable housing identified within the parish or adjoining parish with no defined settlement;*

- d) *Plot sizes are in the range of 250-350sqm to achieve gross densities of between 30-35 dwellings per hectare;*
- e) *The market housing element does not comprise more than 80% of the site area;*
- f) *The cumulative development arising from this policy would not exceed the size of the adjoining settlement by more than 10% of the existing number of built and planned properties**;*
- g) *is served by adequate access and infrastructure and has reasonable access to local services by public transport, cycling or walking;*
- h) *there has been meaningful community engagement prior to the submission of a planning application; and*
- i) *it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.*

AND in the case of live/work units:

- j) *The employment and residential elements are integrated with one another and cannot be sold off as separate units and activities at a subsequent point in time; and*
- k) *There is no generation of significant additional traffic movements to and from the premises as a result of the new business activity.*

** excludes Newton Abbot, Kingsteignton, Kingskerswell, Dawlish and Teignmouth*

*** Number of properties taken from the date of plan adoption*

7.6.8.1 The purpose of the policy is to support the delivery of custom and self build development. This is permitted on sites of 9 or fewer homes adjacent to defined rural settlements for people with a local connection to Teignbridge.

7.6.8.2 In order to be supported, developments must demonstrate the local need for market custom and self build; provide plot sizes to give densities of 30-35 dwellings per hectare; include no more than 20% market properties; exceed the size of the adjoining settlement by 10%; be compatible with landscape, biodiversity interests, including protection for European Wildlife Sites, and residential amenity; be served by an adequate access and have reasonable access to local services; and be of a scale that is appropriate to the accessibility of the site.

7.6.8.3 The policy's purpose is to also allow live/work units that meet the above requirements, subject to the employment and residential elements being well integrated, and acceptable impacts on existing employment provision in the settlement and neighbouring settlements and additional traffic flow from the business activity.

7.6.8.4 This policy aims to provide more opportunities for housing for people with a local connection who wish to build their own home. The absence of this policy (the Business as Usual scenario) would not necessarily have a negative effect on any sustainability criteria but it may limit opportunities to provide homes in the communities where people already have a local connection and help to boost the overall supply of housing in the district.

7.6.8.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.9 H9: Homes for the Travelling Community

At least 70 pitches for gypsies and travellers will be provided for up to 2033.

Gypsy and traveller pitches and travelling show people plots will be permitted within the defined limits of settlements.

Gypsy and traveller pitches and travelling show people plots will be required to satisfy all of the following:

- a) Have access to mains water, electricity supply, drainage and sanitation;*
- b) Incorporate landscaping and boundary treatments which are sympathetic to, and in keeping with the surrounding area, and enable harmonious integration with the nearest settled community;*
- c) Be located away from areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans;*
- d) Be located within approximately 30 minutes travel by means of public transport, walking or cycling for access to education, health, welfare and employment infrastructure;*
- e) Promote opportunities for healthy lifestyles, including adequate landscaping and play areas for children;*
- f) Occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;*
- g) Any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople.*

Proposals for gypsy and traveller pitches or travelling showpeople plots in the countryside will be permitted provided that they satisfy a) - g) above and:

- h) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches unless one or more of the following demonstrate an overriding need for the provision:*
 - i) the existing level of local provision is not sufficient to meet an evidenced increased demand for sites;*
 - ii) personal circumstances of the applicant;*
 - iii) they are provided in lieu of pitch requirements for allocated sites;*
 - iv) it would make an effective use of previously developed (brownfield), untidy or derelict land.*

- i) *in the case of Travelling Showpeople plots, there is a proven need; and*
- j) *it can be demonstrated that the site is in a location that will not affect the integrity of a European Protected wildlife site.*

7.6.9.1 The purpose of the policy is to provide sufficient pitches for the gypsy and travelling community by allowing pitches within settlement boundaries where they have access to mains water, electricity and drainage; are located away from areas at risk of flooding; are located within 30 minutes travel of education, health and welfare facilities and employment opportunities by public transport/cycling/walking; incorporate sympathetic landscaping/boundary treatment, and promote opportunities for healthy lifestyles. Pitches in countryside are also supported subject to the above and, dependant on evidenced increased need, personal circumstances, use of previously developed land, or where provided in lieu of allocated sites.

7.6.9.2 H9 continues the same policy emphasis as existing policy WE6 (the Business as Usual scenario) but includes additional controls to ensure a better quality development and level of amenity for occupiers.

7.6.9.3 Policy H9 confirms the supply of pitches for gypsies and travellers up to 2033 and sets out specific criteria for managing applications for unallocated pitches and plots. The absence of a policy to manage these applications could result in a lower quality development, less sustainable locations for pitches and/or lower levels of amenity for gypsies and travellers. This would result in negative effects on sustainability objectives D (Climate Change Mitigation), H (Homes), I (Health) and J (Homes).

7.6.9.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.10 H10: Householder Development

To ensure existing dwellings can be adapted and improved, while complementing the character of existing residential areas and protecting the living conditions of the householder(s) and nearby occupiers, minor development within residential curtilages, such as extensions and alterations to dwellings, outbuildings, means of enclosure and renewable energy developments will be permitted where all of the following are met:

- a) *the design complements the existing buildings and surroundings and is well related to the original building;*
- b) *they complement, and are influenced by, the shape and form of the existing dwelling, unless an alternative design is proposed that would maintain or enhance the character of the building and area;*

- c) *they utilise materials and retain and incorporate fenestration and features that complement the original building and surrounding area;*
- d) *the quality, character and appearance of the street scene or landscape is maintained or enhanced;*
- e) *adequate outdoor amenity space is retained to meet the needs of the likely occupiers of the building;*
- f) *adequate provision for car parking, garaging, cycle storage, and refuse and recycling areas displaced by the development can be made where necessary;*
- g) *in combination effects of the "terracing" of semi-detached properties from side extensions are prevented or overcome through design solutions;*
- h) *in the case of buildings of historic merit, they will retain or enhance the historic or architectural merit of the original building;*
- i) *there will be no net loss of trees, hedgerows or other key natural or historic built features, such as stone boundary walls, which contribute to the character and amenities of the property and/or area; and*
- j) *minimises energy demand through the use of sustainable construction methods and materials; and*
- k) *it can be demonstrated that the proposals are in a location that will not affect the integrity of a European Protected wildlife site.*

7.6.10.1 The purpose of the policy is to permit the adaption and improvement of existing dwellings, including development within residential curtilages, subject to acceptable design; impacts on streetscape/landscape; outdoor amenity space; car parking, garaging and storage; retention of natural and historic built features; and effect on the integrity of a European Protected wildlife site. The policy's caveated permissive approach to householder development will have either neutral or minor positive impacts in relation to all Sustainability Objectives.

7.6.10.2 Minor positive impacts will result in relation to homes and wellbeing, as existing occupiers will be able to adapt their properties to meet their changing needs over time, enabling them to stay within their communities for longer and helping to develop stronger community relationships. The policy's requirement for adequate provision for displaced on-site car parking may also help to reduce congestion that could be caused through loss of on-site car parking and will result in a minor positive impact on Connectivity and Transport Sustainability Objectives.

7.6.10.3 H10 continues the same policy emphasis as WE8 (the Business as Usual scenario) but includes additional controls to ensure that a better standard of design and amenity is achieved as a result of householder development.

7.6.10.4 Minor alterations to existing homes is important in allowing people to adapt or enlarge their homes to meet their changing needs over time. This policy allows householders to do this but ensures that this is done in a way which benefits the local landscape, townscape and character of the area, protects amenity and does not result in the loss of existing environmental value. The absence of a policy or one which is less restrictive could therefore have negative effects on sustainability objectives A (Natural Environment), B (Landscape), D (Climate Change Mitigation) and H (Homes).

7.6.10.5 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.11 H11: Residential Amenity

Development will be permitted providing it does not have an unacceptable impact on the living conditions of nearby residential occupants. Unacceptable impacts will be judged in relation to the level of amenity enjoyed by current and future occupiers within the area and could result from:

- a) loss of privacy and overlooking;*
- b) overbearing or dominant impact on outlook;*
- c) overshadowing or loss of natural light*
- d) noise and disturbance from increased activity, including vehicular activity*
- e) odours or fumes*

Where possible, opportunities to improve residential amenity will be encouraged.

Where new residential development is proposed adjacent to a use that may impact upon its amenity, it will need to demonstrate, through mitigation measures where necessary, how an acceptable level of amenity for future occupiers will be ensured.

- 7.6.11.1 The purpose of the policy is to prevent development causing unacceptable impacts on the living conditions of nearby residential occupants in relation to loss of privacy, dominance, loss of light, noise, activity and odour and to protect existing land uses by preventing residential development taking place adjacent to a use that may impact on its amenity, unless it is demonstrated that an acceptable level of amenity would ensue. The protection of residential amenity will result in minor positive impacts in relation to H (Homes) from the retention of a high quality residential environment, I (Health) from the protection of the amenity of private outdoor amenity space that provides opportunities for informal recreation and, J (Wellbeing) by preventing intrusion or noise/odour pollution. All other impacts would be neutral.
- 7.6.11.2 When new development is proposed it is important that consideration is given to the impacts it could have on existing residential properties. The absence of a policy (the Business as Usual scenario) or one which is less restrictive could therefore have negative effects on people's health and wellbeing, in particular sustainability objectives H (Health) and J (Wellbeing).
- 7.6.11.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.12 H12: Replacement Dwellings

Within the countryside replacement dwellings will be permitted where all of the following apply:

- a) the existing dwelling has a lawful use and is not a caravan, timber chalet, mobile home or other temporary structure (with the exception of agricultural or other rural workers' dwellings, in accordance with policy H16);*
- b) the residential curtilage is not enlarged;*
- c) the volume of the replacement dwelling, including new domestic outbuildings is not significantly larger than the volume of the existing dwelling, including existing domestic outbuildings, it is to replace;*
- d) the number of new dwellings is no more than the number of dwellings to be demolished;*
- e) the replacement dwelling is positioned on a similar footprint to the existing dwelling, unless on landscape, design, highway safety, residential amenity or other environmental grounds, a more appropriate position within the site can be agreed;*
- f) the replacement dwelling is of a higher standard of design, reinforces local character and maintains or enhances its immediate setting;*

- g) impacts on the occupiers of neighbouring or nearby properties are acceptable;*
- h) it will not result in the loss of a building or historic or architectural merit, unless its repair and renovation is not feasible.*

Planning applications to replace a dwelling allowed under permitted development rights will be supported subject to criteria (b) – (h) above.

- 7.6.12.1 The policy's purpose is to allow the replacement of existing dwellings in the countryside with dwellings of a higher standard of design that are more modern and efficient, not significantly larger and positioned in the most appropriate position. The policy also allows the replacement of a dwelling permitted under Class Q of the GDO (change of use to residential from agricultural buildings) where there are demonstrable environmental benefits. The policy performs best in relation to H (Homes), C (Historic and Built Environment) from the inevitable improvement in the quality of development and stock of housing in the district, and in relation to D and E (Climate Change Mitigation and Adaptation) from the increased energy efficiency of the newer replacement housing. Minor positive impacts will result in relation to all these.
- 7.6.12.2 There are instances where it is beneficial to the individual and/or the environment for an existing dwelling to be replaced. In such circumstances, it is less desirable to allow the incremental suburbanisation of the countryside by allowing replacement dwellings which are substantially larger to what they are replacing. The absence of a policy (the Business as Usual scenario) or a policy with less restrictive requirements may result in such impacts and therefore have a negative effect on sustainability objectives A (Natural Environment), B (Landscape) and H (Homes).
- 7.6.12.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.13 H13: Re-use and Conversion of Existing Buildings in the Countryside

The conversion and re-use of existing redundant or disused buildings in the countryside for residential or employment use will be permitted in principle where all of the following can be met:

- a) it secures the re-use of a redundant or disused building which is either of historic or architectural merit and, through conversion, would result in a positive contribution to its immediate rural setting;*
- b) it is capable of conversion without requiring significant extension or alteration and the works required to secure the reuse would not harm the original character or appearance of the building;*
- c) the alterations required to bring it into residential or employment use, including the creation of a curtilage, maintain or enhance the character and appearance of the building and, in the case of buildings of historic merit, also retain and incorporate features of historic interest;*
- d) the immediate setting of the building (for example through the removal of unsightly extensions and outdoor storage or new landscaping) would be maintained or enhanced;*
- e) the rural character and appearance of the landscape setting is maintained or enhanced;*
- f) the introduction of a residential or employment use will not prejudice viable agricultural operations on a farm or, the operation of any other rural businesses in the immediate locality;*
- g) a safe and visually acceptable means of vehicular access can be provided; and*
- h) development will need to ensure that it does not have an adverse impact on the integrity of a European Wildlife Site.*

7.6.13.1 The policy's purpose is to secure the re-use of redundant or disused buildings of historic or architectural merit in the countryside that are capable of being converted to dwellings or employment use and whose manner of conversion would maintain and enhance the character and appearance of the building, its setting and the wider rural setting. It requires a safe and visually acceptable means of access to be provided and for development to have no adverse impact on the integrity of a European Wildlife Site. It also prevents development that would prejudice viable agricultural operations or rural business.

7.6.13.2 The policy has potential significant negative impacts on A (Natural Environment) Sustainability Objectives, due to the high likelihood that protected species may be present in these rural buildings and the lack of reference to any protected species within the policy, with the exception of European Wildlife Sites. The policy also has the potential for minor negative impacts on D (Climate Change Mitigation), as the permissive approach to the re-use of buildings in the countryside will not reduce the need to travel and will increase reliance on the private car. However, it will have minor positive impacts in relation to H (Homes) from the increased supply and diversity of housing.

7.6.13.3 Teignbridge is a predominantly rural district and contains many rural buildings. Whilst a number of these can be converted into residential use under permitted development rights, there are others that fall outside of this remit. Whilst the conversion of such buildings in rural areas can lead to unsustainable travel patterns, there are also occasions where their reuse and conversion can ensure that a building with architectural or historic merit can be converted sensitively to reflect its original character. In this way, new homes can be provided by making effective use of existing buildings which are already part of the landscape. The absence of a policy (the Business as Usual scenario) or a policy which did not allow the re-use and conversion of existing buildings in the countryside would limit the potential for such buildings to be restored sensitively and provide a source of housing, thereby having a negative effect on sustainability objectives B (Landscape) and H (Homes).

7.6.13.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.6.14 H14: Subdivision of Existing Dwellings

The sub-division of an existing dwelling will be permitted where all of the following apply:

- a) the building can satisfactorily accommodate the increased number of residential units without the need for significant enlargement;*
- b) the existing residential curtilage can accommodate satisfactory vehicular access, parking and manoeuvring space, outdoor amenity space and outdoor/refuse storage to serve the increased number of residential units;*
- c) the alterations, and erection of any additional domestic outbuildings, required to increase the number of residential units maintain or enhance the character, appearance and setting of the building and, in the case of buildings of historic merit, also retain and incorporate features of historic interest;*
- d) there would be a satisfactory level of amenity for occupiers of the increased number of units created and occupiers of neighbouring and nearby properties;*
- e) there would be acceptable impacts on the character and amenity of the landscape setting;*
- f) the number of additional residential units created is commensurate with the accessibility of the site to services and facilities on foot, bicycle or by public transport;*
- g) the proposal would include sufficient sound insulation, natural daylight, ventilation, internal storage, shared facilities, fire safety and means of escape to provide a safe environment and satisfactory level of amenity of occupiers;*
- h) for non-self contained accommodation, the proposal would meet the relevant Houses in Multiple Occupation standards set out in the most up-to-date Teignbridge District Council's Housing Enforcement Policy.*

- 7.6.14.1 The policy's purpose is to allow the subdivision of existing dwellings, subject to criteria relating to the need for enlargement; satisfactory access, parking and outdoor space; occupants' amenity; impacts on features of historic interest and landscape setting; and accessibility of the property in terms of transport. The policy permits the creation of both self contained and non self contained residential accommodation.
- 7.6.14.2 The policy will help to increase the supply of homes and will help to diversify supply by allowing subdivision to smaller houses, flats or shared accommodation and will have significant positive impacts in relation to H (Homes). It will also have minor positive impacts in relation to F (Land Resources) as it will help to accommodate additional households without the need for additional development of greenfield land.
- 7.6.14.3 The subdivision of housing results in a greater number of units within one building, thereby helping to boost the supply of housing locally. The policy introduces some local controls to ensure that both visual and amenity impacts can be fully considered at the planning application stage. The absence of a policy (the Business as Usual scenario), particularly when the NPPF already permits this in the countryside, would therefore limit the ability to influence these considerations, having a negative effect on sustainability objectives H (Homes) and J (Wellbeing).
- 7.6.14.4 As a result of the assessment, and in order to minimise impacts upon sustainability objective A (Natural Environment), the word appearance has replace the word "amenity" in criteria e) and the first criteria has been included within the alphabetised list.

7.6.15 H15: Rural Workers' Dwellings

Dwellings for workers employed in agriculture, forestry or other business which are required to be in the countryside will be permitted provided that:

- a) there is an essential functional need arising from the business for a full time worker to be housed on the site and it is the primary location for their business activity; and*

- b) the business unit is of sufficient size to require a full time employee, is economically viable and has clear prospects of remaining so; and*
- c) there are no dwellings on the holding which could meet the need within sight and sound; and*
- d) no dwellings or existing buildings suitable for residential conversion on the holding have been sold in the previous 3 years.*

Where a dwelling is permitted in accordance with these criteria, it will be subject to the following requirements:

- e) permission for a temporary dwelling will be granted for the first 3 years, in order to assess the longer term application of criteria a) to d) of this policy;*
- f) the siting of new buildings should be grouped with existing buildings, where possible, will be discretely sited and will be designed and employ material sympathetic to its rural context, to minimise its visual impact on the rural landscape; and*
- g) where a new dwelling is constructed it will be limited to a floorspace of 150 square metres, including any domestic outbuildings such as garages, or a size to meet the established functional need, whichever is smaller; and*
- h) it can be demonstrated that the proposals are in a location that will not affect the integrity of the South Hams SAC.*

7.6.15.1 The purpose of the policy is to enable the building of dwellings in the countryside where they are required for the effective operation of businesses that require to be located in the countryside and that contribute to the local economy. The policy is permissive in principle but includes restrictive criteria.

7.6.15.2 The policy performs best in relation to L (Jobs and Local Economy), as it supports the effective operation of rural businesses, and will result in a significant positive impact.

7.6.15.3 Minor positive impacts will result in relation to H (Homes), by diversifying the supply of rural housing and in relation to D (Climate Change Mitigation), as living and working at the same place obviates the need to travel to work. The policy has potential to have a minor negative impact on A (Natural Environment) from the building of dwellings in the countryside that could damage or disturb habitats, but will be protected through other policies within the plan.

7.6.15.4 H15 continues the same policy emphasis as existing Local Plan policy WE9 (the Business as Usual scenario) but introduces additional controls which seek to ensure that new isolated homes in the countryside are strictly limited to those where there is a need for the occupant to be on site and it is the primary location of their business activity.

7.6.15.5 Rural workers dwellings provide opportunities for rural workers to live permanently at or near their place of work in the countryside in order to support the vital functions of the business. The absence of a policy, particularly when the NPPF already permits this in the countryside, would limit the ability to apply local controls on what is expected from applications for rural workers dwellings, having a negative effect on sustainability objectives B (Landscape), D (Climate Change Mitigation) and L (Jobs and Local Economy).

7.6.15.6 As a result of the assessment, no changes have been made to the policy as drafted.

H16: Removal of Conditions Imposed on Rural Workers' Dwellings

The removal or variation of an occupancy condition on rural workers' dwellings will only be permitted where:

- a) there have been significant relevant changes in circumstances since the condition was imposed; or*
- b) the business does not need the dwelling for its current or future labour needs; and*
- c) it has been offered on the open market for a reasonable period of time, with a minimum of 24 months, at a price independently judged to reflect the restrictive condition.*

7.6.15.7 The policy's purpose is to restrict the removal of agricultural or other rural business occupancy conditions to situations where either there have been significant changes in circumstances or the business no longer requires the dwelling and it has been marketed with the restrictive condition for at least 12 months. The restrictive approach to the removal of rural occupancy conditions will help to retain rural workers' dwellings in the countryside, which may prevent future potential pressure for additional rural workers' dwellings in the countryside, thus having a minor positive impact on B (Landscape).

- 7.6.15.8 The retention of rural workers' dwellings also helps to diversify the supply of housing available and will have minor positive impacts in relation to H (Homes). Minor positive impacts will also result in relation to D (Climate Change Mitigation) and L (Jobs and Local Economy) from the retention of homes available for people who need to live in the countryside close to their place of work in order to support their rural business.
- 7.6.15.9 H16 continues the same policy emphasis as existing Local Plan policy WE10 (the Business as Usual) which seeks to retain rural workers dwellings for rural workers.
- 7.6.15.10 There are instances when rural workers dwellings are no longer required to be occupied in connection with agriculture or another rural business. The absence of a policy to manage such circumstances could result in new homes being built in the countryside for a temporary purpose and then default to a permanent residential dwelling with no occupancy restrictions. This could have a negative effect on sustainability objectives B (Landscape), D (Climate Change Mitigation) and L (Jobs and Local Economy).
- 7.6.15.11 As a result of the assessment, no changes have been made to the policy as drafted.

7.7 Chapter 7: Environment

7.7.1 EN1: Strategic Open Breaks

To maintain the physical separation of certain settlements, development within the following open breaks will be limited to that which retains their open character and their contribution to the settlements' setting:

Newton Abbot – Kingskerswell – Abbotskerswell – Torbay

Newton Abbot – Kingsteignton

Exeter – Exminster

Teignmouth - Bishopsteignton

Development proposals on strategic open breaks must not undermine the physical or visual separation and open character between settlements. They will be subject to Policy SP2 and will not be permitted if they result in:

- a) harm to the openness or landscape character of the area, including local views, or would otherwise result in significant harm to settlements in their wider landscape setting; or*
- b) loss of environmental or historical assets that individually or collectively contribute to local identity.*

- 7.7.1.1 The policy seeks to maintain physical separation of certain settlement in order to retain the open character of the settlement's setting by restricting development within the identified areas. The policy performs well against the sustainability criteria with a positive or neutral impact on all criteria and significant positive impacts on objectives A (Natural Environment) and B (Landscape). No negative impacts have been identified.
- 7.7.1.2 New policy EN1 maintains the same emphasis as existing policy EN1 (the Business as Usual scenario) which designates strategic open breaks between settlements which are close together and where there is pressure to develop between the gaps.
- 7.7.1.3 There are certain gaps between settlements which are important to their character or are themselves of high environmental quality. The absence of this policy which means that strategic open breaks are not identified could result in development being permitted within areas that are particularly vulnerable or sensitive. This could have a negative effect on sustainability objective B (Landscape).
- 7.7.1.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.2 EN2: Undeveloped Coast

The protection, maintenance and enhancement of the distinctive landscape and seascape character and ecological qualities of the undeveloped coast, will be a priority alongside the ecological and biodiversity considerations. Development which would have a detrimental effect on the visual or physical character of the undeveloped coast and estuaries will not be permitted. New development will be regarded as inappropriate except where it has regard to the Shoreline Management Plan and:

- a) is a minor alteration in line with H10; or*
- b) the replacement of an existing dwelling in line with H12; or*
- c) is required for the purposes of agriculture, forestry, the small scale expansion of existing business or tourism use, redevelopment of a site that enhances the character of the undeveloped coast, or involves a use that requires a coastal location and by virtue of its scale, nature and location does not detract from the undeveloped character of the coast.*

- 7.7.2.1 The policy seeks to protect, maintain, and enhance the distinctive landscape and seascape character and ecological qualities of the undeveloped coast and seeks to restrict development that would have a negative impact on the visual or physical character of the undeveloped coast or estuaries. The policy performs well against the relevant sustainability objectives and has a neutral impact on all other objectives.
- 7.7.2.2 New policy EN2 maintains the same emphasis as existing policy EN2 (the Business as Usual scenario) which designates undeveloped coast and limits the type of development which is permitted within it.
- 7.7.2.3 The undeveloped coast has a particular special character as a result of its maritime and coastal influences, particularly its visibility from the sea. The absence of a policy or designation to protect this special landscape would reduce the weight given to the consideration of landscape impacts in this area and could lead to an erosion over time of the special qualities of this area. This could have negative effects on sustainability objective B (Landscape).
- 7.7.2.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.3 EN3: Coastal Change Management Areas

- A. *To reduce the impacts of physical changes to the coast and the impact of these changes on communities, new development or the intensification of existing development in Coastal Change Management Areas will be limited to the following uses (i-iii). All development must demonstrate that it will not result in an increased risk to life, significant increase in risk to property, or increased coastal erosion:*
- i) essential infrastructure* provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change elsewhere; or*
 - ii) temporary siting of development directly linked to the coastal strip (such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping) within the short-term risk areas (20 year time horizon); or*
 - iii) hotels, shops, office or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community within the medium (20 to 50 year) and long-term (up to 100-year) risk areas.*
- B. *Proposals for the relocation and replacement of permanent tourist accommodation and ancillary facilities, community facilities, commercial and business uses that are considered important to the well-being of a coastal community affected by coastal erosion will be permitted, provided that:*
- i) The existing uses have been in place prior to the adoption of the Teignbridge Local Plan Part 1 (2020-2040);*
 - ii) the development replaces that which is affected (or threatened) by erosion within 50 years of the date of the proposal;*

- iii) *the new development lies beyond the Coastal Change Management Area in a location that is well related to the coastal community from which it was displaced and is not within designated Undeveloped Coast;*
- iv) *the site of the development/use it replaces is cleared and the site rendered safe and managed for the benefit of the local community and/or the local environment; and*
- v) *taken overall (considering both the new development and that which is being replaced) the proposal should not have a detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.*

C. Proposals for the relocation and replacement of dwellings that will be affected by erosion will be permitted, provided that:

The existing dwelling has been in place prior to the adoption of the Teignbridge Local Plan Part 1 (2020-2040);

the development replaces a permanent dwelling, which is affected (or threatened) by erosion within 20 years of the date of the proposal;

the new dwelling is comparable in size to that which it is to replace;

the relocated dwelling is within or adjacent to a defined settlement in a location that is well related to the coastal community from which it was displaced, is beyond the Coastal Change Management Area and is not within designated Undeveloped Coast;

the site of the development/use it replaces is cleared and the site rendered safe and managed for the benefit of the local community and/or the local environment; and

taken overall (considering both the new development and that which is being replaced) the proposal should result in no detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.

** Essential infrastructure is:*

- *essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk;*
- *essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; and*
- *wind turbines.*

7.7.3.1 The policy seeks to control development and encourage relocation of services within these areas or protection of these areas from the impacts of climate change in relation to climate change and the coastal impacts of this, in particular, the impacts of coastal erosion and flooding from coastal sources, and promotes future resilience to change. The policy performs well against the majority of sustainability objectives and has a neutral impact on the rest. No negative impacts have been identified.

7.7.3.2 Some coastal areas within Teignbridge are likely to be affected by physical changes to the coast as a result of climate change. At present, there are no designated Coastal Change Management Areas (CCMAs) in Teignbridge but the Shoreline Management Plan is likely to recommend these within the next 12 months. If there is no provision for existing homes and businesses to relocate from affected areas (the Business as Usual scenario) then there would be negative effects on sustainability objectives H (Homes) and L (Jobs and Local Economy).

7.7.3.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.4 EN4: Landscape Protection and Enhancement

To protect and enhance the area's landscape and seascape, development will be sympathetic to and help to conserve and enhance the natural and cultural landscape and seascape character of Teignbridge. Special regard must be given to the setting of the Dartmoor National Park, the historic designed landscapes around the Haldon Hills of Mamhead, Oxtou, Powderham and the Haldon Estates, and the Exeter Urban Fringe.

Development proposals will:

- a) conserve and enhance the qualities, character and distinctiveness of the landscape using the District's Landscape Character Assessment and its area specific strategic management guidelines and recommendations; and*
 - b) protect and, where appropriate, restore specific landscape and seascape, wildlife and historic features which contribute to local character and quality; and*
 - c) minimise adverse visual impacts through high quality building and design; and*
- be in line with any relevant policies relating to views and landscapes contained within an adopted neighbourhood plan.*

- 7.7.4.1 The purpose of the policy is to protect and enhance the landscape and seascape character with special regard given to Dartmoor National Park, the historic designed landscapes around Haldon hills, Mamhead, Oxtot, Powderham and the Haldon Estates, and the Exeter Urban Fringe. The policy performs well against the relevant objectives and is expected to have a neutral impact on the remaining objectives.
- 7.7.4.2 New policy EN4 replaces the existing 'Area of Great Landscape Value' (AGLV) designation by proposing the use of Landscape Character Assessment instead. AGLVs attach more weight to particular landscapes in the district, thus having a positive effect on the landscapes concerned. However, the shift in approach to Landscape Character Assessment means that there is a stronger emphasis on all landscapes across the district and detailed management guidelines to ensure development is sensitive to the different character areas. In this way, the areas previously designated as AGLV will continue to have as good landscape management as previously, whilst other landscapes will also be offered the same level of protection. Given this levelling of approach across the district, it is also proposed that some particularly sensitive landscapes which are more vulnerable to development are named and given special regard when considering applications which affect them. This approach has a more positive effect on sustainability objective B (Landscape) than the existing policy (the Business as Usual scenario).
- 7.7.4.3 There are many distinct landscapes throughout Teignbridge and it is important that proper consideration is given to these using an appropriate approach. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN4. This could have a negative effect on sustainability objective B (Landscape).
- 7.7.4.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.5 EN5: Equine Development

1. *Equine development associated with the keeping and training of horses in the countryside will be acceptable in principle where all of the following apply:*
 - a) *The need for any building or structure proposed can be justified for the purposes of ensuring the safety and welfare of the horses and/or the successful functioning of an established equine business;*
 - b) *buildings, enclosures, tracks, structures, lighting and other development are sited and designed to minimise cumulative harm to landscape character and biodiversity;*

- c) *any new buildings or structures proposed are sited in close proximity to existing buildings and enclosed with an appropriate boundary feature unless, where an isolated building or structure is proposed, it can be demonstrated that it would not contribute to any cumulative harm to the character of the open countryside;*
- d) *hedges, trees and other environmental assets are protected, retained and incorporated within the site and any new hedges are planted with native species;*
- e) *it avoids pollution of soils and water, does not harm natural drainage, relates well to local topography and does not require significant earth works;*
- f) *any external lighting will not have an adverse impact on biodiversity or amenity or nearby residents; and*
- g) *it contributes to sustainable land management by:*
 - i. *keeping no more than 2 horses per hectare of pasture; and*
 - ii. *ensuring a sustainable grazing and waste management regime.*

- 2. *A condition will be attached to any permission for a new building or structure requiring it to be removed when it is redundant and the site returned to its former condition.*

7.7.5.1 The policy seeks to manage equine development in the countryside in order to promote a vibrant rural economy and sustainable land management whilst minimising impacts upon biodiversity and landscape character. The policy, as drafted, is likely to have an overall positive impact on the achievement of sustainable development and has a neutral or positive impact on all except one of the sustainability objectives. As drafted, the policy could have a minor negative impact on connectivity and transport as, whilst the supporting text identifies that proposals for equine development is to be supported by information regarding highway capacity, highway safety, and site access, the policy does not identify any need for consideration of these matters. Equine development is likely to be most appropriately located in rural areas which could be sensitive to changes to increased traffic and to which access may not be appropriate. However, highway capacity will be dealt with through other policies within the plan and therefore, it is not considered necessary to make any changes to the policy wording.

7.7.5.2 New policy EN5 proposes greater restrictions to equine development than existing policy EC5 (the Business as Usual scenario). This reflects the concerns relating to the cumulative impact of equestrian development on the landscape via the subdivision of land holdings into small parcels and the increase in the number of buildings associated with equine use. The policy continues to support equine development thus continuing to support sustainability objective L (Jobs and Local Economy) but the additional controls will have greater positive benefits than existing policy EC5 in relation to sustainability objective B (Landscape).

7.7.5.3 Teignbridge has quite a high level of equine activity and in some cases there can be adverse impacts on the landscape as a result of development associated with it. The absence of a policy which set locally relevant detail and criteria could result in negative effects on sustainability objective B (Landscape).

7.7.5.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.6 **EN6: Flood Risk**

1. *There will be a sequential approach to all new development, guiding it to areas at lower risk from flooding.*
2. *Major development and changes of use to caravan/chalet/mobile home parks will be required to undertake a sequential test that guides development to areas at lower risk of flooding. Where possible, development will be sited in Flood Zone 1 and, only if there is no alternative available site in Flood Zone 1, which accords with the policies of the Local Plan, will locating the development in Flood Zone 2 and then Flood Zone 3 be considered. Where the regeneration or other sustainability benefits of a proposal can only be met on a site within Flood Zones 2 or 3, this will be taken into account in the sequential test.*
3. *Development within flood zones 2 and 3 that passes the above sequential test will be permitted only where it:*
 - i. *is appropriately flood resilient and resistant and made safe for its lifetime, taking account of climate change and the vulnerability of the proposed use to flooding; and*
 - ii. *will not increase flood risk elsewhere, as will be demonstrated through a site specific Flood Risk Assessment; and*
 - iii. *demonstrates the safety of occupants or users of a development in a flooding event, through the submission of an “Emergency Plan” or “Flood Warning and Evacuation Plan”; and*
 - iv. *provides wider sustainability or regeneration benefits to the community that outweigh the associated flood risk.*

4. *In considering all development proposals regard will be had to:*
- i. the adequacy of existing water supplies, drainage and disposal arrangements, sewerage and sewage treatment facilities;*
 - ii. the need for surface water drainage systems, separate from all foul drainage systems;*
 - iii. the use of sustainable drainage systems in line with Policy DW15; and*
 - iv. if relevant, the most up-to-date River Basin Management Plan, Shoreline Management Plan, Exe Estuary Management Plan, Local Plan Strategic Flood Risk Assessment and the Local Flood Risk Management Strategy.*
5. *Development within Critical Drainage Areas will be supported where:-*
- i. It is served by a sustainable drainage system that results in off-site surface water discharge that mimics greenfield run-off rates to a maximum 1 in 10 year discharge rate or any updated requirements;*
 - ii. On-site surface water discharge is safely managed up to the 1 in 100 years (plus climate change) conditions or any updated requirements; and*
 - iii. additional water storage areas are created that contribute to a reduction in flooding downstream.*
6. *Planning permission will not be granted for any proposal which, as a consequence of inadequate provision of water services or inadequate or untimely provision of foul water and surface water drainage and disposal, will pollute the water environment, including coastal waters, or result in an increase in flood risk at the site or elsewhere.*
- 7.7.6.1 The policy introduces a sequential approach to the location of development in order to avoid areas at most risk from flooding. It also sets out criteria for the consideration of development proposals with regard to the water environment and sustainable drainage systems. The policy performs well against the relevant sustainability objectives and is not expected to have a negative impact on any of the objectives.
- 7.7.6.2 New policy EN6 continues the same emphasis as existing policy EN4 (the Business as Usual scenario) which is to minimise flood risk and require sequential and exception tests to be undertaken in certain circumstances. The revised policy adds additional up to date information which has positive effects on sustainability objective E (Climate Change Adaptation).

7.7.6.3 Managing flood risk is an important part of protecting people, infrastructure, property, wildlife and the environment from the harmful consequences of flooding. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN6. This could have a negative effect on sustainability objectives A, (Natural Environment), C (Historic and Built Environment), H (Housing), K (Access to Services) and N (Connectivity and Transport).

7.7.6.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.7 EN7: Air Quality

To minimise harm to public health the Council will act to improve the air quality of the district and to meet national targets for air quality.

- 1. Any development that is likely to have a harmful impact on an Air Quality Management Area through the creation of additional vehicular movements or an increase in congestion will be required to provide sufficient information to assess the impact. Assessment should take account of extant planning permissions and allocated development.*
- 2. Where a harmful impact is indicated within an existing Air Quality Management Area, the development will be required to demonstrate how it will avoid or mitigate negative impacts through one or a combination of the following to offset the impact on air quality arising from the development:*
 - i. through the provision of sustainable travel opportunities or other forms of infrastructure that would mitigate or reduce the impact;*
 - ii. positively contributing towards the implementation of measures and actions contained in the most up-to-date Teignbridge Air Quality Action Plan, proportionate with the scale of impact;*
 - iii. through financial contributions to fund, or help fund, measures identified in the most up-to-date Teignbridge Air Quality Action Plan that will improve air quality in the locality.*
- 3. Planning permission will not be granted for any proposal which, as a consequence of inadequate mitigation, would either on its own, or from cumulative impacts in combination with other permitted or allocated development, lead to an adverse effect on air quality that cannot be mitigated satisfactorily, or would result in the declaration of an AQMA.*

- 7.7.7.1 The policy seeks to reduce air quality impacts across the district and ensure development proposals do not have a harmful impact on existing levels of air quality through various requirements regarding sustainable travel, Air Quality Action Plans, and financial contributions towards projects. The policy is expected to have a positive impact on the majority of objectives with a neutral impact on the remainder.
- 7.7.7.2 New policy EN7 continues the same emphasis as existing policy EN6 (the Business as Usual scenario) which is to minimise harm to public health by acting to improve the air quality of the district. The revised policy adds additional up to date information which has positive effects on sustainability objectives I (Health) and J (Wellbeing).
- 7.7.7.3 Clean air is an essential ingredient of a good quality of life and people have a right to expect that the air they breathe will not harm them. Air quality is a high national political priority as it impacts on whole populations, particularly the young, elderly and those with pre-existing health conditions. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN7. This could have a negative effect on sustainability objectives I (Health) and J (Wellbeing).
- 7.7.7.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.8 EN8: Light Pollution

In order to protect habitats and the character of the landscape and townscape external lighting will be permitted where:

- a) There will be no material harm on the character and appearance of the surrounding streetscape or landscape, taking account of existing light levels; and*
- b) There will be no harm to ecological interests, taking account of the level of protection of the species and habitats and the type, duration and intensity of artificial light.*

Where new development will require artificial lighting in order to operate, e.g. for reasons of security or safety, or, where development would introduce a new use sensitive to light intrusion, particular consideration will be given to the suitability of the location for the development.

- 7.7.8.1 The policy seeks to protect habitats and landscape character from detrimental impacts from external lighting and guidance for lighting where required for security or safety, for example. The policy is expected to have a neutral impact on the majority of sustainability objectives, but a positive impact on objectives A (Natural Environment), B (Landscape) and C (Historic and Built Environment).
- 7.7.8.2 Wildlife has a particular sensitivity to light, particularly Greater Horseshoe Bats which live in Teignbridge. Whilst some lighting can benefit society (e.g. street lighting for public safety or artificial lighting for recreation) others can be obtrusive, harmful to wildlife and can erode landscape character. The policy adds some controls to the provision of lighting where it is considered as part of a planning application so that these issues can be appropriately considered and given due weight in determining applications for development. As such, the absence of a policy or reliance on SP1 (the Business as Usual scenario) could have a less positive effect than EN8 on sustainability objectives A (Natural Environment), B (Landscape), and I (Health).
- 7.7.8.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.9 **EN9: Contaminated Land/Land Instability**

All development which is on, or likely to be affected by, known or suspected contaminated or unstable land, or development which includes a proposed use that is particularly vulnerable to contamination/land instability, will require sufficient information to be submitted alongside a planning application to demonstrate that the site ground conditions are suitable for the proposed development.

Where the assessment identifies an adverse environmental or public health impact, appropriate and sufficient remedial measures for the intended use will be required to:

- i. ensure that risks to the future users of the land and neighbouring land are minimised, together with those to waterbodies, property and ecological systems; and*
- ii. ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors; and*
- iii. demonstrate that the land would no longer be capable of being determined as contaminated or unstable land once the remediation has taken place.*

Planning permission will not be granted for any proposal which, as a consequence of inadequate remediation measures, would be subject to unacceptable contamination or land instability, or which itself would cause unacceptable contamination or land instability elsewhere.

- 7.7.9.1 The policy requires development proposals which are likely to have an effect upon, or be affected by land contamination of stability, to be supported by information regarding the ground conditions and likely impact of the development upon the natural environment and public health. The policy is expected to have a positive impact upon F (Land Resources), G (Water Resources) and I (Health) and a neutral impact on all other objectives.
- 7.7.9.2 New policy EN9 continues the same emphasis as existing policy EN7 (the Business as Usual scenario) which is to ensure that sufficient information is provided alongside relevant applications to demonstrate that ground conditions are suitable for the proposed development. The revised policy adds additional up to date information which has positive effects on sustainability objective F (Land Resources).
- 7.7.9.3 Past industrial uses in Teignbridge and the contamination of land as a result of past or current pollution by substances has resulted in areas of land being contaminated or unstable. In such circumstances, it is essential that ground conditions are properly understood to ensure that appropriate remediation measures are put in place prior to development taking place. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN9. This could have a negative effect on sustainability objectives A (Natural Environment) and F (Land Resources).
- 7.7.9.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.10 EN10: Biodiversity

The Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the District. The Council will also work with statutory and other partners and will make decisions on development proposals to protect, enhance and restore the biodiversity of the District.

- 1. All development will recognise the benefits that ecosystem services provide and will be designed firstly to avoid and secondly to minimise and mitigate negative impacts on biodiversity. Only when this is not possible will compensation measures be considered.*
- 2. All development will be designed to minimise the loss and fragmentation of habitats and maximise opportunities to provide more, bigger, better and connected habitats. Particular consideration will be given to local ecological networks that are highlighted in the Local Nature Recovery Strategy and, prior to its adoption, the emerging Natural Infrastructure Strategy, or any replacement.*

3. *All development, excluding any development exempted by the Environment Act, will demonstrate a 10% or greater net gain in biodiversity compared with the pre-development situation by including and funding biodiversity enhancements that will generate the most benefits for nature. Biodiversity net gain will be achieved in addition to any mitigation and compensation/offsetting for biodiversity losses. Where there is evidence of deliberate neglect or damage to any of the National Park's protected habitats and species their deteriorated condition will not be taken into consideration and the ecological potential of the site will be used to decide the acceptability of any development proposals.*
4. *Where it is not possible to achieve this level of offsetting and gain on site, or where on-site compensation would not generate the most benefits for nature conservation, it may be acceptable for compensation to be provided off-site.*
5. *Development proposals where the principle objective is to conserve or enhance biodiversity or geodiversity will be supported in principle.*
6. *Impacts on irreplaceable habitats cannot be offset and must be avoided. Development that involves the loss of irreplaceable habitats will not be supported, except in circumstances where overriding public interest is demonstrated.*

7.7.10.1 The policy sets out how the Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the District and how development proposals will be considered with regard to biodiversity. The policy has a positive impact on all relevant objectives and a neutral impact on the remainder. The impact that the policy will have on the delivery of homes in terms of the impact of the requirement for net gain is not yet known and will not be until a full viability assessment has been undertaken.

7.7.10.2 New policy EN10 continues the same emphasis as existing policy EN8 (the Business as Usual scenario) which is to work with others to protect, enhance and restore the biodiversity of the district. The revised policy adds additional up to date information, as well as the 10% net gain requirement (which is set to become mandatory in the forthcoming legislation contained within the Environment Act). The additional details and net gain requirement will have greater positive effects on sustainability objective A (Natural Environment) than the existing EN8 policy.

7.7.10.3 Biodiversity is fundamental to our health, wellbeing and economic prosperity. Development is therefore required to make a positive impact on the environment and deliver improvements through habitat creation or enhancement. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN9. This could have a negative effect on sustainability objectives A (Natural Environment) and I (Health).

7.7.10.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.11 **EN11: Important Habitats and Features**

To protect and enhance existing areas of biodiversity and geodiversity, including networks of habitats and connections between them. Development proposals will take account of the importance of any affected habitats or features, with regard to the following hierarchy of sites:

- a) internationally important sites including existing, candidate or proposed Ramsar sites, Special Protection Areas, Special Areas of Conservation including their Functionally Linked Land, European Marine Sites plus sites required as compensatory measures for adverse impacts on such sites;*
- b) nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodland and Veteran Trees and Marine Conservation Zones;*
- c) locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites and other identified priority species and habitats, as shown in the Local Nature Recovery Strategy;*
- d) the network of linear, stepping stone and other linking features important for wildlife movement and climate change adaptation, including wider identified priority areas shown in the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement; and*
- e) other areas of land or features of value to biodiversity.*

Proposals to restore former areas of biodiversity and networks of habitats will be supported in principle.

Development which would be likely to directly or indirectly harm such a site or feature will not be permitted unless, taking account of the weight to be attached to the site's protection:

- f) the public interest benefits of the development outweigh the harm; and*

- g) the benefits cannot be provided through an alternative, less harmful location, design or form of development; and*
- h) losses are mitigated where possible; and*
- i) any unavoidable losses are fully compensated; and*
- j) for statutory designated sites favourable conservation status must be maintained.*

Development which includes or impacts on any such site or feature will be required to include measures to protect, manage and enhance it.

- 7.7.11.1 The policy seeks to ensure the protection and enhancement of biodiversity and geodiversity and networks of habitats and connections between them by setting out a hierarchy of sites to which development proposals will be required to take account of and criteria to be considered when assessing proposals for development which may impact upon an important site or feature. The policy is expected to have a positive impact on the majority of the sustainability objectives and is not expected to have any negative impacts.
- 7.7.11.2 New policy EN11 continues the same policy emphasis as existing policy EN9 (the Business as Usual scenario) which ensures the protection of specific sites which have been identified at the international, national and local level for their biodiversity and geodiversity value. The revised policy adds additional up to date information which has positive effects on sustainability objective A (Natural Environment).
- 7.7.11.3 Internationally, nationally and locally protected sites are required to be protected through the planning system to take account of their relative importance. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN11. This could have a negative effect on sustainability objective A (Natural Environment).
- 7.7.11.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.12 EN12: Legally Protected Species

- 1. *To protect and expand the number and range of legally protected species, S41 List priority species, and Devon Local Priority and Special Species, development will be designed to:*
 - a. Take account of additional species specific policy guidance; and,*
 - b. Avoid adverse impacts on the species and their habitats.*

2. *Development which cannot avoid harmful impacts on a species, either directly or indirectly, will not be permitted unless:*
 - a. *Sufficient and up-to-date information, proportionate with the protection of the species and the nature, location and scale of the proposal, is provided by the developer, undertaken by a suitably qualified ecologist upon which to base a decision; and*
 - b. *Appropriate mitigation is provided and, where this cannot fully avoid harm to the species and their habitats, appropriate compensation is funded or provided directly; and*
 - c. *The public benefits of the development outweigh the harm and these benefits cannot be provided through an alternative, less harmful location, design or form of development; and*
 - d. *For legally protected species favourable conservation status is maintained.*
3. *Where appropriate, proposals will include opportunities for species within the built environment, for example bird, bat and invertebrate boxes and hedgehog holes.*

7.7.12.1 The policy sets out how the development proposals will be expected to take into account legally protected and priority species in order to avoid harm and, where harm cannot be avoided, the circumstances under which development will be considered acceptable in terms of mitigating and managing impact upon species. The policy is expected to have a neutral impact on all of the sustainability objectives other than objective A (Natural Environment).

7.7.12.2 New policy EN12 continues the same emphasis as existing policy EN11 (the Business as Usual scenario) which is to ensure that a wide variety of species which are protected by law are appropriately considered through the planning process. The revised policy adds additional up to date information which has positive effects on sustainability objective A (Natural Environment).

7.7.12.3 The impact of development on legally protected and priority species can be positive or negative, depending on its location, design and provision of mitigation. It is therefore important that local guidance is provided through policy on how development can bring positive benefits to biodiversity. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN11. This could have a negative effect on sustainability objective A (Natural Environment).

7.7.12.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.13 EN13: European Wildlife Sites

1. *European Protected wildlife sites including Dartmoor, South Dartmoor Woods, South Hams, Exe Estuary, Dawlish Warren, East Devon Pebblebed Heaths and Lyme Bay to Torbay will be protected. Development that is likely to have a significant effect on the integrity of a European Protected wildlife Site will be subject to assessment under the Habitats Regulations 2017 and will not be permitted unless adverse effects can be fully mitigated and/or compensated.*
2. *As set out in Policy EN12, the most important sites for biodiversity are those identified through European Directives. A Habitat Regulations Assessment (HRA), required under the Habitats Directive, will be undertaken on the policies within the Local Plan to ensure there will not be an adverse impact on any such site.*
3. *Any development proposals which may have an impact on a European Site will be subject to Habitats Regulations assessment and Appropriate Assessment in order to avoid harm to those sites.*
4. *Financial contributions and other measures, in line with the most up-to-date South East Devon European Sites Mitigation Strategy will be required from new residential development (including tourist bedspaces) to enable management and mitigation measures at the Exe Estuary and Dawlish Warren*

7.7.13.1 The policy sets out how development proposals will be required to respond to impacts upon European Protected Wildlife Sites and how proposals will be refused unless adverse effects can be fully mitigated and/or compensated. The policy is expected to have a positive impact on objectives A and B (Natural Environment and Landscape) and a neutral impact on the remaining objectives.

7.7.13.2 New policy EN13 continues the same emphasis as policy existing policy EN10 (the Business as Usual scenario) which is to ensure that development does not result in any significant adverse effects on Natura 2000 sites. The revised policy adds additional up to date information, particularly in relation to the South East Devon European Sites Mitigation Strategy, which has positive effects on sustainability objective A (Natural Environment).

7.7.13.3 Teignbridge contains and is close to a number of internationally important (Natura 2000) wildlife sites. The absence of a policy which manages how applications which affect these sites and sets out our commitment to the protection and delivery of necessary mitigation measures for them could risk the Council not satisfying its legal requirements. This could have a negative effect on sustainability objective A (Natural Environment).

7.7.13.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.14 EN14: South Hams Special Area of Conservation

Within the South Hams Special Area of Conservation (SAC) Greater Horseshoe Bat Consultation Zone development will be designed to protect the SAC, either alone or in combination with other plans and projects by:

- a) Avoiding the loss or damage of, or disturbance to, Greater Horseshoe Bat roosts, foraging areas and commuting routes within the Sustenance Zone and any existing mitigation features in place; and*
- b) Maintaining connectivity between Sustenance Zones through the Landscape Connectivity Zone; and*
- c) Avoiding further restriction of pinch points; and*
- d) Where appropriate, creating sufficiently wide and dark buffers along or around habitats to protect them from impacts; and*
- e) Designing development and any lighting schemes to be compatible with known or potential Greater Horseshoe Bat habitat; and*
- f) For the purposes of undertaking Habitats Regulations Assessment, according with the 2019 South Hams SAC Habitats Regulations Assessment Guidance (or subsequent revisions).*

Where it is not possible to design development to avoid all impacts, mitigation measures will be required, designed to ensure that there is no adverse effect on the integrity of the South Hams SAC (see Box 1).

Sufficient and up-to-date survey information, commensurate with the sensitivity of the site and the nature, location and scale of the proposal, will be provided to inform the application and Appropriate Assessment. The information will be gathered and worked up by a suitably qualified ecologist with experience of Greater Horseshoe Bat surveying and mitigation to demonstrate the above.

The proposal will only be permitted if it has been shown that there will be no significant adverse effect on the integrity of the SAC, taking a precautionary approach, and taking mitigation measures into account.

- 7.7.14.1 The policy sets out how development proposals will be required to respond to impacts upon European Protected Wildlife Sites and how proposals will be refused unless adverse effects can be fully mitigated and/or compensated. The policy is expected to have a positive impact on Objectives A and B (Natural Environment and Landscape) and a neutral impact on all other objectives.

7.7.14.2 New policy EN14 provides additional detail to specific requirements for applications which fall within the South Hams SAC sustenance zones or landscape connectivity area. This is based on recently approved (2019) Habitats Regulation Assessment Guidance, prepared by all partner authorities included within the SAC designation. The absence of a policy, or relying on EN13 (the Business as Usual scenario), could limit opportunities to ensure that the integrity of the SAC is maintained to a favourable conservation status, as the specific detail included within it is based on up to date research and evidence as to how Greater Horseshoe Bats are using the landscape. This could have negative effects on sustainability objective A (Natural Environment).

7.7.14.3 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.15 EN15: Trees, Hedges and Woodland

All development will retain good quality and healthy woodland, trees and hedgerows, including: ancient woodland; ancient and veteran trees; those with visual amenity; those that support wildlife or provide connectivity; those with a historical context; and rare or unusual species of trees. These should be incorporated into the overall design and landscape scheme, within public spaces where possible.

- 1. Development resulting in the loss or deterioration of ancient woodland or ancient and veteran trees will only be permitted where there are wholly exceptional circumstances. Where it is permitted, a compensation strategy will need to be agreed and secured prior to granting planning permission.*
- 2. All development will demonstrate how retained and new trees will have a satisfactory long term relationship with: building; infrastructure; utilities and services; and highway movement; and, will ensure the amenity and safety of occupiers of buildings and retain or create sightlines enabling public spaces to be well overlooked.*
- 3. New development will be designed and undertaken so as to prevent damage to root systems of retained or new woodland, trees and hedgerows and will allow for future above and below ground growth over the life of the development.*
- 4. Measures to protect retained trees and traditional Devon hedges, must be in place before, and remain in place during, the development process. This must be demonstrated through an agreed Method Statement. Appropriate management will be secured thereafter through agreed landscape management plans.*
- 5. Where construction near trees is unavoidable, construction techniques and methods of working will be designed to prevent or minimise damage.*

- 7.7.15.1 The policy seeks to ensure that existing trees, hedges and woodland are retained and incorporated into the overall design of a scheme and how retained trees will have a satisfactory long term relationship with development (including buildings, infrastructure, highways, utilities and services, amenity, safety etc.). The policy is likely to have either a positive or neutral impact on the sustainability objectives.
- 7.7.15.2 New policy EN15 continues the same emphasis as existing policy EN12, including the strong protection of ancient woodland or ancient and veteran trees. It adds further requirements in terms of how trees are incorporated within new developments so that they can thrive in the long term, having a good relationship with buildings, infrastructure, utilities and services, highway movement and the amenity and safety of occupiers of buildings. These additions have a greater positive effect on sustainability objectives A (Natural Environment), C (Climate Change Mitigation), D (Climate Change Mitigation) and I (Health) than the existing policy.
- 7.7.15.3 Trees, woodlands and traditional Devon hedges are an important part of our environment. They enhance landscape, townscape and street character, provide habitats for wildlife, support sustainable drainage, sequester carbon, reduce noise and pollution and provide natural cooling. The absence of a specific policy (the Business as Usual scenario) could limit opportunities for such natural assets to be effectively integrated within new developments as well as limit their potential to remain part of the new development in the long term. This could have negative effects on sustainability objectives A (Natural Environment), C (Climate Change Mitigation), D (Climate Change Mitigation) and I (Health) than the existing policy.
- 7.7.15.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.16 EN16: Heritage Assets

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other non-designated heritage assets on the Register of Local Assets (particularly those of national importance) or identified in Neighbourhood Plans.

Development, including changes of use, affecting designated heritage assets will be permitted where all of the following criteria apply, proportionate to the significance of the heritage asset:

- a) it supports opportunities for access, education and appreciation of Teignbridge's historic environment;*
- b) it sustains the significance, character, setting and local distinctiveness of heritage assets;*

- c) *elements that make a positive contribution to heritage assets and their settings or which help understand the significance of heritage assets are preserved or enhanced;*
- d) *the historic fabric, plot boundary, layout, plan form, architectural features and detailing are retained and refurbished and only when this is not practicable, replaced or otherwise changed;*
- e) *materials appropriate to the heritage asset are used and are applied in a traditional manner, using specialists where required; and*
- f) *Extensions are subordinate in scale to the principal building and respect and complement it in terms of form, features and architectural style.*

Where it would better reveal the significance of the heritage asset, the removal of modern additions that detract from the special historic character or appearance of the building will be supported.

Where the loss of a non-designated heritage asset is considered acceptable, any replacement building or structure will be expected to reflect and respect the special historic, architectural or landscape interest of the heritage asset lost.

Planning permission will be granted for enabling development only where there is no viable alternative option available, the benefits of the scheme outweigh any non-compliance with other planning policies, and mechanisms are in place to secure the conservation of the heritage asset.

- 7.7.16.1 The policy sets out how the area's heritage will be protected and enhanced and how the significance, character, setting, and local distinctiveness of any affected heritage asset will be considered through the development management process. The policy is expected to have a positive impact on the relevant sustainability objectives and a neutral impact on the remainder.
- 7.7.16.2 New policy EN16 continues the same emphasis as existing policy EN5 (the Business as Usual scenario) but provides additional requirements in relation to how development affecting a heritage asset can be sensitively undertaken. It also includes requirements which should be satisfied where development affects a non-designated heritage asset, thus having relevance to a greater number of heritage assets within the district. These additions have a greater positive effect on sustainability objective C (Built and Historic Environment) than the existing policy.

- 7.7.16.3 Teignbridge has over 1800 designated heritage assets and the careful management of these is essential in order to sustain their significance and character. The absence of a specific policy could limit opportunities for any potential impacts on these heritage assets to be properly assessed, with a risk that development could have an adverse impact on Teignbridge's historic landscape and buildings. This could have a negative effect on sustainability objective C (Built and Historic Environment) than the existing policy.
- 7.7.16.4 As a result of the assessment, no changes have been made to the policy as drafted.

7.7.17 EN17: Conservation Areas

Development within or affecting the setting of a Conservation Area will only be permitted where it sustains or enhances the significance and special character or appearance of the Conservation Area. Development must:

- a) Respect, reflect or respond to existing traditional architectural and historic character, having regard to the Conservation Area Character Assessments and Conservation Area Management Plans and Neighbourhood Plans; and*
- b) Retain, or refurbish, and only where it is unpracticable to do so, replace or otherwise change traditional built and natural features such as shop fronts, walls, railings, gates, Devon hedgebanks, hard surfaces and architectural features; and*

Where it would better reveal the significance of the heritage asset, the removal of modern features that detract from the special historic character or appearance of the building will be supported.

Proposals that seek to improve neutral and negative buildings within Conservation Areas, as included in Conservation Areas Character Appraisals, or that lead to an enhancement in the Conservation Area, will be supported and encouraged.

Development involving the demolition of a building or structure (including means of enclosure, such as walls or railings) in a Conservation Area will only be permitted if:

- a) the building or structure to be demolished does not make a contribution to the significance or special architectural or historic character or appearance of the Conservation Area; or*
- b) is demonstrated that it would be impracticable to repair the building or structure and it is incapable of beneficial use; or*
- c) it is demonstrated that the removal of the building or structure, including its subsequent replacement where relevant, will lead to an enhancement of the Conservation Area; or*

d) the removal of the building or structure is required to deliver a public benefit that outweighs its loss.

- 7.7.17.1 The policy sets out how development proposals within or affecting the setting of a conservation area will be expected to respond to the significance and special character or appearance of the asset and how proposals to enhance and improve negative impacts from existing buildings will be supported.
- 7.7.17.1 New policy EN16 continues the same emphasis as existing policy EN5 (the Business as Usual scenario) but provides additional requirements in relation to how development affecting a heritage asset can be sensitively undertaken. It also includes requirements which should be satisfied where development affects a non-designated heritage asset, thus having relevance to a greater number of heritage assets within the district. These additions have a greater positive effect on sustainability objective C (Built and Historic Environment) than the existing policy.
- 7.7.17.2 Development within and around conservation areas can have a negative effect on the designation if not managed sensitively. The absence of a specific policy or relying on EN17 which covers all heritage assets, could limit opportunities for the potential impacts of development on conservation areas to be properly assessed, and respond to the key issues outlined within the clauses of the policy. This could have a negative effect on sustainability objective C (Built and Historic Environment).
- 7.7.17.3 As a result of the assessment, no changes have been made to the policy as drafted.

Appendix 1 – Policy Appraisals

The policies are considered against the sustainability framework of objectives described in Section 4 of the main report. Each policy is given a score ranging from +2 to -2 reflecting the following scale:

Score	The proposal is likely to...
+2	...have a significant positive impact in contributing towards the achievement of the objective.
+1	...have a minor positive impact in contributing towards the achievement of the objective.
0	...have no impact positive or negative in contributing towards the achievement of the objective. <i>or</i> ...have some positive and some negative impacts thus the balance overall is neutral.
-1	...have a minor negative impact in contributing towards the achievement of the objective.
-2	...have a significant negative impact overall in contributing towards the achievement of the objective.
?	It is not possible to predict the impact of the proposal on the achievement of the objective

Vision and Objectives

Proposed Vision and Strategic Objectives	
<p>The proposed Vision is focused upon Teignbridge becoming a leader in tackling climate change and nurturing an environment in which both people and nature can thrive. Teignbridge will provide more homes which are truly affordable and able to meet the needs of each generation; encourage a buoyant local economy that is supported by physical and digital infrastructure and high standards of design will create places of quality where residents can lead healthy, happy lives. Strategic Objectives are linked to Economic Prosperity, Personal Wellbeing and Quality Environment.</p>	
A. NATURAL ENVIRONMENT	<p>The Vision and Strategic Objectives (VSO's) provide a lead for conserving and enhancing the natural environment by defining the need for protecting key natural and heritage assets and biodiversity gain.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The VSO's set out a starting position for conserving and enhancing the landscapes/seascapes by defining the need for excellent design and protecting key natural and heritage assets of Teignbridge.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The VSO's together combine to provide a starting point for excellent design and protecting key heritage assets.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The VSO's give due prominence to reducing waste and carbon emissions, biodiversity gain and excellent design.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The VSO's give due prominence to resilience to climate change and energy shortages and improving the coordinated delivery of infrastructure, facilities and services.</p> <p>Minor positive</p>
Score	+1
F. LAND RESOURCES	<p>The VSO's set out a starting position for utilising land resources efficiently by emphasizing the need for reducing waste and carbon emissions, protecting key natural assets and biodiversity gain.</p> <p>Significant positive</p>
Score	+2

G. WATER RESOURCES	<p>The VSO's give due prominence to clean air and water, increasing self-sufficiency and improving the coordinated delivery of infrastructure, facilities and services.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The VSO's provide a lead for providing more homes which are truly affordable and aspirations for home ownership and improving the coordinated delivery of infrastructure, facilities and services.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The VSO's together combine to provide a starting point for improving mental and physical health, specific consideration of young people, the elderly, and people with disabilities.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The VSO's together combine to provide a starting point for clean air, increasing safety and reducing crime, specific consideration of young people, the elderly and people with disabilities.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The VSO's set out a starting point for improving the coordinated delivery of infrastructure, facilities and services, sustainable transport, increasing self-sufficiency and support for physical and digital infrastructure.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The VSO's contain a lead for successful growing local businesses providing a good range of jobs, improving the coordinated delivery of infrastructure, facilities and services and all year round quality tourism.</p> <p>Significant positive</p>
Score	+2
M. TOWN CENTRES	<p>The VSO's provide a lead for safeguarding and strengthening the vitality and viability of town centres by emphasizing the importance of such centres, sustainable transport, all year round tourism and excellent design.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>The VSO's set out a starting position for connectivity and transport by priorities for sustainable transport, improving the coordinated delivery of infrastructure, facilities and services and specific consideration of young people, the elderly and people with disabilities.</p>

	Minor positive
Score	+1
TOTAL	+18

Chapter 2: Sustainable Place

SP1: Sustainable Place

Existing LP Policy (S1)	
The existing policy is largely similar to the proposed policy, but excludes reference to promoting social wellbeing.	
Reasonable Alternative - No policy	
No policy	
Proposed Policy	
Policy sets out criteria for the assessment of the sustainability of development proposals taking into account the social, economic and environmental benefits of the proposal, its scale and magnitude of impact, the status of any legally protected features affected and any associated mitigation.	
O. NATURAL ENVIRONMENT	Policy requires development proposals to perform well in terms of the impact of development upon biodiversity and geodiversity, and legally protected features. 'Performing well' will, as a minimum, require that there is no net loss of biodiversity and geodiversity.
	Neutral
Score	0
P. LANDSCAPE	Policy requires development proposals to maintain and enhance landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets.
	Minor positive
Score	+1
Q. HISTORIC AND BUILT ENVIRONMENT	Policy requires development proposals to maintain and enhance the character appearance and historic buildings.
	Minor positive
Score	+1
R. CLIMATE CHANGE MITIGATION	Policy requires development proposals to perform well against criteria which are intended to contribute towards the reduction in greenhouse gas emissions including prioritising active travel, tackling congestion, accessible location of facilities, and environmental pollution. As a minimum, the policy will ensure a neutral impact on climate change mitigation.

	Neutral
Score	0
S. CLIMATE CHANGE ADAPTATION	The policy requires development to perform well in terms of environmental impacts. The policy will ensure that the impacts of climate change upon existing and new developments will be mitigated as a minimum.
	Neutral
Score	0
T. LAND RESOURCES	Policy requires development proposals to perform well in terms of the impact of development on mineral extraction and agricultural production as well as minimise the impact of development on soils. As a minimum, the policy will ensure a neutral impact on land resource.
	Neutral
Score	0
U. WATER RESOURCES	Policy requires development proposals to perform well in terms of minimising and mitigating development impact upon water quality and quantity. As a minimum, the policy will ensure a neutral impact on water resources.
	Neutral
Score	0
V. HOMES	The purpose of the policy is to ensure that development proposals are suitable to deliver homes in a sustainable manner.
	Neutral
Score	0
W. HEALTH	Policy requires development proposals to promote active travel and recreation and open space opportunities which will promote a healthy lifestyle.
	Minor positive
Score	+1
X. WELLBEING	Policy requires development proposals to promote social wellbeing and interaction and access to appropriate services.
	Minor positive
Score	+1
Y. ACCESS TO SERVICES	Policy requires development proposals to perform well in terms of providing suitable access to necessary services. As a minimum, the policy will ensure a neutral impact on access to services.
	Neutral
Score	0

Z. JOBS AND LOCAL ECONOMY	Policy does not explicitly require development to provide employment land supply or to improve the employment offer in the district. Proposals are required to take account of the economic impact of development.
	Neutral
Score	0
AA. TOWN CENTRES	Policy does not explicitly refer to town centres, but requires development to ensure suitable access to services and accessibility to active travel for work, shopping, leisure and education purposes, many of which are found in the town centre.
	Minor positive
Score	+1
BB. CONNECTIVITY AND TRANSPORT	Policy requires development proposals to perform well against a number of criteria which promote suitable access to major networks, public transport, walking and cycling opportunities and between homes, services and businesses, whilst reducing congestion.
	Minor positive
Score	+1
TOTAL	6

SP2: Settlement Limits and the Countryside

Existing LP Policy (S21A and S22)	
The existing relevant policies are more permissive in terms of the scale of agricultural, forestry, equine, industry, business, warehousing, tourist uses, retail, and leisure development. The existing policies also exclude reference to the physical and visual break between closely adjoining settlements and the provision of Local Needs Housing and Neighbourhood Plan allocations.	
Reasonable Alternative	
There is not considered to be a reasonable alternative as there is a need to convey through policy what development is likely to be permitted within built up areas and the countryside.	
Proposed Policy	
Policy sets out how proposals for development outside of settlement boundaries will be assessed and the uses to which development within the countryside will be limited.	
A. NATURAL ENVIRONMENT	Policy requires that particular account is taken of the integrity of green infrastructure and biodiversity networks when development is proposed outside of settlement limits. Additionally, it is required that proposals will not have a significant adverse effect on the integrity of the South Hams

	SAC. As a minimum, the policy will ensure a neutral impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	Policy requires that particular account is taken of the distinctive characteristics and qualities of the Landscape Character Areas and visual breaks between settlements. As a minimum, the policy will ensure a neutral impact on landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	Policy does not include the historic and built environment as a criteria against which development proposals should be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which afford protection to the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	Policy requires that particular account is taken of the impact of development proposals upon overall travel patterns. As a minimum, the policy will ensure a neutral impact on climate change mitigation by ensuring the minimisation of greenhouse gas emissions. The policy does not address energy efficiency and therefore could result in a negative impact on climate change mitigation. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will address climate change mitigation.
	Significant positive
Score	+2
E. CLIMATE CHANGE ADAPTATION	Policy does not include climate change adaptation against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will address climate change adaption.
	Neutral
Score	0
F. LAND RESOURCES	Policy does not include criteria regarding soil quality, safeguarding of mineral resources, reuse of previously developed land, or the minimisation of waste, against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that

	proposals are in accordance with other policies within the plan which will address the efficient use of land resources.
	Neutral
Score	0
G. WATER RESOURCES	Policy does not include criteria regarding water quality and quantity against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which afford protection to water resources.
	Neutral
Score	0
H. HOMES	Policy will allow for development of affordable homes and any neighbourhood plan allocations, where other criteria are met, and therefore will contribute towards delivering and maintaining a sufficient supply of homes.
	Significant positive
Score	+2
I. HEALTH	Policy requires that particular account is taken of a number of criteria that promote healthy and active communities including green infrastructure provision, biodiversity networks and travel patterns. As a minimum, the policy will ensure a neutral impact on health.
	Neutral
Score	0
J. WELLBEING	Policy does not include criteria regarding social deprivation, pollution or safety against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will address wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	Policy does not include criteria regarding access to services against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will ensure suitable access to services and facilities.
	Neutral
Score	0

L. JOBS AND LOCAL ECONOMY	Policy does not include criteria regarding jobs and local economy against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will address jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	Policy does not include criteria regarding town centres against which development proposals will be assessed. However, the purpose of the policy is to control the location, scale and type of development within the countryside and requires that proposals are in accordance with other policies within the plan which will address the protection of the town centre.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	Policy requires that particular account will be taken of travel patterns when assessing development proposals. As a minimum, the policy will ensure a neutral impact on connectivity and transport.
	Neutral
Score	0
TOTAL	4

SP3: Ashburton and Buckfastleigh

Existing LP Policy	
None	
Reasonable Alternatives	
There is not considered to be a reasonable alternative as the policy is intended to address any cross boundary planning issues that may arise on the edges of the settlements of Buckfastleigh and Ashburton. It is important to provide clarity as to what constitutes the countryside and the defined settlement limits on the boundaries of the different Local Planning Authority areas so that development can be appropriately managed. No policy could result in uncertainty of approach and poorer planning outcomes/sustainability benefits.	
Proposed Policy	
The purpose of the policy is to outline the way in which the Council will manage development within Ashburton and Buckfastleigh in partnership with the Dartmoor National Park Authority.	
A. NATURAL ENVIRONMENT	The policy is management related in terms of cross boundary working with Dartmoor National Park Authority. Whilst the policy does not make specific mention of the natural environment it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on the natural environment.

	Neutral
Score	0
B. LANDSCAPE	The policy within the supporting text refers to the need for the Council with the National Park Authority to work on cross boundary issues such as landscape.
	Minor positive
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	The policy within the supporting text refers to the need for the Council with the National Park Authority to work on cross boundary issues such as South Hams Special Conservation Area.
	Minor positive
Score	+1
D. CLIMATE CHANGE MITIGATION	The policy is management related in terms of cross boundary working with Dartmoor National Park Authority. Whilst the policy does not make specific mention of climate change mitigation it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on climate change mitigation.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy is management related in terms of cross boundary working with Dartmoor National Park Authority. Whilst the policy does not make specific mention of climate change adaptation it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is management related in terms of cross boundary working with Dartmoor National Park Authority. Whilst the policy does not make specific mention of land resources it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources.
	Neutral
Score	0
H. HOMES	The policy sets out some broad principles for Teignbridge DC as local housing authority in relation to cross boundary working and provision of infrastructure. These terms will be beneficial to overall supply of housing during the plan period.

	Minor positive
<i>Score</i>	+1
I. HEALTH	The policy identifies Teignbridge DC as an infrastructure provider and value of such proposals for Ashburton and Buckfastleigh through continuing work with Dartmoor National Park Authority which does include health factors.
<i>Score</i>	+1
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing.
	Neutral
<i>Score</i>	0
K. ACCESS TO SERVICES	The policy identifies Teignbridge DC as an infrastructure provider and value of such proposals for Ashburton and Buckfastleigh through continuing work with Dartmoor National Park Authority which will have potential benefits for community facilities over the plan period.
	Minor positive
<i>Score</i>	+1
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy.
	Neutral
<i>Score</i>	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	The policy identifies Teignbridge DC as an infrastructure provider and value of such proposals for Ashburton and Buckfastleigh through continuing work with Dartmoor National Park Authority which will have potential benefits for access facilities over the plan period.
	Minor positive
<i>Score</i>	+1
TOTAL	+6

SP4: Neighbourhood Plans

Existing LP Policy S23 Neighbourhood Plans

There is little additional detail provided through the revised wording of SP4 and therefore the sustainability benefits of retaining the existing policy are very similar.

Reasonable Alternatives

Neighbourhood Plans form part of the development plan and are therefore a material consideration in the assessment of development proposals within their area. Neighbourhood

planning provides the opportunity for very local sustainability issues to be identified, evidenced and addressed through the planning process. The absence of a policy which did not endorse neighbourhood planning, or which offered less encouragement or weight to their preparation, would therefore have negative effects against all Sustainability Objectives.

Proposed Policy

Policy sets out the support for the production of Neighbourhood Plans and the weight to be given to Neighbourhood Plans when assessing development proposals.

A. NATURAL ENVIRONMENT	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.
	Neutral
Score	0
B. LANDSCAPE	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.
	Neutral
Score	0
F. LAND RESOURCES	The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when

	<p>assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
G. WATER RESOURCES	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
H. HOMES	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
I. HEALTH	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
J. WELLBEING	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
K. ACCESS TO SERVICES	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
<i>Score</i>	0
L. JOBS AND LOCAL ECONOMY	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>

Score	0
M. TOWN CENTRES	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The purpose of the policy is to set out the Council's intentions with regards to the preparation and weighting of Neighbourhood Plans when assessing proposals for development. The policy itself will have neither a positive or negative impact on the sustainability objectives.</p> <p>Neutral</p>
Score	0
TOTAL	0

SP5: Infrastructure

Existing LP Policy (S5: Infrastructure)	
Excludes reference to requiring infrastructure to be delivered as early in the development as possible, including required connections to existing footpaths and cycleways prior to occupation. Retention of this policy would have a less positive effect than the proposed policy.	
Reasonable Alternatives	
<p>No policy</p> <p>Infrastructure is fundamental to securing a range of sustainability objectives. The absence of a policy setting out when infrastructure is required and how it will be secured would make it significantly more difficult to deliver the infrastructure required alongside new homes and have negative effects against sustainability objectives</p>	
Proposed Policy	
<p>The policy sets out the approach that will be taken to the provision of new and improved infrastructure when planning for sustainable growth of communities including a number of criteria that the Council will use to determine the suitability of infrastructure provision. The policy is supported by text that outlines the types of infrastructure required to support sustainable and resilient communities.</p>	
A. NATURAL ENVIRONMENT	<p>The policy requires that due consideration is given to protected sites and impacts are mitigated or avoided when planning for infrastructure. Additionally, the policy requires that mitigation for impacts to European Sites are considered as critical in the IDP and S106 agreements and funding is taking for these before being used for any other types of infrastructure.</p> <p>As a minimum, the policy will ensure that significant impacts are mitigated or avoided and will therefore result in a neutral impact upon the natural environment.</p>

	Neutral
Score	0
B. LANDSCAPE	The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address impacts on landscape specifically as these matters will be addressed through other policies within the plan.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address impacts on the historic and built environment specifically as these matters will be addressed through other policies within the plan.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy seeks to support sustainable growth with the appropriate infrastructure. The provision of suitable access to services and facilities and the early delivery of infrastructure will promote sustainable development which will, in turn, enable a reduction in emissions.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address climate change adaptation specifically as these matters will be addressed through other policies within the plan.
	Neutral
Score	0
F. LAND RESOURCES	The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address impacts on the historic and built environment specifically as these matters will be addressed through other policies within the plan.
	Neutral
Score	0
G. WATER RESOURCES	The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address impacts water resources specifically as these matters will be addressed through other policies within the plan.
	Neutral
Score	0

H. HOMES	<p>The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore is not likely have any impact upon the delivery of housing beyond supporting that proposed.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy seeks to support sustainable growth with the appropriate infrastructure. The provision of suitable access to services and facilities and the early delivery of infrastructure will promote sustainable development which will, in turn, have a positive impact on the health of existing and new residents.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy seeks to support sustainable growth with the appropriate infrastructure. The provision of suitable access to services and facilities and the early delivery of infrastructure will promote sustainable development which will, in turn, have a positive impact on the wellbeing of existing and new residents.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy seeks to support sustainable growth with the appropriate infrastructure. The policy promotes suitable, safe and convenient access to services, both existing and new, and the identification of the services necessary to achieve sustainable growth.</p> <p>Significant positive</p>
Score	+2
L. JOBS AND LOCAL ECONOMY	<p>The purpose of the policy is to set out the approach that will be taken to assessing the need for new or improved infrastructure and therefore does not address jobs and the local economy specifically as these matters will be addressed through other policies within the plan.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy seeks to support sustainable growth with the appropriate infrastructure. The provision of suitable access to services and facilities and the early delivery of infrastructure will promote sustainable development which will, in turn, promote safe and convenient access to existing services found within town centres.</p> <p>Minor positive</p>
Score	+1

N. CONNECTIVITY AND TRANSPORT	The policy seeks to support sustainable growth with the appropriate infrastructure. The provision of suitable access to services and facilities and the early delivery of infrastructure will promote sustainable development which will, in turn, promote connectivity, active travel and public transport use.
	Minor positive
Score	+1
TOTAL	7

SP6: Viability

Existing LP Policy	
None	
Reasonable Alternatives	
No policy/viability clauses included within any policies of the plan which are likely to be negotiated through a S106.	
National policy now requires that the plan as a whole is tested at the plan making stage rather than individual policy targets being negotiated at the planning application stage. It is therefore sensible to provide an overarching policy which sets out the circumstances in which negotiations will be acceptable. Providing greater clarity through this policy at the plan making stage will help to ensure that developers pay a fair price for land and that the key sustainability objectives of each development can be achieved.	
Proposed Policy	
The purpose of the policy is to outline the approach that will be taken to considering deviation from policy requirements on grounds of viability and the evidence that will be required to support these grounds.	
A. NATURAL ENVIRONMENT	The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.
	Neutral
Score	0
B. LANDSCAPE	The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.
	Neutral
Score	0

C. HISTORIC AND BUILT ENVIRONMENT	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0

H. HOMES	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.</p> <p>Neutral</p>
Score	0

M. TOWN CENTRES	The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The purpose of the policy is to set out the circumstances in which deviation from policy will be considered acceptable on the grounds of viability. The policy does not identify specific matters which are covered by other policies within the plan. Viability testing at the plan making stage will ensure that site allocations are able to come forward in an appropriate manner.
	Neutral
Score	0
TOTAL	0

Chapter 3: Mitigating and Adapting to Climate Change

CC1: Resilience

Existing LP Policy S6: Resilience	
There is no change proposed through CC1 and therefore the sustainability benefits of retaining the existing policy are the same.	
Reasonable Alternatives	
No policy/replace with new Managing and Adapting to Climate Change policies. CC1 is overarching and sets out the Council's commitment to working with communities, developers and infrastructure providers to manage and adapt to climate change. This is not a repeat of other climate change policies and therefore is not adequately replaced by these.	
Proposed Policy	
The policy seeks to ensure the resilience of our communities in light of climate change. It ensures that decisions take account of climate change, when assessing flood risk and building design, the need to minimise contamination of energy, soil, water and materials, maximise local food and renewable energy production and the use of local materials and, create mixed communities that improve self-sufficiency.	
A. NATURAL ENVIRONMENT	The policy requires development to take account of climate change when assessing flood risk of new development, which will ensure that natural habitats are not destroyed through flooding. It seeks the minimisation of contamination of water, soil and materials, which will assist in preventing environmental degradation, and it also requires new development to create mixed communities that improve the self-sufficiency of occupiers. This in turn reduces car movements, carbon emissions and energy use and

	<p>helps to improve air quality. The thrust of the policy is to minimise the impact of climate change through mitigation and adaptation, which, if successful, will have significant positive benefits for the natural environment.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>The policy provides support for renewable energy production to be maximised. This has the potential to impact upon the character of the landscape as a result of new renewable energy infrastructure (generation/storage etc). The impact would be for the lifetime of the infrastructure and although not permanent, is likely to be long term. However, although the policy is permissive, on its own it would not permit the development to proceed, and proposals would be subject to further scrutiny under landscape protection policy.</p> <p>Minor negative impact</p>
Score	-1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's permissive approach to renewable energy generation and energy storage has the potential to impact upon the setting of the historic and built environment through the provision of physical infrastructure, such as solar farms, wind turbines and energy storage. The impact would be reversible and for the lifetime of the infrastructure only, which, although not permanent, is likely to be long term. However, although the policy is permissive, on its own it would not permit the development to proceed, and proposals would be subject to further scrutiny under other plan policies. Nevertheless, there is potential for minor harm to the historic and built environment through the permissive approach.</p> <p>Minor negative impact</p>
Score	-1
D. CLIMATE CHANGE MITIGATION	<p>The policy requires climate change to be considered when assessing flood risk, in order to mitigate against the effects of increased rainfall and rising sea levels, and when designing buildings, communities and infrastructure, to take account of the likely changes in temperature, rainfall and wind. In addition, the policy seeks a mix of uses and activities within communities and settlements, in order to improve self-sufficiency. This in turn reduces car movements, carbon emissions and energy use. Considered as a whole, the policy will result in significant positive impacts in relation to climate change mitigation sustainability objectives.</p> <p>Significant positive</p>
Score	+2
E. CLIMATE CHANGE ADAPTATION	<p>The main aim of the policy is to ensure that new development is resilient to climate change. This includes taking account of climate change when assessing flood risk and the design of new buildings, communities and</p>

	<p>infrastructure and, maximising local food and renewable energy production and the use of local building materials. In addition, the policy seeks a mix of uses and activities within communities and settlements, in order to improve self-sufficiency which will reduce the need to travel, although not necessarily to a greater extent than the other policies of the Plan, which increases resilience to climate change. The policy itself does not permit development but will have a significant positive impact on the resilience of new development to climate change through its influence.</p> <p>Significant positive</p>
Score	+2
F. LAND RESOURCES	<p>The policy requires the use of energy and the use or contamination of water, soil and materials to be minimised, thus seeking to reduce resource use and contamination. It also seeks to maximise local food and renewable energy production, and the use of local materials. Such development would involve land take, but would not sterilise resources, and, any impacts would be for the duration of the development only.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The policy requires climate change to be taken into account when assessing flood risk. This would prevent inadequate flood risk measures being put in place that do not take account of the likely increases in rainfall and sea levels and help to maintain water quality, as inadequate drainage can lead to pollution of the water environment. The policy also requires the use or contamination of water to be minimised, preserving the quantity of water of supply and providing protection for the water environment. As such the policy will have a minor positive impact on water quality sustainability objectives.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The requirement for flood risk assessment to take account of climate change and, the requirement to take account of climate change, in terms of temperature, rainfall and wind, in the design of new buildings and communities, will improve the resilience of new homes built. The policy itself will not result in the delivery of additional homes, or influence the mix of housing or diversity of supply, but it will ensure that new homes are resilient to climate change. Overall it will have a neutral impact on the delivery of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy ensures that the design of new buildings, communities and infrastructure takes account of climate change, including the likely rise in temperature. This may assist in the prevention of skin melanomas that</p>

	<p>are prevalent in the south west. The policy seeks to improve the self-sufficiency of communities, providing a mix of employment, houses and services and facilities within walkable areas. This encourages healthy modes of travel, such as walking and cycling that help to improve health. It also reduces car movements, carbon emissions and energy use and helps to improve air quality. The policy will have a minor positive impact on health in this way.</p> <p>Minor positive</p>
<i>Score</i>	+1
J. WELLBEING	<p>The policy seeks to improve the self-sufficiency of communities, giving improved access to jobs, homes and services for people who do not own a car and therefore supporting social sustainability and helping to reduce social deprivation. The reduced need to travel will also help to improve air quality, which often affects more deprived areas. The policy will have a minor positive impact on wellbeing through its contribution to reducing social deprivation.</p> <p>Minor positive</p>
<i>Score</i>	+1
K. ACCESS TO SERVICES	<p>The policy seeks to improve the self-sufficiency of communities, giving improved access to services (such as healthcare or education) for people who do not own a car, or a choice of mode of travel for those who do. It will assist with the provision of walking and cycling links to such facilities and will have a minor positive impact on access to services through the increased choice of modes of travel.</p> <p>Minor positive</p>
<i>Score</i>	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy seeks to improve the self-sufficiency of communities, giving improved access to jobs. The policy would not increase employment land supply or access to high quality training or jobs, but would providing them within walkable areas from homes. As such it will have a minor positive impact.</p> <p>Minor positive</p>
<i>Score</i>	+1
M. TOWN CENTRES	<p>The policy requirement to take account of climate change when assessing flood risk will help to safeguard parts of the district's town centres, which lie within venerable flood zones, but has little other impact on safeguarding and strengthening the vitality and viability of our town centres in terms of economic activity and prosperity.</p> <p>Neutral</p>
<i>Score</i>	0

N. CONNECTIVITY AND TRANSPORT	The policy seeks to improve the self-sufficiency of communities, providing a mix of employment, houses and services and facilities within walkable areas, which will assist in the provision of a footpath and cycleway network and improve links between homes, services and businesses. It will therefore, have a minor positive impact on physical connectivity sustainability objectives.
	Minor positive
Score	+1
TOTAL	+11

CC2: Carbon Statements

Existing LP Policy EN3: Carbon Reduction Plans

EN3 excludes all minor developments which make a significant cumulative contribution to carbon emissions (both transport and building related). It also requires a carbon reduction in line with a % target on per person emissions and therefore is much weaker in its requirement than the carbon neutral requirement proposed. As such, this reasonable alternative has a less positive effect on sustainability objectives A and D (Natural Environment and Climate Change Mitigation) than CC2.

Reasonable Alternatives

No policy

The absence of this policy would mean that there would be no requirement set for new developments to contribute to meeting the legally binding target of net zero carbon by 2050. There would be no means of securing through the planning applications process a statement showing how this could be achieved and thereby being able to scrutinise it to ensure that what the applicant is proposing is deliverable. This would have a significant negative effect on sustainability objective D (Climate Change Mitigation).

Proposed Policy

The purpose of the policy is to ensure that development (residential development or non-residential development that creates floorspace) in Teignbridge is carbon neutral, by following an energy hierarchy to minimise energy demand, maximise the proportion of energy from renewable or low carbon sources and ensure in-use performance achieves the designed intent, as well as reducing, as far as feasible, transport emissions associated with the development, as will be demonstrated within a carbon statement. The policy allows for off-site carbon offsetting or financial contributions towards a carbon offsetting fund should it not be feasible or viable to deliver carbon reductions on site.

A. NATURAL ENVIRONMENT	The policy's requirement for development to demonstrate, through the submission of a carbon statement, that it will be designed, constructed and perform to deliver net carbon zero, will positively impact on the conservation of the natural environment by helping to slow down climate change which impacts harmfully on, and is forecast to continue to impact harmfully on natural environment issues, particularly biodiversity. In addition, the reduction of emissions associated with transport will help to improve air quality. These aspects of the policy would have a significant
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	<p>positive impact on the natural environment, preventing degradation through net zero carbon emissions and poor air quality. However, the requirement to maximise the proportion of energy from renewable or low carbon sources has the potential to negatively impact on the natural environment, through disturbance to wildlife and loss of habitats. Overall, because of this negative aspect, the policy is considered to have minor positive impacts in relation to the conservation and enhancement of the natural environment.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy's requirement to maximise the proportion of energy from renewable or low carbon sources has the potential to negatively impact on the character and appearance of the landscape from the erection of renewable or low carbon energy generation infrastructure. The policy's requirement to minimise energy demand through effective use of on-site landscaping and natural infrastructure will have a minor positive impact on the landscape. Therefore, overall the impacts of the policy on the character and appearance of the landscape/seascape will be neutral.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's requirement to maximise the proportion of energy from renewable or low carbon sources has the potential to negatively impact on the setting of heritage assets, historic landscape and the quality of the built environment from the erection of renewable or low carbon energy generation infrastructure. Whilst the plan, when read as a whole, will protect heritage assets and the historic environment, there is potential for this policy to have a negative impact on them.</p> <p>Minor negative</p>
Score	-1
D. CLIMATE CHANGE MITIGATION	<p>The policy's requirement to achieve carbon neutral development through reducing transport emissions from well-located development, minimising energy demand, maximising the use of renewable and low carbon energy will have a significant positive impact on reducing carbon emissions within Teignbridge. As the policy relates to all residential development and non-residential development that creates floorspace, it goes beyond the existing policy requirements that relate to major development only, and will achieve greater benefits to climate change mitigation.</p> <p>Significant positive</p>
Score	+2
E. CLIMATE CHANGE ADAPTATION	<p>The policy's requirement for on-site landscaping and natural infrastructure has the potential to positively address flood risk and minor positive impacts will result in relation to climate change adaptation.</p>

	Minor positive
Score	+1
F. LAND RESOURCES	<p>The policy will have no impacts in relation to the efficient use or quality of soil and minerals, the use of previously developed and or the minimisation of waste. However, the policy's requirement to maximise the proportion of energy from renewable or low carbon sources has the potential to prevent the use of agricultural land through the erection of renewable energy infrastructure, such as solar panels. This would have a temporary negative impact, preventing the use of the land for other purposes for the lifetime of the development.</p> <p>Minor negative</p>
Score	-1
G. WATER RESOURCES	<p>The policy's requirement for carbon statements that demonstrate how development will be carbon neutral, will have a minor positive effect in relation to the quality of the water environment, from reducing the carbon that is absorbed by it.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The delivery of carbon neutral development has the potential to add cost to development, which could negatively impact on viability of development and, as such, the delivery of homes and their affordability. Whilst the energy efficiency of the homes would help to create quality sustainable development, it would not assist in the maintenance of a sufficient supply of financially accessible homes of mixed type and tenure. Overall, the policy will have a minor negative impact on Homes Sustainability Objectives from the potential additional cost to building.</p> <p>Minor negative</p>
Score	-1
I. HEALTH	<p>The reduction in transport emissions and the effective use of natural infrastructure is more likely to create healthy communities and may provide opportunities for residents to take part in physical activity, through the creation of sustainable travel networks. The policy will have a minor significant impact on Health Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The reduction in transport emissions and the effective use of natural infrastructure along with the increased use of renewable and low carbon energy will directly help to improve air quality and indirectly help reduce social deprivation.</p> <p>Minor positive</p>

Score	+1
K. ACCESS TO SERVICES	<p>The policy's requirement for natural infrastructure is likely to assist with the provision of sustainable travel links, which would have a minor positive impact on the accessibility of services and facilities from new developments. The policy would not affect the accessibility of services and community facilities on a wider scale, but has the potential for minor positive impacts.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy would have little influence over the supply of employment land, but it has the potential to have a positive impact in relation to job creation from the encouragement for the use of technologies and creation of infrastructure, which could help to bring skilled jobs to the area. However, there is no guarantee that the technologies will deliver local jobs so the overall impact of the policy in relation to sustainability objectives is considered neutral.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy's requirement for natural infrastructure is likely to assist with the provision of sustainable travel links, which would have a minor positive impact on the accessibility of town centres from new developments. The policy would not assist with the safeguarding of the viability and vitality of town centres, but has the potential for minor positive impacts in terms of their accessibility via sustainable modes of travel from new developments.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>The policy's requirement for natural infrastructure is likely to assist with the provision of sustainable travel links, which would have a minor positive impact on physical connectivity.</p> <p>Minor positive</p>
Score	+1
TOTAL	+7

CC3: Electric Vehicle Infrastructure

Existing LP Policy S9: Sustainable Transport criteria (e)
Criteria (e) of Policy S9 expresses support for infrastructure for electric vehicles.
Reasonable Alternatives
No policy/replace policy with more general requirement for development to include some form of infrastructure for electric vehicles (as per existing policy S9).

A more generalised policy would have limited weight in securing specific requirements which are able to deliver the specifications and amount of infrastructure needed to provide EV ready developments. The potential for securing new EV infrastructure would therefore significantly reduced resulting in a less positive effect on sustainability objective **D** (Climate Change Mitigation).

Proposed Policy

The policy requires new residential and commercial development to include infrastructure in order to be ready for electric vehicles, including three phase electricity connections where likely maximum load will exceed 7.5kW. This requirement relates to new residential development and non-residential development and to new or significantly altered petrol stations. It also supports fast charging points and hydrogen fuelling facilities in highly accessible locations and encourages developers to work with energy companies to ensure appropriate use of smart energy infrastructure.

A. NATURAL ENVIRONMENT	<p>The requirement for infrastructure that will support the transition to low carbon private vehicles will have a positive impact on the natural environment as electric vehicles do not emit the pollutants to the air that combustion engine vehicles do. As such, the policy will have a minor positive impact on natural environment sustainability objectives.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy's requirement for the installation of infrastructure to support electric vehicles will have neither positive nor negative impacts on the landscape character of the district. Whilst additional infrastructure will be required to support the charging of vehicles, this infrastructure would be located where development already exists, whether residential or other. As such, the permissive approach of the policy will have a neutral impact on sustainability objectives relating to landscape protection.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's requirement for the installation of infrastructure to support electric vehicles has the potential to impact on the setting historic environment, and on the quality of the built environment through its requirement to be provided in new development. There is no requirement within the policy relating to high quality or integrated design and, therefore, the policy could result in charging infrastructure or energy storage that adversely affects the setting of historic assets or erodes from high quality new development. This could be overcome through an additional criteria in the policy requiring infrastructure to be well designed and integrated into building fabric/street furniture etc... Without this additional criteria, the policy's requirement for the provision of infrastructure to support electric car charging has the potential to have a minor negative impact on sustainability objectives.</p>

	Minor negative
Score	-1
D. CLIMATE CHANGE MITIGATION	<p>The policy's requirement for the delivery of electric vehicle charging points, or infrastructure to enable such charging points to be installed, including three phase electricity connections, along with the requirement for fast charging points in filling stations and the support expressed for fast charging points in accessible locations will help to reduce carbon emissions within the district and help to mitigate climate change. The policy will have a minor positive impact in relation to climate change mitigation through the support for transition to low emission private vehicles. The impacts are not considered to be significant, as, until the national grid is decarbonised, the electricity will still generate carbon emissions.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy's requirement for electric vehicle charging infrastructure, three phase electricity connections and smart energy systems, will help development to store energy and to release it in times of energy shortages. This will help development to have energy security. However, the policy's overall contribution to climate change adaptation is neutral.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will have neither a positive or negative impact on land resources, such as soil quality, minerals, reducing waste or re-using land.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will have neither a positive or negative impact on the quality or quantity of water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will have a minor negative impact on the delivery and affordability of homes, from the potential to add to the developer's build cost, which will reduce profit and disincentivise developers or the cost passed on to purchasers, reducing affordability.</p> <p>Minor negative</p>
Score	-1
I. HEALTH	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will assist in the improvement of air quality within the</p>

	<p>district and have a minor positive impact on health sustainability objectives, through the resulting reduction in illnesses caused or worsened by poor air quality.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The rising use of electric vehicles will assist in the improvement of air quality, which can be worst in the most socially deprived areas. The policy will have a minor positive impact in reducing social deprivation sustainability objectives.</p> <p>Minor Positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will have neither a positive or negative impact on the accessibility of services and facilities.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will have neither a positive or negative impact on the delivery of employment land or highly skilled jobs. However, it will ensure that potential tourists/visitors who are drivers of electric vehicles are not discouraged from visiting the district because of lack of electric vehicle charging or fast charging. As such, the requirement for infrastructure to support electric vehicles or hydrogen fuelled vehicles will help to support tourism to the area.</p> <p>Minor positive</p>
Score	+1
M. TOWN CENTRES	<p>The policy's requirement for infrastructure to support the transition to low emission vehicles will ensure that drivers of electric vehicles are not discouraged from visiting the district's town centres because of lack of electric vehicle charging or fast charging. As such, the requirement for infrastructure to support electric vehicles or hydrogen fuelled vehicles will help to safeguard the vitality and viability of town centres to a minor degree.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>Increased access to EV charging points is likely to increase the overall connectivity of communities within Teignbridge and ensure that travel is not restricted to cars reliant on fossil fuels. It will have a minor positive impact on connectivity and transport sustainability objectives.</p> <p>Minor positive</p>

Score	+1
TOTAL	+5

CC4: Sustainable Transport

Existing LP Policy S9: Sustainable Transport	
<p>The proposed policy is broadly the same as the existing policy, with additional requirements relating to maximising the use and efficiency of transport facilities and mitigation to deal with the impact of development on the transport network measures. CC4 continues the same emphasis as existing policy S9 but strengthens some of the requirements which result in improved positive effects on sustainability objectives D and I (Climate Change Mitigation and Health). In particular, this relates to the modal shift target which seeks to achieve the majority of trips being made by walking, cycling and public transport on larger developments.</p>	
Reasonable Alternatives	
<p>Transport is the greatest contributor to carbon emissions in Teignbridge. This policy is essential in driving forward a modal shift in the way in which people travel and sets out requirements in which this can be achieved. The absence of this policy would result in negative effects on sustainability objectives D and I (Climate Change Mitigation and Health)</p>	
Proposed Policy	
<p>The policy seeks to maximise the use of existing transport facilities and requires development to be located and designed to minimise dependence on the private car and to promote public transport, cycling and walking through the provision of extended public transport, cycling and walking networks. It sets an aim for developments over 50 homes to achieve the majority of trips by walking, cycling and public transport.</p>	
A. NATURAL ENVIRONMENT	<p>The policy's requirement to minimise dependence on the private car and to promote sustainable travel, including public transport, cycling and walking, will help to reduce carbon emissions in the district and to improve air quality through the reduction in the use of the private car. This will have a minor positive impact on natural environment sustainability objectives.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy promotes the use of land to provide sustainable travel links, such as footpath and cyclepaths. Such infrastructure has the potential to have a visual impact on the landscape. However, such infrastructure will be associated with other development, predominantly residential development, and will be subject to scrutiny under other plan policies to ensure good design and minimise landscape impact. The policy does not directly permit development, but guides development to particular locations. As such, it would have a neutral impact on the conservation and enhancement of the landscape.</p>

	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's promotion of the provision of sustainable travel links, such as footpath and cyclepaths and its requirement to maximise existing transport facilities will have negligible impact on the conservation of the historic environment. The policy does not directly permit development, but guides development to particular locations. As such, it would have a neutral impact on the conservation and enhancement of the historic environment. Any potential impacts would be dealt with under other policies of the Plan.</p> <p>The provision of sustainable travel links contributes to good design in terms of providing accessible developments, however, the policy has no influence over the design of these links, as this is contained within design policies of the Plan. As such, there would be neutral impact on the historic and built environment objectives.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The maximisation of the use of existing transport facilities and the promotion of public transport, cycling and walking as modes of transport will help to reduce carbon emission due to the reduction in the use of the private car. The policy's encouragement for developments of more than 50 homes to enable the majority of trips to be made by walking, cycling and public transport will have a significant impact on climate change mitigation objectives through the reduction in the use of the private car.</p> <p>Significant positive</p>
Score	+2
E. CLIMATE CHANGE ADAPTATION	<p>Whilst the policy will have significant positive impacts in relation to the mitigation of climate change, it will have less impact in relation to the adaptation of development to the likely results of climate change. As such, its impact on climate change adaptation is negligible.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's promotion of sustainable travel will involve the use of additional land to create footpath and cycle links in comparison to if they were not provided. However, the amount of land utilised would be small in relation to the amount of land taken from the development they would serve and their provision would not impact on soil quality, mineral resources or create undue waste material. The policy has no impacts on land resources sustainability objectives.</p> <p>Neutral</p>
Score	0

G. WATER RESOURCES	<p>The policy has no impact on water quality or quantity and has a neutral impact in relation to water resources sustainability objectives.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>Whilst the policy's promotion of sustainable travel will help to create high quality, accessible new residential development, it will not influence the amount of housing delivered or supply of housing land, or the mix and affordability of housing. Therefore, its impact on sustainability objectives in relation to the supply, quality, affordability and mix of housing are negligible.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The encouragement and enabling of active travel through the provision of cycle and footpath links will help to foster healthy communities in perpetuity by facilitating modal shifts in transport choices which promote active travel. It will also help to create attractive environments with greater access to recreational, play and informal leisure opportunities created by the provision of footpaths and cyclepaths and the likely associated natural infrastructure. Therefore, the impacts on health sustainability objectives to support healthy and active communities are significantly positive.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>The promotion and enabling of the use of public transport, cycling and walking as sustainable modes of travel will reduce the use of the private car, which may have a positive effect on the wellbeing of residents in new communities, where neighbourhoods are likely to be quieter and safer, and with improved air quality. The provision of sustainable travel links assists the mobility of those who do not own their own car and would have a minor positive impact in relation to reducing social deprivation. The combination of these is considered to result in a significant positive impact in relation to wellbeing sustainability objectives.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The policy's promotion of public transport, cycling and walking would improve the accessibility of services and facilities for people who do not own a car, or a choice of mode of travel for those who do and would have a minor positive impact on access to services through the increased choice of modes of travel.</p> <p>Minor positive</p>
Score	+1

L. JOBS AND LOCAL ECONOMY	<p>The policy promotes the provision of sustainable travel links and public transport. This would facilitate improved access to jobs for people who do not own a car. Although the policy would not increase employment land supply or access to high quality training or jobs, it would help to improve their accessibility from residential areas. As such it has a minor positive impact on this sustainability objective.</p> <p>Minor positive</p>
Score	+1
M. TOWN CENTRES	<p>The promotion of public transport and cycle and footpath links within new development will assist to a small degree with the relationship between new development and existing town centres and help to maintain their vitality and viability. It would not directly help to diversify town centres, but will have a minor positive impact in terms of their accessibility.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>The policy would bring about significant positive impacts in relation to connectivity and transport sustainability objective, from the requirement to maximise the use of existing transport facilities and from the provision of walking and cycling networks through promotion of active travel. The encouragement of the use of and active travel will help to reduce the use of the private car and help to reduce congestion of the existing road network.</p> <p>Significant positive</p>
Score	+2
TOTAL	+12

CC5: Renewable and Low Carbon Energy

Existing LP Policy
None
Reasonable Alternatives
<p>A policy which is much more restrictive about such schemes could hinder the potential for us to achieve carbon neutrality and therefore have a negative effect on sustainability objectives D and I (Climate Change Mitigation and Health).</p> <p>The absence of a policy or reliance on CC1(c) would provide less certainty for decision makers and applicants on the specific provisions relating to low carbon and renewable energy applications. This could result in fewer applications being determined favourably and therefore a less positive effect on sustainability objectives.</p>
Proposed Policy

<p>The policy provides in principle support for low carbon and renewable energy schemes, including smart energy networks, giving particular support for community owned projects that might be included in Neighbourhood Plans, but seeks to prevent new non-renewable forms of energy generation unless there is no reasonable prospect of allocated renewable energy facilities being delivered to meet demand, or all reasonable opportunities for utilising zero or low emissions technology have been taken. It includes an element of protection for local amenity and the natural and historic environment and for European Wildlife Sites.</p>	
A. NATURAL ENVIRONMENT	<p>The policy provides in principle support for the development of non-domestic renewable and low carbon energy storage, subject to impacts on local amenity, biodiversity, including the integrity of European Wildlife Sites, the natural and historic environment, landscapes and environmental assets, highway and road safety and the best and most versatile soils.</p> <p>Uncertain</p>
Score	?
B. LANDSCAPE	<p>The policy's support in principle for low carbon and renewable energy and energy storage schemes could enable physical infrastructure, such as solar farm developments and wind turbines, which could have a harmful impact on landscape and seascape character. However, the policy seeks to avoid, minimise and mitigate any impacts upon the natural environment, which would include landscape, and, as such, provides an element of protection for it. Overall, the impacts in relation Landscape Sustainability Objectives are uncertain, in the absence of locations or design of any renewable energy developments.</p> <p>Uncertain</p>
Score	?
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's support in principle for low carbon and renewable energy and energy storage schemes could enable the development of physical infrastructure, such as solar farm developments and wind turbines, which could have a harmful impact on the setting of listed buildings, conservation areas and scheduled monuments. However, the policy seeks to avoid, minimise and mitigate any impacts upon the historic environment and, as such, provides an element of protection for it. Overall, the impacts in relation to Historic Environment Sustainability Objectives are uncertain, in the absence of locations or design of any renewable energy developments.</p> <p>Uncertain</p>
Score	?
D. CLIMATE CHANGE MITIGATION	<p>The policy's in principle support for low carbon and renewable energy generation and, smart energy networks, and, the presumption against non-renewable forms of energy generation will have a significant positive impact on climate change mitigation sustainability objectives through the reduction of carbon emissions and greater efficiency of heat and energy use.</p>

	Significant positive
Score	+2
E. CLIMATE CHANGE ADAPTATION	<p>Whilst the policy will have significant positive impacts in relation to climate change mitigation objectives, it will have less impact in relation to the adaptation of development to the likely results of climate change. As such, its impact on climate change adaptation will be negligible.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's support in principle for low carbon and renewable energy schemes could enable the development of physical infrastructure, such as solar farm developments and wind turbines, which could result in the loss or interruption to agricultural land use. The risk is particularly high from large scale solar development, which has the potential to prevent agricultural land use of quality soils. There are positive and negative impacts in relation to minerals extraction. Whilst, for the duration of its operation, a renewable energy development such as a solar farm, would prevent the extraction of minerals, some mineral resources are unlikely to be extracted for many years and the land under which they lie could, in the interim period, be used for the production of renewable energy, in particular, solar development.</p> <p>The policy's impact in relation to Land Resources Sustainability Objectives are, overall, uncertain, in the absence of locations or design of any renewable energy developments. However, additional positive impacts could be secured if the policy were to include particular support for the use of minerals constrained land for renewable energy developments for a temporary period of time or the use of previously developed land.</p> <p>Uncertain</p>
Score	?
G. WATER RESOURCES	<p>The policy provides the potential to support hydro/tidal forms of renewable energy, which could have potential to impact on the quality and quantity of water resources. In the absence of any details as to location/type of development, impacts on water resource Sustainability Objectives are uncertain.</p> <p>Uncertain</p>
Score	?
H. HOMES	<p>The policy's in principle support for renewable and low carbon energy schemes and for energy storage could impact upon the delivery and affordability of homes should there be a requirement for either on-site energy generation or storage. However, the policy does not require new development to include renewable and low carbon energy schemes or</p>

	energy storage and therefore, the policy will have a neutral impact on Homes Sustainability Objectives.
	Neutral
Score	0
I. HEALTH	The policy would not have any impact in relation to supporting healthy and active communities with access to attractive environments and opportunities to enjoy and experience them.
	Neutral
Score	0
J. WELLBEING	The particular support expressed in the policy for community owned low/zero carbon energy projects as identified in any Neighbourhood Plans has potential for positive impacts in relation to social deprivation, as it could help to reduce fuel poverty. However, as these schemes would need to be identified in Neighbourhood Plans and would not be delivered as a direct result of the policies in this Plan, the impacts on Wellbeing Sustainability Objectives are considered negligible.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy would have no impact on the provision of accessible and attractive services and community facilities for all ages and interests.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The particular support expressed in the policy for community owned low/zero carbon energy projects as identified in any Neighbourhood Plans has potential for positive impacts in relation to the local economy associated with community ownership, revenue and jobs. In addition, the in principle support for low carbon and renewable energy developments and the encouragement for heat networks/low carbon heat sources/utilisation of waste heat has the potential to bring employment to the area. Overall, minor positive impacts are expected in relation to this Sustainability Objective.
	Minor positive
Score	+1
M. TOWN CENTRES	The policy would have no influence over the vitality and viability of town centres, or access to them and would have no impacts in relation to Town Centre Sustainability Objectives.
	Neutral
Score	0

N. CONNECTIVITY AND TRANSPORT	The policy would have no influence over how people and businesses are connected with each other, either physically or digitally and would have no impacts in relation to Connectivity and Transport Sustainability Objectives.
	Neutral
Score	0
TOTAL	+3

CC6: Energy Storage

Existing LP Policy	
None	
Reasonable Alternatives	
<p>Policy which does not support the development of energy storage facilities.</p> <p>Energy storage facilities provide the opportunity to store excess energy at times of low demand and feedback into the grid when demand is higher. Future need for such energy storage facilities is only expected to increase with the continuing decarbonisation of the grid and the rise of plug-in vehicles. It is therefore important to have a policy which supports such schemes so that they can complement policy CC5 and deliver sustainability benefits for climate change.</p> <p>No policy</p> <p>The absence of a policy would provide less certainty for decision makers and applicants on the specific provisions relating to energy storage. This could result in fewer applications being determined favourably and therefore a less positive effect on sustainability objective D (Climate change Mitigation).</p>	
Proposed Policy	
The policy provides in principle support for the development of non-domestic renewable and low carbon energy storage, subject to impacts on local amenity, biodiversity, including the integrity of European Wildlife Sites, the natural and historic environment, landscapes and environmental assets, highway and road safety and the best and most versatile soils.	
A. NATURAL ENVIRONMENT	<p>The policy's in principle support for the development of energy storage facilities has the potential to impact upon the natural environment from the building of infrastructure that could be large in scale and require connection to existing energy infrastructure. However, the policy contains a requirement to minimise and mitigate impacts on the natural environment, including biodiversity and specifically preventing adverse impact on European Wildlife Sites. In addition, other policies of the Plan will strongly conserve biodiversity and wildlife interests to ensure that the impact in relation to Natural Environment Sustainability Objectives is at worst neutral.</p> <p>Neutral</p>
Score	0

B. LANDSCAPE	<p>The policy's in principle support for the development of energy storage facilities has the potential to impact upon the landscape from the building of infrastructure that could be large in scale and require connection to existing energy infrastructure. However, the policy contains a requirement to maintain and enhance the character and appearance of the landscape and, at worst, impacts would be neutral.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's in principle support for the development of energy storage facilities has the potential to impact upon the setting of the historic environment from the building of infrastructure that could be large in scale and require connection to existing energy infrastructure. However, the policy contains a requirement to maintain and enhance the character and appearance of historic interests and, at worst, impacts would be neutral.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's in principle support for the development of energy storage facilities will be needed alongside renewable and low carbon energy production to balance out the supply and demand for energy. In addition, such energy storage would be required to aid the increasing demand for energy for electric vehicle charging. With the increasing decarbonisation of the electric grid, a means of storage will be necessary to balance supply and demand. Therefore, the impacts of the policy will be significantly positive in relation to climate change mitigation and a reduction in reliance on fossil fuels.</p> <p>Significant positive</p>
Score	+2
E. CLIMATE CHANGE ADAPTATION	<p>Whilst the policy will have significant positive impacts in relation to climate change mitigation objectives, it will have less impact in relation to the adaptation of development to the likely results of climate change. As such, its impact on climate change adaptation objectives is neutral.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's in principle support for the development of energy storage facilities has the potential to enable large scale development that would prevent agricultural use of land. However, the policy requires development to protect the best and most versatile agricultural land and soils from significant, inappropriate and unsustainable development, which would prevent any negative impacts. The policy would not impact on other Land Resource Sustainability Objectives and overall would have a neutral impact.</p>

	Neutral
Score	0
G. WATER RESOURCES	The policy's in principle support for energy storage is unlikely to have any impacts in relation to the efficient utilisation of water resources, or on the quality of water resources.
	Neutral
Score	0
H. HOMES	The policy's in principle support for the development of energy storage facilities is unlikely to impact on the delivery of homes, or on their affordability, quality or type/tenure, as although the policy provides support, there is no requirement for new development to provide energy storage. There is potential for impacts upon residential amenity from energy storage facilities, but this would not affect supply, mix and delivery of housing and the policy would have neutral impacts on Homes Sustainability Objectives.
	Neutral
Score	0
I. HEALTH	The policy's support for energy storage facilities would not have any impact in relation to supporting healthy and active communities with access to attractive environments and opportunities to enjoy them.
	Neutral
Score	0
J. WELLBEING	The policy's support for energy storage facilities will help to ensure the availability of an energy supply when demand is high and to prevent energy shortages. It also assists in the decarbonisation of the grid, allowing energy generated by renewable methods to be stored. Overall, this is considered to have a minor positive impact in relation to Wellbeing Sustainability Objectives.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy would not have any impacts in relation to the provision of accessible and attractive services and facilities, including access to high speed broadband, and would not impact in any way on Access to services Sustainability Objectives.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	There is potential for the creation of additional skilled jobs from the increased use of energy technologies, which may stimulate additional development, however, there is no guarantee that jobs would be created locally. The policy would have no direct impact in relation to employment

	land supply, tourism or leisure provision. Overall, a neutral impact in relation to Jobs and Local Economy Sustainability Objectives is considered to result from this policy.
	Neutral
Score	0
M. TOWN CENTRES	The policy would not have any direct impacts on safeguarding and strengthening our town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's support for energy storage development will have a positive impact in relation to connectivity and transport. With the increase in electric vehicle use and the need for additional energy to charge vehicles when not in use, the storage of energy to balance out supply and demand will be vital to support the use of electric vehicles. The policy will have a significant positive impact in relation to connectivity and Transport Sustainability Objectives.
	Significant positive
Score	+2
TOTAL	+6

Chapter 4: Design and Wellbeing

DW1: Quality Development

Existing LP Policy (S2)

The retention of existing policy S2 offers similar sustainability benefits to that of the new policy. However, S2 does not include the different application requirements (for parcel plans, design codes) etc. which DW1 has introduced. As such, retaining the existing policy would have a less positive effect on sustainability objectives x and x as it would be more difficult to evidence a logical design process based on the key overarching design principles.

The existing policy excludes reference to promoting social wellbeing, protection of soils through construction processes and responding to climate change vulnerabilities. As such it would have a less positive effect on sustainability objectives D, F and J (Climate Change Mitigation, Land Resources and Wellbeing) than the revised policy.

Reasonable Alternatives

Proposed Policy

The policy sets out how development proposals will be assessed for achieving high quality urban design and comprises of overarching principles and sets out the process that applicants will have to follow in preparing their schemes.

A. NATURAL ENVIRONMENT	Policy requires that specific account is taken of the natural environment, in terms of character enhancement and protection of environmental assets such as hedgerows and wildlife habitats. As a minimum, the policy will ensure a neutral impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	DW1 does require that particular regard is had to the distinctive character of the local landscape, seascape and key environmental assets, including topography, landmarks and views. As a minimum the policy will ensure a neutral impact on landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy is very supportive of protecting and enhancing the built environment and heritage assets. It sets out clear requirements for Design Codes and Parcel Plans which are important means for securing appropriate levels of standard for these areas. A particular emphasis is placed on incorporating key environmental assets such as landmarks and skylines amongst others which often project cultural heritage and local character. In addition, the need to consider using materials appropriate to the area, locally sourced if feasible is stressed.
	Significant positive
Score	+2
D. CLIMATE CHANGE MITIGATION	The promotion of permeability and the needs of pedestrians, cyclists and public transport will have a positive impact on creating improved transport networks.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	Identifying the importance of location and scale of sustainable drainage systems delivers positive impact for flood risk mitigation.
	Minor positive
Score	+1
F. LAND RESOURCES	The policy is unlikely to have any impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy emphasizes the importance of adequate location and scale of sustainable drainage systems. Drainage is identified as a key component of both Place-Based & Non-Place Based Strategies.
	Minor positive
Score	+1

H. HOMES	<p>A major focus of the policy is ensuring high quality design through the mechanisms identified of Design Principles, Parameter Plans amongst others. Such a means will help towards delivering a supply of good quality homes to meet the needs of Teignbridge. A stated policy principle is the provision of an appropriate range of dwelling types taking account of demographic changes.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>Policy principles cover creation of inclusive layouts which promote health and well-being, placing the needs of pedestrians and cyclists above the motorist through movement networks and ensuring development is usable by different age groups and people with disabilities all contribute towards health objective.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>Policy principles cover creation of inclusive layouts which promote well-being, placing the needs of pedestrians and cyclists above the motorist through movement networks and creation of well-defined and designed public and private spaces which are safe that contribute towards well-being. Wellbeing is identified as a key component of both Place-Based and Non Place-Based Strategies.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy emphasizes the need for appropriate access to community facilities through a requirement for Parameter Plans and Place-Based Strategies which identify relevant facilities. Also, Design Principles identify neighbourhood facilities as a theme to be considered.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>A major focus of the policy is ensuring high quality design through the mechanisms identified of Parameter Plans and Place-Based Strategies amongst others. Such a means will help towards an improved linkage between economic generating uses and residential development. Overall the policy is unlikely to have a significant impact on the local employment offer.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy does contribute towards a strong relationship between new development and existing centres and access to existing centres through relevant Design Principles and Parameter Plans that covers such linkage</p>

	from new sites to town centres where appropriate. Movement network and walkability principles will be particularly relevant.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy sets out a strong framework for connectivity in terms of ease of movement within the site and with adjacent areas, placing the needs of pedestrians, cyclists and public transport above the motorist. These aspects are also taken up in Design Principles and Parameter Plan requirements.
	Minor positive
Score	+1
TOTAL	12

DW2: Easy to Navigate Places

Existing LP Policy	
None	
Reasonable Alternatives	
Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives	
Proposed Policy	
Policy sets out criteria for making the layout of new development easy to navigate to reflect the structure, composition and built and natural features.	
A. NATURAL ENVIRONMENT	The policy does require that new development will create new and maintain existing open space which may contain natural habitats and biodiversity resources and recreational opportunities. It will therefore have a minor positive impact on the natural environment.
	Minor Positive
Score	+1
B. LANDSCAPE	The policy does emphasize the importance of new development being reflective of local character and in particular retaining and integrating local landscape features that make a positive contribution to the identity of the site and locality. In addition, creating new and maintaining existing visual links between significant existing landmarks and landscape features is necessary under the terms of the policy.
	Significant positive
Score	+2

C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy does emphasize the importance of new development needing to retain and integrate built environment features that make a positive contribution to the identity of the site and locality. Furthermore, creating new and maintaining existing visual links between significant existing buildings, landmarks and open space is required. It is also necessary to reinforce the hierarchy of streets through scale, architecture and design.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy does lead with aim of new development being legible, easy to navigate which will generally benefit access by cycle and walking links to help reduce use of the private car. Importance of green infrastructure is also defined by requirements for open space visual links.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water quality and quantity.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy requires new development to be distinctive, memorable, interesting and reflective of local character which will all help towards improving the supply of good quality homes.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy requires layout of new development to comprise of open space which is well linked to other features and public spaces that are clearly distinguishable. Therefore, benefits to green space infrastructure, including public recreational opportunities will be gained.</p>
Score	+1
J. WELLBEING	<p>The policy details that layout of new development will ensure that private spaces are defensible and public spaces benefit from natural surveillance. Overall legibility factors contained in the policy such as maintaining visual</p>

	links between significant buildings, landmarks, open space will help support positive and healthy communities.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy sets out need for layout of new development to locate community buildings in prominent positions, such as at key junctions or adjacent to public open space.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy requirements in terms of reinforcing the hierarchy of streets through scale, architecture and design and maintaining visual links between significant existing buildings and landmarks will offer some benefit to relationship between new development and existing centres and access to existing centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy contains guidance on layout of new development for creation of new and maintaining existing visual links between significant existing and proposed buildings, open space and areas of new development. In addition, locating civic/community buildings in prominent positions, at key junctions or adjacent to public open space. These requirements will help towards links between homes and services, together with access to footpaths and cycle ways.
	Minor positive
Score	+1
TOTAL	+11

DW3: Street Character and Form

Existing LP Policy
None
Reasonable Alternatives
Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is

considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.

Proposed Policy

The policy sets out the principles to follow to achieve high quality street character and form to create welcoming spaces that are attractive, distinctive, accessible and safe.

A. NATURAL ENVIRONMENT	The policy supports the provision of space networks and access to areas of open space which may contribute recreational and leisure opportunities but is not primarily related to the natural environment. It will therefore have a minor positive impact on the natural environment.
	Minor positive
Score	+1
B. LANDSCAPE	The policy is unlikely to have any notable impact on landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	Achieving high quality street character and form is a stated aim of the policy which is consistent with built environment factors. A specific principle details the requirement to design in an integrated manner, inclusive of building height, detail, materials and setback.
	Minor positive
Score	+1
D. CLIMATE CHANGE MITIGATION	Policy requires development schemes to be designed to prioritise movement by people on foot and those with disabilities, cyclists, public transport vehicles and stops. Therefore, making provision for sustainable methods of transport.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on the quality and quantity of water.
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on supply of housing.

	Neutral
Score	0
I. HEALTH	Policy requires development to be designed to allow easy access to areas of open space, prioritise movement by people on foot and those with disabilities, cyclists and is likely to have a positive impact on health.
	Minor positive
Score	+1
J. WELLBEING	Policy requires development proposals to create attractive and overlooked public areas and secure private areas. Layout and design of buildings is expected to take account of the need to create a sense of safety and security.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and local economy.
	Neutral
Score	0
M. TOWN CENTRES	Policy envisages full integration between new development and established centres through a clear hierarchy of route networks which has been illustrated. Through Primary/Secondary/Tertiary Network, includes Newton Abbot context.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy sets out a network hierarchy which seeks to make streets and spaces well connected to the surrounding area. Development schemes should be composed of Primary, Secondary and Tertiary streets and include walking and cycling routes. Designs should prioritise movement by people on foot and those with disabilities, cyclists, public transport vehicles and stops.
	Minor positive
Score	+1
TOTAL	+7

DW4: Good Building Design

Existing LP Policy	
None	
Reasonable Alternatives	
Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives	
Proposed Policy	
The policy is aimed at achieving a high quality of sustainable and inclusive building design and is divided into context and architectural quality requirements. Main aspects of the policy comprise of character, appearance, and historic interests of settlements.	
A. NATURAL ENVIRONMENT	<p>The policy is aimed at achieving a high quality of sustainable and inclusive building design. Whilst the policy does not make specific mention of the Natural Environment, it will, along with other policies within the plan as a whole, as a minimum, have a neutral impact on the natural environment.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy provides that development will maintain and enhance the landscape. In particular, an emphasis is placed on sensitive siting that responds to local identity and the relationship between existing buildings in the landscape, including views and vistas.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy aims to maintain and enhance the character, appearance and historic interests of settlements. It states that building design and features should relate to locally distinctive development and reinstate local distinctiveness where it has been eroded. Other architectural quality points cover building scale, fenestration that is appropriate, in terms of size, proportion and arrangement and responds to local context and identity.</p> <p>Significant positive</p>
Score	+2
D. CLIMATE CHANGE MITIGATION	<p>Policy requires that opportunities for solar gain are maximised where possible.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is aimed at achieving a high quality of sustainable and inclusive building design. Whilst the policy does not make specific mention of climate change adaptation it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on climate change adaptation</p> <p>Neutral</p>

Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is aimed at achieving a <i>high quality</i> of sustainable and inclusive building design which will apply to housing development schemes. It is detailed that the quality of the architecture should be appropriate to the type of building, style and position, spaces or building itself.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy does refer to the need for development to reinforce the hierarchy of networks and spaces which does positively link to open space and green space infrastructure factors.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing. It does however contain an architectural quality requirement to ensure that principal entrances are located where they benefit from natural surveillance.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy is aimed at achieving a high quality of sustainable and inclusive building design. It does not refer to access to services, as this is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on access to services.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy is unlikely to have any notable impact on jobs and local economy.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy sets out terms to maintain and enhance the character, appearance of settlements, street scenes, groups of buildings and spaces. (amongst others) All of which should have a positive impact on town centres in general terms.</p>

	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy does refer to the need for development to reinforce the hierarchy of networks which does positively align with connectivity factors.
	Minor positive
Score	+1
TOTAL	+8

DW5: Design of Employment, Retail and Civic Buildings

Existing LP Policy	
None	
Reasonable Alternatives	
Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.	
Proposed Policy	
The policy sets out criteria for design of employment, retail and civic buildings so that they integrate with and, where possible, enhance the character of adjoining built and natural environment.	
A. NATURAL ENVIRONMENT	The policy requires that major retail and employment developments and civic buildings will be designed to integrate with and where possible enhance the character of the adjoining natural environment.
	Minor positive
Score	+1
B. LANDSCAPE	The policy sets out a requirement for schemes to respond positively to the character and distinctiveness of the area, including settings.
	Minor positive
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	The policy expects development schemes to respect and draw inspiration from the local historic environment, responding positively to the character and distinctiveness of the area. In addition, buildings should exhibit design quality using materials, form, scale and landscaping appropriate to the surrounding area.
	Significant positive
Score	+2

D. CLIMATE CHANGE MITIGATION	<p>The policy sets out a requirement for pedestrian and cycle users to be prioritised with dedicated networks and to be designed in from the outset.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The purpose of the policy is to set out design principles for employment, retail and civic buildings. Given the wide scope of the policy in terms of development types, a lack of mention to climate change adaptation in some way, represents a minor negative impact.</p> <p>Minor negative</p>
Score	-1
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy requires SuDs features to be properly integrated in the design of new development schemes. Therefore, the policy will have a minor positive impact on water resources.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The purpose of the policy is to set out design principles for employment, retail and civic buildings. The policy does not refer to the delivery of homes as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on the delivery of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy requires designs to provide communal and public spaces that are multifunctional where possible, together with pedestrian and cycle users prioritised with dedicated networks.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The purpose of the policy is to set out design principles for employment, retail and civic buildings. Within the policy a need to avoid no overlooking for public areas is expected.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The purpose of the policy is to set out design principles for employment, retail and civic buildings. Key design requirements illustrate that layout should be set out to ensure that safe and convenient access is available for all users.</p>

	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The purpose of the policy is to set out design principles for employment, retail and civic buildings. It does not refer to jobs or employment land supply as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on the delivery of homes.
	Neutral
Score	0
M. TOWN CENTRES	The policy in covering retail and civic buildings require that development will enhance the character of the adjoining built environment and areas which are visible to the public are attractive. Therefore, the policy will have a minor positive impact on town centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy does define that pedestrian and cycle users be prioritised with dedicated networks as part of overall design. The policy will only have a minor positive impact on connectivity and transport.
	Minor positive
Score	+1
TOTAL	+10

DW6: Shop Front and Advertisements

Existing LP Policy	
None	
Reasonable Alternatives	
Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.	
Proposed Policy	
The policy provides a framework for development of shop fronts and advertisements, including those of historic interest.	
A. NATURAL ENVIRONMENT	The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon the natural environment.
	Neutral
Score	0

B. LANDSCAPE	<p>The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon landscape matters.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy requires that existing shop fronts of historic interest and significance will be retained where possible, traditional shop fronts will be retained, restored and reinstated to enhance their historic interest, newly created shop fronts inside or within the setting of conservation areas should seek to mirror the high quality traditional shop fronts of nearby properties, among other criteria.</p> <p>Significant positive</p>
Score	+2
D. CLIMATE CHANGE MITIGATION	<p>The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon water quality and quantity.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy does allow for conversions to residential use on the ground floor of traditional shop units, subject to ensuring traditional shop fenestrations are retained. Otherwise, the policy is not likely to have any impact upon the provision and supply of homes.</p> <p>Neutral</p>
Score	0

I. HEALTH	The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon health.
	Neutral
Score	0
J. WELLBEING	The policy does require that all new shop fronts should ensure they enhance natural surveillance, also allowing for shop security features, such as shutters and grills, are appropriately designed.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy does contain a lead for restoration and reinstatement to enhance historic interest. Shop fronts are an important component of a town's or neighbourhood's character and identity and valuable contribution towards a place's distinctive image. Therefore, the policy will have a minor positive impact on jobs and local economy.
	Minor positive
Score	+1
M. TOWN CENTRES	The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest many of which are located within town centres. Attractive and well-designed shop fronts can help to promote a town positively, encouraging people to visit, live and work in an area, and can contribute to a place's commercial success and prosperity. It also strengthens the relationship between new development and existing centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy aims to provide a framework for development of shop fronts and advertisements, including those of historic interest and therefore is not likely to have any impact upon connectivity and transport.
	Neutral
Score	0
TOTAL	+5

DW7: Creating Neighbourhoods

Existing LP Policy	
Reasonable Alternatives	
<p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.</p>	
Proposed Policy	
<p>The policy provides criteria for the design of neighbourhoods, the siting of neighbourhood centres and mix of community facilities and services.</p>	
A. NATURAL ENVIRONMENT	<p>The policy seeks to create neighbourhoods which are well-defined, with a clustered mix of community facilities and non-residential uses that are compatible with and complement those within the local area. Relevant community facilities include play areas and sport and leisure facilities.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy requires that neighbourhoods should be designed to respond positively to the character and distinctiveness of the area. In addition, they should respect the valued features and special qualities of the local landscape.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy states that neighbourhoods should be designed to respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy seeks to create neighbourhoods which are well-defined, with a clustered mix of community facilities and non-residential uses that are compatible with and complement those within the local area which will reduce the need to travel and have a positive impact on a reduction in the emission of greenhouse gasses.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p>

	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources.
	Neutral
Score	0
H. HOMES	The policy requires that neighbourhoods should be designed so the majority of homes have good access to a neighbourhood centre which assists with the supply of good quality homes.
	Minor positive
Score	+1
I. HEALTH	The policy requires neighbourhoods to be designed to be inclusive, promoting health. Neighbourhood centres should be designed for and prioritising of pedestrian and cycling amenity and comfort over vehicles. In addition, community facilities identified include play areas and sport and leisure facilities.
	Minor positive
Score	+1
J. WELLBEING	The policy emphasizes that neighbourhood should be designed to be inclusive, promoting community cohesion and safety and having regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy is focused on designing neighbourhoods and neighbourhood centres which provide a mix of community facilities and services with good access based around a nominal 10 minute walk or 800m distance. It is clarified that relevant community facilities comprise schools and colleges, surgeries and medical centres, community halls, places of worship, meeting places, etc.
	Significant positive
Score	+2
L. JOBS AND LOCAL ECONOMY	The policy requires that neighbourhoods should be designed to be structured so the majority of homes have good access to a range of local jobs and facilities within approximately 800m.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral

Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy sets out a framework for neighbourhoods to be designed for accessibility by a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cycles. Neighbourhood centres are required to be located where there is likely to be the greatest footfall, traffic movement and good access to public transport.</p> <p>Significant positive</p>
Score	+2
TOTAL	+8

DW8: Healthy Active Places

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy</p> <p>The ability to secure positive health and wellbeing outcomes and reduce health inequalities through the planning process would be limited to other design policies contained in chapter 3 and would not pick up on wider issues identified through the HIA assessment matrix that brings all of the different health strands together.</p> <p>Remove the requirement for a Rapid Health Impact Assessment (HIA) OR require a different threshold for when an HIA is required.</p> <p>An HIA provides an objective and quantified method of demonstrating how health inequalities can be reduced and health and wellbeing can be promoted. A higher threshold than 500 or more units or 2,500sqm floorspace proposed would mean that smaller developments with the potential to make a positive contribution to health and wellbeing will be missed. A lower threshold than that proposed could be useful in securing better health outcomes against sustainability objective I (Health). However, the Healthy Urban Checklist provided in the supporting text is a useful aide memoire for decision makers when considering how the policy should be applied and will help to ensure that health benefits can be secured</p>	
Proposed Policy	
<p>The policy contains criteria that seek to guide development to have a positive impact on physical and mental wellbeing at neighbourhood level. Well defined and designed public and private spaces that are attractive, accessible, safe and stimulating will be sought.</p>	
A. NATURAL ENVIRONMENT	<p>The policy aims to support development that is designed to provide and promote opportunities for people to be both physically and socially active, to enjoy their neighbourhood environment. Relevant design considerations include maintenance and creation of integrated multifunctional open space networks.</p> <p>Minor positive</p>
Score	+1

B. LANDSCAPE	<p>The policy aims to support development that is designed to provide and promote opportunities for people to be both physically and socially active, to enjoy their neighbourhood environment. Whilst the policy does not make specific mention of landscape, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the protection and enhancement of the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy requires that development proposals should incorporate varied urban form, features and architecture that reflects local character.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy sets out development terms that prioritise walking, cycling, wheelchairs, prams, mobility vehicles and routes to public transport. These should incorporate green features.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy aims to support development that is designed to provide and promote opportunities for people to be both physically and socially active, to enjoy their neighbourhood environment. Whilst the policy does not make specific mention of land resources, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy requires that development proposals should be distinguishable, well defined and designed public and private spaces that are attractive, accessible, safe and stimulating all of which assists with the supply of good quality homes.</p> <p>Minor positive</p>
Score	+1

I. HEALTH	<p>The policy aims to support development that is designed to provide and promote opportunities for people to be both physically and socially active, to enjoy their neighbourhood environment. The following design considerations are required: walkable communities comprising integrated networks of walking and cycling routes, creation of integrated multifunctional open space networks and active buildings where layout provides opportunities for physical activity.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>The policy requires incorporation of Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy sets out a need to incorporate a clustered mix of services and facilities within a walkable area, with buildings designed to reflect their uses and co-location of community facilities.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy does relate to commercial forms of development as well as residential for promoting healthy active places. Incorporation of active buildings where internal and external layout provide opportunities for physical activity is envisaged amongst other facilities.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy aims to support development that is designed to provide and promote opportunities for people to be both physically and socially active, to enjoy their neighbourhood environment. Whilst the policy does not make specific mention of town centres, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on town centres.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The following design considerations are required: walkable communities comprising integrated networks of walking and cycling routes and links to strengthened, improved and extended public transport networks.</p> <p>Minor positive</p>
Score	+1
TOTAL	+8

DW9: Natural Infrastructure

Existing LP Policy	
Reasonable Alternatives	
Proposed Policy	
The policy sets out conditions to establish and safeguard a network of multi-functional green and blue spaces and corridors for the movement of people and species. It will be informed by the Council's Natural Infrastructure Strategy.	
A. NATURAL ENVIRONMENT	<p>The policy sets out to establish and safeguard a network of multi-functional green and blue spaces and corridors for the movement of people and species. This will be informed by the Council's Natural Infrastructure Strategy. New development will need to provide layouts with natural green space, biodiversity enhancement, tree planting, mitigation for impacts on European Wildlife Sites. Also, protect and enhance ecological networks by connecting new and existing biodiversity hubs, provide accessible natural green space, where necessary provide appropriate SANGS required by HRA's to relieve recreational pressure on European sites, protect and enhance the ecological, landscape and recreational value of coastal areas and watercourses. Secure suitable and sustainable management and maintenance arrangements in perpetuity.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>The policy details that layouts for new development will have natural infrastructure provided that has landscape sensitivity. It will also be necessary to protect and enhance the landscape value of coastal areas and watercourses.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy requires that natural infrastructure provided as part of new development will take into account the site's characteristics, historic patterns and features and integrate the historic features and patterns of the site, its setting and access to heritage assets.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy aims to establish and safeguard a network of attractive, usable, accessible and multi-functional green spaces and corridors for the movement of people and species. New development will include layouts of well-designed and interconnected networks of pedestrian and cycle routes and children's and young person's play spaces.</p>

	Significant positive
Score	+2
E. CLIMATE CHANGE ADAPTATION	The policy sets out terms which require new development to mitigate against risks associated with coastal erosion and have consideration for the relevant Shoreline Management Plan. It will also be necessary to use sustainable drainage solutions that are integrated into the natural infrastructure provision to mitigate any flood risk.
	Minor positive
Score	+1
F. LAND RESOURCES	The policy seeks to safeguard a network of multi-functional green spaces and corridors for the movement of people and species. Hence, using land efficiently by providing multiple benefits simultaneously.
	Neutral
Score	0
G. WATER RESOURCES	The policy requires that as part of new development there should be support for achievement of Water Framework Directive objectives and guidance from the Environment Agency on implementation of the River Basin Management Plan followed. All necessary actions should be taken to avoid any downstream adverse impact on water quality objectives and ecological status.
	Minor positive
Score	+1
H. HOMES	The policy in requiring natural infrastructure to be provided as part of new development and helping to establish a network of attractive, usable, accessible and multi-functional green and blue spaces will assist with the supply of good quality homes.
	Minor positive
Score	+1
I. HEALTH	The policy includes conditions for ensuring layouts include a well-designed and interconnected network of pedestrian and cycle routes, children's and young person's play spaces, parks, playing pitches and allotments. Where necessary, appropriate SANGS will be provided to relieve recreational pressure on European sites. These facilities will be informed by the Council's Natural Infrastructure Strategy.
	Significant positive
Score	+2
J. WELLBEING	The policy expects development schemes to where appropriate promote good, safe access to natural infrastructure. Such open space should have regard to Police secured by design principles to reduce opportunities for crime and anti-social behaviour. As a whole natural infrastructure as a network of integrated spaces and features will support people's mental

	and physical health and wellbeing. Significant benefit
<i>Score</i>	+2
K. ACCESS TO SERVICES	The purpose of the policy is to set out terms for the provision of natural infrastructure as part of new development. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services. Neutral
<i>Score</i>	0
L. JOBS AND LOCAL ECONOMY	The purpose of the policy is to set out terms for the provision of natural infrastructure as part of new development. It does not refer to the local economy or employment land as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on jobs and local economy. Neutral
<i>Score</i>	0
M. TOWN CENTRES	The purpose of the policy is to set out terms for the provision of natural infrastructure as part of new development. It does not refer to town centres as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on town centres. Neutral
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	The policy requires development schemes to be well-designed with an interconnected network of pedestrian and cycle routes in corridors for the movement of people and species. It also covers enhancement of existing footpaths and cycleways. In certain circumstances this approach will be beneficial for links between homes, services and businesses. Ease of public access through integration with the movement network is also promoted. Minor positive
<i>Score</i>	+1
TOTAL	+14

DW10: Design of Natural Infrastructure

Existing LP Policy
None
Reasonable Alternatives
No policy Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment.

A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 alone to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives

Proposed Policy

The policy sets out conditions to provide a network of multifunctional green and blue spaces that create environmental benefits and habitats for wildlife through design of natural infrastructure.

A. NATURAL ENVIRONMENT	<p>The policy aims to provide a network of multifunctional green and blue spaces that create environmental benefits and habitats for wildlife. It requires development to respond to opportunities to enhance existing or create new natural assets and connections. Proposals will incorporate/deliver the principles and projects set out in the Natural Infrastructure Strategy for Teignbridge. There is no reference made to air quality.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy explains the starting point for planning new natural infrastructure should always be consideration of existing landscape, amongst other factors across a development site and beyond. Landscape character strategies and proposals will be required where relevant to the envisaged development. Landscape proposals need to be designed in a coordinated manner, are attractive and can be easily maintained.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy requires publicly accessible natural infrastructure with interconnected pedestrian, cycle and vehicular networks integral to proposals. Safe footpath/cycle routes help towards a well-integrated GI network.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy sets out requirements for design of natural infrastructure. Whilst the policy does not make specific mention of climate change adaptation, its companion policy (DW8) does, so that it will alongside this policy as a minimum, have a neutral impact on adaptation.</p> <p>Neutral</p>
Score	0

F. LAND RESOURCES	<p>The policy requires the design of a network of multifunctional green spaces. Hence, using land efficiently by providing multiple benefits simultaneously.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>Explanation of the design of natural infrastructure confirms importance of well integrated GI network, including water management. Strategies or proposals for water features and drainage design is encouraged.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The policy in requiring the design of natural infrastructure to be provided as part of new development and helping to deliver a network of multifunctional green and blue spaces that create environmental and quality of life benefits will assist with the supply of good quality homes.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy defines a requirement for the design of natural infrastructure to create environmental and quality of life benefits for the community. In so doing, ensuring inclusive layouts which promote health, well defined spaces that are stimulating and accessible by people of all ages and abilities, particularly those with mental or physical disabilities and publicly accessible natural infrastructure with interconnected pedestrian, cycle and vehicular networks integral to proposals.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>The policy requires that design of natural infrastructure should ensure inclusive layouts which promote well-being community cohesion and public safety. In addition, buildings need to provide surveillance of public spaces and multifunctional corridors so they feel safe and are elevated.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The purpose of the policy is to set out requirements for design of natural infrastructure. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The purpose of the policy is to set out requirements for design of natural infrastructure. It does not refer to the local economy or employment land as this is not the purpose of the policy. Therefore the policy will have</p>

	neither a negative or positive impact on jobs and local economy.
	Neutral
<i>Score</i>	0
M. TOWN CENTRES	The purpose of the policy is to set out requirements for design of natural infrastructure. It does not refer to town centres as this is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on town centres.
	Neutral
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	The policy sets out terms to deliver publicly accessible natural infrastructure with interconnected pedestrian, cycle and vehicular networks integral to proposals. A well-integrated GI network will provide safe footpath/cycle routes and interconnected street network.
	Minor positive
<i>Score</i>	+1
TOTAL	+11

DW11: Natural Green Space

Existing LP Policy	
None	
Reasonable Alternatives	
No policy	
<p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives</p>	
Proposed Policy	
The policy sets out the requirements for natural green space provision in order to mitigate the effect of development on wildlife.	
A. NATURAL ENVIRONMENT	The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. These comprise of: inclusion of areas of new and enhanced semi-natural habitat to benefit priority habitats and species; located and designed to account for the nature and scale of potential impacts on existing habitats and species and inclusion of plant species which are predominantly native, of local provenance. In addition, public access within natural green space areas should be designed and managed to retain the habitat value envisaged at

	<p>the outset. Natural play can be encouraged where it is consistent with the mitigation role of the land.</p> <p>Significant positive</p>
<i>Score</i>	+2
B. LANDSCAPE	<p>The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. Given the approach of seeking to enhance semi-natural habitat to benefit priority habitats and species there will be cross-over benefits for landscape conservation.</p> <p>Minor positive</p>
<i>Score</i>	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. Whilst the policy does not make specific mention of historic and built environment matters, it will, alongside other policies within the plan as a whole, as a minimum, have a neutral impact on the historic and built environment.</p> <p>Neutral</p>
<i>Score</i>	0
D. CLIMATE CHANGE MITIGATION	<p>The policy allows for paths for movement and publicly accessible ways unless it is not compatible with achieving biodiversity compensation.</p> <p>Minor positive</p>
<i>Score</i>	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy specifies that natural green space for development mitigation will include plant species which are predominantly native and resilient to the anticipated impacts of climate change.</p> <p>Minor positive</p>
<i>Score</i>	+1
F. LAND RESOURCES	<p>The purpose of the policy is to set out conditions for natural green space provision in order to mitigate the effect of development on wildlife. The policy does not refer to land resources as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on land resources.</p> <p>Neutral</p>
<i>Score</i>	0
G. WATER RESOURCES	<p>The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. Whilst the policy does not make specific mention of water resources, it will, alongside other policies within the plan as a whole, as a minimum, have a neutral impact on water resources.</p>

	Neutral
<i>Score</i>	0
H. HOMES	The policy in requiring natural infrastructure mitigation to be provided as part of new development and helping to ensure adequate space between built form and green features to enable the green features to function well should assist with the supply of good quality homes.
	Minor positive
<i>Score</i>	+1
I. HEALTH	The policy requires development schemes providing natural green space to enable the green features to function well for their intended purpose, allowing paths for movement and to be publicly accessible unless it is not compatible with achieving biodiversity compensation.
	Minor positive
<i>Score</i>	+1
J. WELLBEING	The policy sets out requirements for natural green space provision in order to mitigate the effect of development on wildlife. It will be necessary for these areas to benefit from natural surveillance.
	Minor positive
<i>Score</i>	+1
K. ACCESS TO SERVICES	The purpose of the policy is to set out requirements for natural green space provision in order to mitigate the effect of development on wildlife. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services
	Neutral
<i>Score</i>	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy.
	Neutral
<i>Score</i>	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	The policy sets out terms for provision of natural green space with paths for movement and publicly accessible ways where appropriate. Public access within these areas should be designed and managed to retain the habitat value at the outset.
	Minor positive

Score	+1
TOTAL	+9

DW12: Natural Corridors

Existing LP Policy	
None	
Reasonable Alternatives	
<p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability</p>	
Proposed Policy	
<p>The policy sets out the requirements to support delivery of green and blue corridors, critical components of an effective linked network that have movement, drainage, and wildlife habitat functions.</p>	
A. NATURAL ENVIRONMENT	<p>The policy sets out to support delivery of green and blue corridors which are critical components of an effective linked network that have wildlife habitat. These are identified by existing ecological features and patterns of use such as species rich hedgerows, watercourses and bat flyways, being designed and maintained to maximise biodiversity value. It will be necessary to ensure that any site specific habitat/multifunction requirements can be achieved within proposed widths.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy sets out to support delivery of green and blue corridors. They are often attractive spaces which contain green features like hedgerows, trees and grassland or drainage features like streams, rivers and ponds. Hence, there is a positive impact generally on landscape character.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy sets out to support delivery of green and blue corridors. Whilst the policy does not make specific mention of historic and built environment matters, it will, alongside other policies within the plan as a whole, as a minimum, have a neutral impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy includes a potential need for space for movement and compatible leisure activities within the green and blue corridors. These</p>

	links may incorporate segregated foot and cycle ways and play areas, outdoor gyms.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy does allow for critical corridors for drainage function, including swales as part of sustainable drainage system components.
	Minor positive
Score	+1
F. LAND RESOURCES	The policy sets out to support delivery of green and blue corridors. It does not refer to soil quality or mineral resources, as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy details that green and blue corridors can remain critical corridors for drainage. Sustainable drainage systems are part of the overall mix of appropriate natural infrastructure functions.
	Minor positive
Score	+1
H. HOMES	The policy in requiring various components associated with green and blue corridors, such as compatible leisure activities and maintained public realm with green space should assist with the supply of good quality homes.
	Minor positive
Score	+1
I. HEALTH	The policy in requiring various components associated with green and blue corridors, such as compatible leisure activities, such as play areas and outdoor gyms will contribute towards healthy and active communities.
	Minor positive
Score	+1
J. WELLBEING	The policy sets out to support delivery of green and blue corridors. These areas will provide space for movement and compatible leisure activities. In addition, care will be taken with lighting proposals, particularly for proximity of development to bat flyways.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy sets out to support delivery of green and blue corridors. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services.

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy sets out terms which allow space for movement and compatible leisure activities within green corridors. Typical design details incorporate segregated foot and cycleway well linked to networks.
	Minor positive
Score	+1
TOTAL	+9

DW13: Parks and Recreation

Existing LP Policy	
Policy WE11 (Green Infrastructure) provides guidance on new or protecting and expanding existing green infrastructure assets. It includes formal and informal play and recreation space, biodiversity and wildlife habitats, SUDS, food and fuel production, heritage and education features and cycling and walking routes.	
Reasonable Alternatives	
<p>No policy</p> <p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives</p>	
Proposed Policy	
The policy sets out criteria for delivery of urban parks and play spaces (for children and young peoples) which are important focal points for recreation, socialising and gathering. Space standards are provided for each category of play space.	
A. NATURAL ENVIRONMENT	<p>The policy requires that urban parks and play spaces will be designed to integrate with and enhance the character of the adjoining natural environment. Providing spaces that are accessible by people of all ages and abilities with designs making best use of existing features is also detailed.</p> <p>Minor positive</p>
Score	+1

B. LANDSCAPE	<p>The policy sets out a framework for design of urban parks and play spaces which will integrate with and enhance the character of the adjoining natural environment. These spaces will often contain green features of different character that should reflect location.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy provides for design of urban parks and play spaces which will integrate with and enhance the character of the adjoining built environment. Designs should make best use of existing features and provide suitable access.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy sets out design requirements for parks and play spaces which provide multi-use green infrastructure that covers focal points for recreation, socialising and gathering. They will also be accessible by sustainable travel modes.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy covers urban parks and play spaces design requirements. It does not include specific reference to flood implications or adaptation.</p> <p>Minor negative</p>
Score	-1
F. LAND RESOURCES	<p>The policy covers urban parks and play spaces design requirements. It does not refer to soil quality or mineral resources, as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy covers urban parks and play spaces design requirements. It does not refer to water quality or quantity, as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on water resources.</p>
Score	0
H. HOMES	<p>The policy in requiring various components associated with urban parks and play spaces, such as amenity green spaces, play space and sensory areas will assist with the supply of good quality homes.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy contains guidance on design for an appropriate level of play for anticipated number of children and young people, suitably equipped to meet the needs of the area. Larger parks should include facilities to</p>

	<p>promote healthy living such as circular walking routes, trim trails, green gyms and multi-wheeled activity surfaces where appropriate. Children's and young people's space should be provided as attractive, accessible, age-appropriate spaces that are fit for purpose.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>The policy provides for design of urban parks and play spaces which will provide important focal points for recreation, socialising and gathering that will contribute towards healthy communities. They are expected to be well defined spaces that are safe, stimulating and accessible by people of all ages and abilities.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy covers urban parks and play spaces design requirements. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy is unlikely to have any notable impact on the local economy.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy is unlikely to have any notable impact on town centres.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy in requiring various components associated with design of urban parks and play spaces, such as walking routes and accessible by sustainable travel modes will partially assist with connectivity.</p> <p>Minor positive</p>
Score	+1
TOTAL	+7

DW14: Allotments

Existing LP Policy

Policy WE11 (Green Infrastructure) provides guidance on new or protecting and extending existing green infrastructure assets. It includes provision of allotments with space requirement identified per dwelling, along with playing pitches, parks, biodiversity enhancement and natural greenspace.

Reasonable Alternatives	
<p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.</p>	
Proposed Policy	
<p>The policy sets out conditions for development of allotments to provide opportunities for local sustainable food production. Typical facilities expected for new areas is shown in an accompanying graphic.</p>	
A. NATURAL ENVIRONMENT	<p>The policy sets out terms for development of allotments. Requirements include integration with and enhancement of the character of the natural environment.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy contains a need for integration with and enhancement of the character of, the adjoining built and natural environment. Typical facilities expected for new allotment areas include robust boundary treatment that will help integrate with immediate landscape character.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy sets out terms for development of allotments. Requirements include integration with and enhancement of the character of the adjoining built environment.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy requires that allotments should be accessible by sustainable travel modes. Typical facilities expected for new allotment areas include cycle parking and disabled accessible plots.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy will provide a beneficial impact on soil quality and actively promote local sustainable food production. More detail is required to match overall land resources objective.</p>

	Minor negative
Score	-1
G. WATER RESOURCES	The policy sets out terms for development of allotments. More detail is required to match overall water resources objective.
	Minor negative
Score	-1
H. HOMES	The policy is unlikely to have any notable impact on supply of housing.
	Neutral
Score	0
I. HEALTH	The policy sets out terms for accessibility by sustainable travel modes and a space standard by scale of housing. (Total 0.6ha/1000dwellings) Allotments provide opportunities for active leisure and social activity.
	Minor positive
Score	+1
J. WELLBEING	The policy sets out terms for development of allotments. Typical facilities expected for new allotment areas includes secure community hut and seating.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy sets out terms for development of allotments. It does not refer to access to services as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on access to area wide services.
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy sets out terms for development of allotments. They need to be accessible by sustainable travel modes and integrated with adjoining built environment, including homes.
	Minor positive
Score	+1
TOTAL	+5

DW15: Sustainable Drainage Systems

Existing LP Policy	
None	
Reasonable Alternatives	
<p>Whilst the provisions of this policy are quite detailed, this is necessary to ensure that natural infrastructure is designed for the maximum benefit of both communities and the environment. A standalone policy means that this aspect of design is adhered to in new developments and not lost in a more generic design or provision of natural infrastructure policy. It is considered that relying on DW1 and/or DW9 and/or DW10 to set out the natural infrastructure design requirements for new development would result in fewer positive benefits in relation to sustainability objectives</p>	
Proposed Policy	
<p>The policy sets out criteria for provision of Sustainable Drainage Systems in order to benefit wildlife, amenity and water quality interests. It will be integrated into the design and arrangement of built structures and hard and soft spaces.</p>	
A. NATURAL ENVIRONMENT	<p>The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. There will be associated benefits for wildlife. The Four Pillars of SuDS design envisages for biodiversity, to create and sustain great spaces for nature.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. They should be designed with reference to adjacent context or land uses.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. They must be integrated into the design and arrangement of built structures.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy allows for associated benefits for amenity and wildlife, therefore multi-use green infrastructure gains. Creating and sustaining great spaces for nature and for people to enjoy.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. SuDS are a way of managing rainfall in order to manage the risk of flooding up and downstream and maintain the natural water cycle. They will be designed so that flooding does not occur on any part of a site for a 1 in 30 year rainfall event, ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event</p>

	are managed in exceedance routes that minimise the risks to people and property.
	Significant positive
Score	+2
F. LAND RESOURCES	Use of Sustainable Drainage Systems will help to utilise land resources efficiently by prioritising above ground solutions that are multifunctional and follow the four pillars of SuDS design. In the medium to longer terms it will also minimise loss or degradation of land and often create attractive amenity features.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy will provide benefits to water quality with SuDS design managing run-off quality to prevent pollution and improving quality across and between a site with a network of solutions, including swales and basins.
	Significant positive
Score	+2
H. HOMES	The policy is unlikely to have any notable impact on supply of housing.
	Neutral
Score	0
I. HEALTH	The policy will provide benefits to amenity space through well designed SuDS properly integrated into proposals. The Four Pillars of SuDS design envisages creation and sustaining of great spaces for people to enjoy. For instance, gentle and rolling natural profiles with shallow gradients and landscaping can maximise marginal areas and often create more attractive amenity features.
	Minor positive
Score	+1
J. WELLBEING	The policy will provide benefits to amenity space through well designed Sustainable Drainage Systems properly integrated into proposals. The four pillars of SuDS design will deliver great spaces for people to enjoy with solutions that are multifunctional.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. It does not refer to access to services as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on access to area wide services.
	Neutral

Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy. Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy aims to ensure that Sustainable Drainage Systems are properly integrated into development proposals. There will be practical potential to incorporate amenity areas which may also function as landscaped buffer areas within transport corridors for footpaths and cycle ways. Neutral
Score	0
TOTAL	+11

DW16: Urban Greening

Existing LP Policy	
None	
Reasonable Alternatives	
<p>Less detailed requirements in relation to quantum and method of provision of new trees</p> <p>A more generic policy supporting the increased 'greening' of the urban environment without specifying when developments are expected to provide new, or replace existing, trees would be unlikely to secure the same sustainability benefits as DW16. It is also important that the detail relating to how such trees should be provided is included so that these trees can thrive in the long term, not only in terms of their physical conditions, but also relationship with surrounding buildings and infrastructure.</p> <p>No policy</p> <p>No policy would mean that there would be significantly fewer opportunities to provide new, or replace existing trees, and the lack of detailed guidance in relation to planting methods and requirements would risk any new or replacement trees not being able to thrive or integrate with their surroundings in the long term. This would have negative effects on sustainability objectives A (Natural Environment) and D Climate Change Mitigation.</p>	
Proposed Policy	
The policy sets out conditions for greening of the urban environment with particular regard to increasing tree canopy coverage. Planting requirements for different types of development or street are detailed. Green roofs and walls are further options covered.	
A. NATURAL ENVIRONMENT	The policy in supporting urban greening will include new tree planting or other measures to increase natural features and provide habitats for nature. There will also be benefits to air quality. An increase in tree

	<p>diversity will benefit a host of insects, birds and mammals in settlements. An overall aim of the policy is to increase tree canopy coverage. The main components are street trees, green roofs and green walls.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy supports the greening of the urban environment. Whilst the policy does not make specific mention of landscape, it will, alongside others within the plan as a whole, as a minimum, have a neutral impact on the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy contains details on greening of the urban environment that will serve to enhance existing built environment and streets / spaces / public realm in new development areas, including major employment schemes. Where development results in the loss of a tree/trees of public amenity value, replacement tree planting commensurate with the loss will be undertaken on site and in accord with the planting distances / other requirements table.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy supports the greening of the urban environment. Urban greening will help to improve air quality, lower air temperature and appearance of the environment. Overall, carbon storage capability of trees by accumulating carbon in woody tissues will be gained. Similar benefits will occur from green roofs and walls. These proposals must demonstrate how the choice of plants considers climate, orientation, temperature and humidity.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy through supporting urban greening can help to slow down surface water run-off with consequent advantages for flood risk. Trees help to reduce localised flooding by intercepting rainfall and maintaining soil permeability. Green roofs and walls also help to absorb rainwater and provide insulation.</p> <p>Minor positive</p>
Score	+1
F. LAND RESOURCES	<p>The policy supports the greening of the urban environment. Increasing tree canopy coverage and other measures to increase greening will often help to improve soil quality and make effective reuse of previously developed land.</p> <p>Neutral</p>

Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources. Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on supply of housing. Neutral
Score	0
I. HEALTH	The policy supports the greening of the urban environment. It will provide an enhancement to open space and green infrastructure through new tree planting or other measures to increase natural features. Experience suggests urban greening can help to improve health and often bring people closer together. Minor positive
Score	+1
J. WELLBEING	The policy supports the greening of the urban environment. It will have a positive impact on air quality, by trees filtering fine particles from the air, reducing pollution. Such green areas can provide a focal point and reduce crime. Studies have shown that being around trees and other natural features can help reduce stress, anxiety and aggression. Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy supports the greening of the urban environment. It does not refer to access to services as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on access to area wide services. Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on the local economy. Neutral
Score	0
M. TOWN CENTRES	The policy requires the planting of street trees or incorporation of green roofs/green walls/balconies that can help to improve the appearance of town centres and lead to well designed and pleasant streets. There will be a benefit for strengthening the physical environment of town centres. Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport.

	Neutral
Score	0
TOTAL	+7

DW17: Long Term Stewardship

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy/include clauses within any policy which requires long term maintenance and management of an asset</p> <p>All natural infrastructure, EV points and community facilities require long term maintenance and management arrangements so that they are secured for the benefit of the community in perpetuity. Inserting clauses requiring this into each policy which requires an asset that will need long term management and maintenance creates a more piecemeal approach to such arrangements. An overarching approach to their long term stewardship is more likely to result in added value in relation to sustainability objectives.</p>	
Proposed Policy	
<p>The purpose of the policy is to put in place arrangements securing the long-term stewardship of major development schemes, for such facilities as formal and informal public open space, play and recreation areas, street furniture and public art.</p>	
A. NATURAL ENVIRONMENT	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of natural green space, trees and informal public open space. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of natural green space, trees and informal public open space. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of street furniture,</p>

	<p>trees, (including street trees) and public art. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of formal and informal public open space, natural green space, on-street electric vehicle charging points. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of sustainable urban drainage systems and associated features. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported.</p> <p>Minor positive</p>
Score	+1
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on landscape.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy seeks to ensure social and environmental benefits of natural infrastructure provision will be achieved in perpetuity for all new major residential and non-residential development in terms of sustainable urban drainage systems and associated features. Transfer of assets to the Council, Community Interest Companies, Town and Parish Councils or Land Trust will be supported.</p> <p>Minor positive</p>
Score	+1
H. HOMES	<p>The policy requirements in terms of built and natural infrastructure provision types identified will collectively help support delivery of good quality homes in the future.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy requirements in terms of built and natural infrastructure provision types identified for formal and informal public open space, play</p>

	and recreation areas, playing fields, allotments and community buildings will contribute towards healthy and active communities.
	Minor positive
Score	+1
J. WELLBEING	The policy will overall serve to support safe and healthy communities through the delivery of facilities identified but not explicitly detailed in the conditions.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy requirements include provision of community buildings, play and recreation areas which represent important local services for a wide range of ages. Furthermore, they will be managed and maintained to ensure they remain assets for communities in the future.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and local economy.
	Neutral
	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy requirements include provision of formal and informal public open space, street furniture and on-street electric vehicle charging points, which will contribute towards access to footpaths and cycle ways and links between homes, services and businesses.
	Minor positive
Score	+1
TOTAL	+10

DW18: Parking

Existing LP Policy
None
Reasonable Alternatives
Policy which includes parking design principles but does not set out minimum parking requirements

Parking is one of the most frequently raised issues locally and the lack of dedicated parking spaces often has negative impacts on the way that new developments look and are experienced. Whilst good parking design principles will help to address some of these issues, if there is not sufficient parking provision planned for from the outset, then issues of cars parking on pavements, a lack of visibility due to crowded parking on roads, and parking blocking pavements will continue to arise. As such, there is considered to be added value in setting specific parking standards in relation to sustainability objectives B (Landscape) Whilst the provision of parking could be viewed as encouraging the use of the private car, it is possible to ensure that there are sufficient spaces whilst still promoting a modal shift for the majority of trips made.

No policy

Parking issues are prevalent on new developments locally and can result in both design and safety issues. The absence of a detailed policy will therefore have negative effects on sustainability objectives

Proposed Policy

The policy covers parking requirements for vehicles and cycles with ratios for residential and non-residential uses. The intention of the policy is to ensure that parking spaces are well integrated into the street scene in a way which does not impact on the movement of pedestrians, cyclists and public transport.

A. NATURAL ENVIRONMENT	The policy sets out terms for parking provision on new development schemes. There are no particular requirements in relation to the natural environment.
	Minor negative
Score	-1
B. LANDSCAPE	The policy sets out terms for parking provision on new development schemes. There are no particular requirements in relation to landscape character.
	Minor negative
Score	-1
C. HISTORIC AND BUILT ENVIRONMENT	The policy sets out terms for parking provision on new development schemes. A main requirement is for parking to be well integrated into the layout so that it does not dominate the street scene.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy sets out terms for parking provision on new development schemes. There are conditions that relate to cycle parking which should be easily accessible and secure, availability of and opportunities for public transport, need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. The vehicle parking ratios and other general parking points will have a negative impact on climate change mitigation.

	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy sets out terms for parking provision on new development schemes. There are no particular requirements in relation to climate change adaptation.
	Minor negative
Score	-1
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources.
	Neutral
Score	0
H. HOMES	One of the aims of the policy is to provide sufficient space for residents and visitors to park vehicles and cycles whilst making sure that it is well integrated into the street scene in a way which does not impact on the movement of pedestrians, cyclists and public transport. The main conditions will help contribute towards design of good quality housing, including parking areas with appropriate enclosure and boundary treatments.
	Minor positive
Score	+1
I. HEALTH	The policy contains parking standards that are set to take account of how people use their cars for local facilities and leisure trips. A condition for cycle parking is that provision should be easily accessible and located in places likely to attract users, such as play areas.
	Minor positive
Score	+1
J. WELLBEING	The policy requires that parking areas should be designed and located to feel safe, with appropriate lighting, natural surveillance, enclosure, boundary treatments and security measures where necessary. In addition, cycle parking should be easily accessible and secure.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy sets out parking standards to take account of how people use their cars locally for employment, local facilities, leisure trips and availability of public transport.
	Minor positive

Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy covers the design requirements for employment related development with standards that comprise of non-residential and retailing uses. The majority of conditions a) – e), are shared with residential development, including the need for parking to be well integrated into the layout so that it does not dominate the street scene.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy sets out terms for parking provision on new development schemes. It does not include locational aspects, such as town centres but the approach does offer some pointers to central areas in terms of parking ratios being based on accessibility of the development; mix and use of development and availability of and opportunities for public transport.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>The policy is unlikely to have any notable impact on connectivity and transport.</p> <p>Neutral</p>
Score	0
TOTAL	+2

DW19: Residential Density

Existing LP Policy
None
Reasonable Alternatives
<p>No policy</p> <p>National policy requires Local Plans to make the most efficient and effective use of land and appropriate residential densities can go a long way in achieving this. Relying on a generic statement relating to the efficient and effective use of land may do little to steer new development towards increasing densities where it is appropriate to do so, thereby limiting overall land take as well as benefiting nearby facilities from having the necessary numbers of people within walking distance to support them. Equally, in locations where lower densities are more appropriate, it is important that this is achieved to limit any adverse impacts on landscape and townscape character. The absence of this detailed policy would therefore have negative effects on sustainability objectives.</p>
Proposed Policy
<p>The policy sets out criteria for residential density with stated ratios by different parts of settlement from central areas outwards. The main aim is to make the most efficient use of land, allowing for some variation with surrounding character, topography, and townscape amongst others.</p>

A. NATURAL ENVIRONMENT	<p>The policy sets out requirements for residential density. It sets out to ensure a more efficient use of land in the future, whilst still maintaining densities which are appropriate to surrounding landscape. Lower densities are supported around green spaces where this would be more appropriate to their location, including where it would help the development to blend in with the surrounding countryside.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy sets out requirements for residential density. Some variation from the stated density targets is permitted where it can be demonstrated that a different net density is more appropriate due to surrounding character and topography, amongst other factors.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy sets out requirements for residential density. Some variation from the stated density targets is permitted where it can be demonstrated that a different net density is more appropriate due to surrounding character and townscape, amongst other factors. The aim is to create attractive, well designed places to live.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy sets out requirements for residential density. The stated density targets make allowance for SuDS systems and some other forms of green infrastructure such as allotments and parks by exclusion. These features can contribute towards climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy sets out requirements for residential density. The stated density targets make allowance for SuDS systems and some other forms of green infrastructure such as allotments and parks by exclusion. These features can contribute towards climate change adaptation..</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy sets out requirements for residential density. It states that new development will make the most efficient use of land. Higher densities are therefore required closer to town and village centres where it is possible to support local facilities and can enable walkable neighbourhoods and facilitate more efficient public transport networks.</p> <p>Minor positive</p>
Score	+1

G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy sets out requirements for residential density. It sets out terms which helps guide supply of housing by offering a set of density targets for different locations within settlements. The range is from 50-70 dwellings per hectare for main town centres through to 30 dwellings per hectare for park edges and around other green spaces.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy requires that there will be lower densities (30dph+) for park edges and around other green spaces. The stated density targets make allowance for SuDS systems and some other forms of green infrastructure such as allotments and parks by exclusion.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy allows for well-designed and located areas of higher density housing that will enable more people to have, within a short walk or cycle trip, access to local facilities and public transport. Within such places, creative and innovative solutions can be explored, including building higher, so that higher densities can be achieved in ways which do not simply rely on flats/apartments.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy is unlikely to have any notable impact on the local economy.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy sets out requirements for residential density. It sets out density targets for main town centre areas which are at the higher end of the scale (50-70 dph) These should serve to support pedestrian/cycle access to shops, local facilities, cafes and restaurants. In addition, the policy strengthens the relationship between new development and existing centres by amongst other factors allowing variation for townscape reasons.</p> <p>Significant positive</p>

Score	+2
N. CONNECTIVITY AND TRANSPORT	<p>The policy sets out requirements for residential density. Higher densities are for instance required closer to town and village centres and neighbourhood centres where it is possible to support local facilities and can enable walkable neighbourhoods and facilitate more efficient public transport networks.</p> <p>Significant positive</p>
Score	+2
TOTAL	+11

DW20: Waste and Recycling Storage Provision

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy/rely on overarching policy DW1</p> <p>Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives</p>	
Proposed Policy	
<p>The policy sets out criteria for waste and recycling storage provision. The content of the policy includes requirement for communal bin storage areas and mixed-use developments. Relevant provision by dwelling for bin type is also detailed.</p>	
A. NATURAL ENVIRONMENT	<p>The policy sets out waste and recycling storage provision requirements. It does not refer to the natural environment as that is not the purpose of the policy. Therefore, the policy will have neither a negative or positive impact on natural habitats and biodiversity.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy sets out waste and recycling storage provision requirements. These include being situated away from prominent locations and need to complement the surroundings through position, form, scale, materials, details and colours. All of which can contribute towards conservation of landscape.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy sets out waste and recycling storage provision requirements. These include being situated away from prominent locations and need to complement the surroundings through position, form, scale, materials, details and colours. All of which can contribute towards conservation of</p>

	the built environment. Furthermore, communal bin storage areas will also need to be well integrated within development schemes and not visible from public areas.
	Minor positive
Score	+1
D. CLIMATE CHANGE MITIGATION	The policy sets out waste and recycling storage provision requirements. Overall, conditions of the policy will serve to contribute towards making recycling easier for residents and businesses in new developments with a consequent benefit to the local environment.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources.
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on supply of housing.
	Neutral
Score	0
I. HEALTH	The policy is unlikely to have any notable impact on healthy and active communities.
	Neutral
Score	0
J. WELLBEING	The policy sets out waste and recycling storage provision requirements. It requires that communal bin storage areas will be easily accessible to residents and secure.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to area wide services.
	Neutral
Score	0

L. JOBS AND LOCAL ECONOMY	The policy sets out waste and recycling storage provision requirements. Mixed use development, including non-residential development must demonstrate separate and well defined areas for residential and non-residential waste and recycling.
	Neutral
Score	0
M. TOWN CENTRES	The policy sets out waste and recycling storage provision requirements. These include being situated away from prominent locations and need to complement the surroundings through position, form, scale, materials, details and colours. All of which can contribute towards the physical environment of town centres in preventing litter strewn streets and helping relationship between new development and existing centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy sets out waste and recycling storage provision requirements. It details that new development will demonstrate suitable access for waste collection vehicles and a satisfactory collection point which is easily accessible from the public highway.
	Neutral
Score	0
TOTAL	+5

DW21: Services and Utilities

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy/rely on overarching policy DW1</p> <p>Achieving high quality design relies on many different aspects of the built and natural environment being designed, constructed and integrated in specific ways. Whilst the provisions of this policy are quite detailed, this is necessary to ensure that this aspect of design is adhered to in new developments and not lost in a more generic design policy. It is considered that relying on DW1 alone to set out the design requirements for new development would result in fewer positive benefits in relation to sustainability objectives.</p>	
Proposed Policy	
The policy sets out criteria for the design of services and utilities, including associated infrastructure to integrate with the character of the built and natural environment.	
A. NATURAL ENVIRONMENT	The policy contains design requirements for services and utilities networks. It provides that such networks should integrate with and where possible enhance the natural environment. Examples include location of pumping stations and transformers away from prominent positions, using

	<p>good design and materials appropriate to the area. Also, being compatible with planting proposals, allowing for soil volumes necessary to support the healthy growth of trees and plants.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy contains design requirements for services and utilities networks. It provides that such networks should integrate with and where possible enhance the natural environment, minimise visual impact on landscape, and be compatible with planting proposals, allowing for the soil volumes necessary to support the healthy growth of trees and plants.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy contains design requirements for services and utilities networks. It provides that such networks should integrate with and where possible enhance the built environment and it will be necessary to minimise visual impact on buildings and street scene through inconspicuous siting of meters, housing and plant access points. There is no reference to conservation areas or listed buildings.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy contains design requirements for services and utilities networks. When surface infrastructure associated with these networks is located and designed to sensitively integrate with their surroundings, it can become hardly noticeable. At the same time there will be benefits for minimising land take when fully implemented.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0

H. HOMES	<p>The policy in requiring that services and utility networks should enhance the character of the built environment. It provides that such infrastructure should minimise visual impact on buildings and street scene or landscape through inconspicuous siting of meters, housing and plant access points which will have positive impacts on the quality of new housing schemes. Also, co-ordinating the layout, design and location of access chambers and covers with paving surfaces and kerbs will similarly have advantages for overall quality.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy is unlikely to have any notable impact on health factors.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing factors.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy contains design requirements for services and utilities networks. It does cover communication lines (telephone/broadband) so there will be implications for installation of infrastructure needing to be away from prominent positions and ensuring integration with the character of surroundings through good design and materials appropriate to the area.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy is unlikely to have any notable impact on the local economy.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy contains design requirements for services and utilities networks. It provides that such networks should integrate with and where possible enhance the built environment and it will be necessary to minimise visual impact on buildings and street scene through inconspicuous siting of meters, housing and plant access point. Also, co-ordinating the layout, design and location of access chambers and covers with paving surfaces and kerbs will similarly have advantages for overall quality of town centre physical environment.</p> <p>Minor positive</p>
Score	+1
N. CONNECTIVITY AND TRANSPORT	<p>The policy contains design requirements for services and utilities networks. It does cover communication lines (telephone/broadband) so there will be implications for installation of infrastructure needing to be</p>

	away from prominent positions and ensuring integration with the character of surroundings through good design and materials appropriate to the area.
	Neutral
Score	0
TOTAL	+5

DW22: Loss of Local Facilities

Existing LP Policy (WE12)	
Both policy DW22 and existing Local Plan policy WE12 emphasise the importance of maintaining local facilities which serve the community. The revised wording introduces a marketing clause which will help to support the retention of the building for community benefit by ensuring a sufficient period of time for the building/facility to be marketed rather than it defaulting to a different use without testing the market.	
Reasonable Alternatives	
No policy/a more flexible approach to changes of use of existing local facilities and services The provision of local facilities and services has huge sustainability benefits, including social interaction, accessibility, health, and reducing the need to travel. The absence of a policy which requires specific criteria to be met before allowing a change of use would result in fewer local services and facilities being retained in the long term and negative effects on sustainability objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), and N (Connectivity and Transport).	
Proposed Policy	
The policy sets out criteria for redevelopment or loss of local facilities. The overall objective of the policy is to maintain a range of accessible services within an area. These comprise of retail, leisure, community and commercial facilities.	
A. NATURAL ENVIRONMENT	The policy sets out terms for the redevelopment or loss of local facilities. There are no natural environment related requirements within the policy, such as biodiversity or green infrastructure factors.
	Minor negative
Score	-1
B. LANDSCAPE	The policy sets out conditions for the redevelopment or loss of local facilities. There are no specific references to landscape factors.
	Minor negative
Score	-1
C. HISTORIC AND BUILT ENVIRONMENT	The policy sets out conditions for the redevelopment or loss of local facilities. There are no specific references to historic or built environment factors.
	Minor negative

Score	-1
D. CLIMATE CHANGE MITIGATION	<p>The policy seeks to maintain local facilities which may have beneficial consequences for sustainable travel opportunities for residents and employees.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resource.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy in seeking to maintain a range of accessible services within an area will provide support for good quality homes which can draw from such community and commercial facilities rather than moving towards homogeneous residential areas.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy in seeking to maintain a range of accessible services within an area will provide support for existing and sometimes enhanced facilities such as public recreational and leisure uses.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy in seeking to maintain a range of accessible services within an area will have a favorable impact on social deprivation, particularly in cases where development proposals may provide for relocation that allows for an improved facility from the existing position.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy in seeking to maintain a range of accessible services within an area will provide convenient access to existing and sometimes enhanced facilities such as leisure and community facilities at neighbourhood level.</p> <p>Minor positive</p>
Score	+1

L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy in seeking to maintain a range of accessible services within an area will provide a beneficial impact on supporting connectivity between homes, services and businesses by emphasizing the importance of retention of local facilities where possible, so that more distant and less convenient trips will not be required.
	Minor positive
Score	+1
TOTAL	+3

DW23: Protection of Recreational Land and Buildings

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy/a more flexible approach to changes of use of recreational land and buildings</p> <p>The provision of recreational land and buildings has huge sustainability benefits, including social interaction, accessibility, health, and reducing the need to travel. The absence of a policy which requires specific criteria to be met before allowing a change of use would result in fewer recreational facilities being retained in the long term and negative effects on sustainability objectives D (Climate Change Mitigation), I (Health), J (Wellbeing), and N (Connectivity and Transport).</p>	
Proposed Policy	
The policy sets out criteria for the protection of open space, and sport and recreational land or buildings from redevelopment for alternative uses. The Policies map indicates the key areas protected by this policy.	
A. NATURAL ENVIRONMENT	<p>The policy aims to protect all open space with the exception of any sites allocated for alternative use. Any development proposals for alternative use must ensure that there will not be an effect to the integrity of the South Hams SAC. These aspects will have a largely positive impact on natural environment factors.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	The policy does not contain any landscape related requirements or references.

	Minor negative
Score	-1
C. HISTORIC AND BUILT ENVIRONMENT	The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. Such a position will generally support built and historic environment resources.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. This will in most cases help with green infrastructure provision which can be closely related to sustainable transport networks, also allowing scope for improvements to be made where practical.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	Protection of open space, as contained in the policy is a fundamental principle for maintaining flood alleviation potential and efficient drainage capability in many areas.
	Minor positive
Score	+1
F. LAND RESOURCES	The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. Therefore, these valuable land resources will be safeguarded unless strict conditions are met for alternative use.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources.
	Neutral
Score	0
H. HOMES	The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. These resources play an important role in local communities which can contribute towards the overall quality of homes.
	Minor positive
Score	+1
I. HEALTH	The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. All such facilities can make a strong contribution to healthy and active communities, through green space infrastructure, including cycle and walking networks.
	Minor positive

Score	+1
J. WELLBEING	<p>The policy aims to protect all open space, sport and recreational land or buildings from redevelopment. These facilities can make a valuable contribution to the wellbeing of local communities and also help match social deprivation challenges.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy in seeking to protect recreational land and other resources within an area will often provide convenient access to existing and sometimes enhanced facilities for sport and leisure purposes.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy is unlikely to have any notable impact on jobs and local economy.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy is unlikely to have any notable impact on town centres.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy aims to protect all open space, sport and recreational land, which can be a foundation for future connectivity networks, using footpaths and cycleways where possible. Links between homes and services may benefit from this policy approach in conjunction with development allocations in the plan.</p> <p>Minor positive</p>
Score	+1
TOTAL	+8

Chapter 5: Economy

EC1: Business Development

Existing LP Policy (EC1 and EC3)

The existing policies EC1 and EC3, and the revised policy EC1, emphasise a permissive approach to new business development. Both policies seek to add additional controls to rural business development to ensure that they are compatible with their countryside location. These controls relate to ensuring that the scale of the employment is appropriate to the accessibility of the site by walking, cycling and public transport and the standard of serving highways.

Reasonable Alternatives

No policy

Encouraging a sustainable and resilient economy is a priority for the Council and is essential in securing a sustainable district. The absence of a policy which supported business development would therefore have negative effects on sustainability objectives.	
Proposed Policy	
The policy sets out the types of business developments that will be permitted in principle and the appropriate locations for employment development in terms of its proximity to settlements and existing development.	
A. NATURAL ENVIRONMENT	<p>The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. Whilst the policy does not make specific mention of the natural environment, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the natural environment.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable location of development. Whilst the policy does not make specific mention of landscape protection, the criteria setting out the locations in which employment development will be permitted in principle will limit development to within or on the edge of existing settlements or to areas of existing employment use or other such appropriate locations. It is therefore considered that the policy will have a minor positive impact on landscape enhancement and protection.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. Whilst the policy does not make specific mention of the historic environment, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the historic environment. The criteria setting out the suitable locations for employment development will have a minor positive impact on the built environment through enabling the reuse or conversion of existing buildings for employment purposes.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The criteria for setting out the suitable locations for employment development include reference to access to the development by public transport, cycling and walking or locations of sites within or near to settlements. These criteria will have a positive impact on the reduction of emissions and the need to travel by private car.</p>

	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. Whilst the policy does not make specific mention of climate change adaptation, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on climate change mitigation.
	Neutral
Score	0
F. LAND RESOURCES	The policy encourages expansions of existing, change of use of existing, or redevelopment or conversion of existing buildings for employment uses. This will have a positive impact on land resources as the re-use of existing buildings will enable the provision of business development without excessive use of greenfield land.
	Minor positive
Score	+1
G. WATER RESOURCES	The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. Whilst the policy does not make specific mention of the water resources, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the quality and quantity of water.
	Neutral
Score	0
H. HOMES	The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. The policy is not expected to have any impact upon the delivery of homes.
	Neutral
Score	0
I. HEALTH	The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and unsustainable development. Whilst the policy does not make specific mention of health, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on health.
	Neutral
Score	0
J. WELLBEING	The purpose of the policy is to control the location of employment development in order to safeguard against inappropriate and

	unsustainable development. Whilst the policy does not make specific mention of wellbeing, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy promotes the location of employment development either within or nearby settlements or in an easily accessible location. Whilst the type of development that this policy is directed towards may not all be services, the accessible location of developments will improve access to services and have a positive impact.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy positively plans for the location of business development and encourages the expansion of existing businesses and employment, including a mix of types and tenures to encourage relocation to occur within the district and to enable small businesses or business start-ups to occupy premises.
	Significant positive
Score	+2
M. TOWN CENTRES	The policy seeks to encourage the suitable and accessible location of business uses across the district. However, no reference is made within the policy to the location of business employment within town centres or the priority of town centre sites for certain types of employment development. As drafted, the policy could have a negative impact on the maintenance and enhancement of the vitality and viability of the town centres.
	Minor negative
Score	-1
N. CONNECTIVITY AND TRANSPORT	The policy includes a criteria setting out the appropriate location of employment development in terms of its connectivity for walking, cycling and public transport and in terms of highway capacity and road safety.
	Minor positive
Score	+1
TOTAL	7

EC2: Local Supporting Services for Employment Sites

Existing LP Policy
None
Reasonable Alternatives

<p>No policy/a policy which discourages supporting services on employment sites</p> <p>Many workers on business parks and industrial estates may drive to service outlets during the working day to access services and facilities such as childcare, shops, gyms etc. Providing these within the business parks themselves helps to reduce the need to travel further afield to get to them. Whilst this permissive approach may lead to a loss of other more traditional forms of employment within the business park, the policy limits the overall amount of floorspace which can be used for such purposes, and helps to promote a more sustainable local economy where smaller service based businesses can support the larger employers. As such, the policy is considered to have a positive effect on sustainability objective I (Health) and J (Wellbeing) and a neutral effect on sustainability objective L (Jobs and Local Economy).</p>	
Proposed Policy	
<p>The purpose of the policy is to allow for the location of small local services within employment areas to serve the local workforce. The policy sets out criteria for the type of development that will be permitted and the circumstances under which it would be considered acceptable.</p>	
A. NATURAL ENVIRONMENT	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. Whilst the policy does not make specific mention of the natural environment, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the natural environment.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. Whilst the policy does not make specific mention of the landscape, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the protection and enhancement of the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. Whilst the policy does not make specific mention of the historic and built environment, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The provision of local services that will reduce the need for workers to travel outside of employment areas during the working day will help to reduce car uses and therefore contribute towards a reduction in emissions.</p> <p>Minor positive</p>
Score	+1

E. CLIMATE CHANGE ADAPTATION	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. Whilst the policy does not make specific mention of climate change mitigation, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The location of local supporting services within employment areas will contribute towards making current parks and estates more attractive, vibrant places and therefore potentially attracting further businesses into existing vacant buildings rather than requiring new premises.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. Whilst the policy does not make specific mention of water resources, the policy, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the quality and quantity of water</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The purpose of the policy is to allow for the location of suitable services to support employment land areas. The policy does not refer to the delivery of homes as that is not the purpose of the policy. Therefore the policy will have neither a negative or positive impact on the delivery of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The location of local services in close proximity to employment areas could have a negative impact on health if the type of development is not controlled. The policy limits the use of A1 floorspace, but does not limit other types of use, such as hot food takeaways, to which convenient access could have a negative impact on health. However, the policy could allow for services including gyms, for example, which will be more conveniently located and will avoid the use of the private car to access and, as a result, have a positive impact on health.</p> <p>Minor negative</p>
Score	-1
J. WELLBEING	<p>The policy is unlikely to have any significant impact upon wellbeing.</p> <p>Neutral</p>
Score	0

K. ACCESS TO SERVICES	The location of local services in close proximity to employment areas will have a positive impact on the ability for employees to access some appropriate services during the working day without the need to travel to other locations. There will remain a need for some travel to services not provided for under the policy.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The type of development provided for through this policy would not produce any significant numbers of jobs directly, but the location of services adjacent to or within existing employment areas will support existing businesses and contribute towards making employment areas more attractive to new businesses.
	Minor positive
Score	+1
M. TOWN CENTRES	The type and scale of development provided for through the policy is unlikely to have any significant impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The location of services within close proximity to employment areas will have a limited impact on connectivity and transport.
	Neutral
Score	0
TOTAL	3

EC3: Loss of Employment Sites

Existing LP Policy (EC2)
Both the existing policy EC2 and the updated policy EC3 resist the loss of employment land. The revised wording adds a couple of criteria which reflect the newly introduced policy EC2 (see above) and also support the relocation of existing businesses to sites which are more sustainable. These added clauses support the sustainability objectives D (Climate Change Mitigation) and L (Jobs and Local Employment).
Reasonable Alternatives
No policy/a policy which has a more permissive approach to the change of use of employment sites.

Existing employment sites can be very difficult to replace and therefore their loss should be considered very carefully. The absence of a policy which controlled their loss, or which resisted their loss, would therefore have a negative effect on sustainability objective L (Jobs and Local Employment).

Proposed Policy

The purpose of the policy is to safeguard existing employment uses against development for another use unless criteria set out within the policy regarding the types of use, the benefit of other uses, and the marketing of existing land are met.

A. NATURAL ENVIRONMENT	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on the local landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on climate change mitigation.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy seeks to retain existing employment land and infrastructure under employment uses and safeguard against the loss of this land for

	<p>employment use unless criteria regarding the significance of need are met. The policy therefore seeks to utilise land resources efficiently and minimise the loss or degradation of existing land resources.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy refers to areas of existing employment use and safeguarding against their loss. The policy is not intended to address the provision of homes and is not expected to have any impact upon the supply of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on health.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on wellbeing.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on access to services.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy seeks to safeguard existing employment land and employment uses against redevelopment for other uses. The safeguarding of a mix of suitable employment sites will have a significant positive impact on the economy and access to jobs.</p> <p>Significant positive</p>
Score	+2

M. TOWN CENTRES	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy refers to areas of existing employment use and therefore does not make provision for the construction of new or additional employment land and is therefore not expected to have any impact on connectivity and transport.
	Neutral
Score	0
TOTAL	3

EC4: Inclusive Employment and Skills

Existing LP Policy	
None	
Reasonable Alternatives	
No policy	
This policy provides added value in encouraging the training and retention of skilled and high quality workforce. Whilst not having a policy would not undermine any of the other sustainability objectives, its inclusion does have positive effects on sustainability objective L (Jobs and Local Economy).	
Proposed Policy	
The purpose of the policy is to reflect the need to attract and retain a high quality workforce by helping to promote wider access to jobs and address skills shortages. One way of doing this is through the construction industry, an appropriately skilled workforce of sufficient number is vital to support growth ambitions and deliver associated infrastructure.	
A. NATURAL ENVIRONMENT	The policy is unlikely to have any notable impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy is unlikely to have any notable impact on landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on historic and built environment.
	Neutral

Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on supply of housing.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy is unlikely to have any notable impact on health factors.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing factors.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy is focused on improving links between local education providers and employers to promote wider access to jobs and training opportunities. It includes helping people benefit from employment opportunities offered by initiatives such as work placements, apprenticeships and pre-employment training programmes.</p> <p>Minor positive</p>
Score	+1
L. JOBS AND LOCAL ECONOMY	<p>The policy is focused on improving links between local education providers and employers to promote wider access to jobs and training opportunities. It includes helping people benefit from employment opportunities offered by initiatives such as work placements, apprenticeships and pre-employment training programmes.</p> <p>Minor positive</p>

Score	+1
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport. Neutral
Score	0
TOTAL	+2

EC5: Working from Home

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy/a policy that doesn't support home working</p> <p>The use of home working for starting and running small businesses is an increasing trend and provides an efficient use of land and buildings for employment uses. It helps to minimise the need to travel as well as reduce start up business costs for those setting up or working for small businesses. There are controls included which ensure that the operations of the businesses are not of a scale which would impact on the amenity of local residents. The absence of a policy to support home working would remove this as an option for new start-up businesses or existing small businesses and have a negative effect on sustainability objectives D (Climate Change Mitigation) and L (Jobs and Economy</p>	
Proposed Policy	
The purpose of the policy is to support business start-ups, home-working, and small scale employment in rural areas by allowing the use of part of a dwelling for an employment generating use subject to no detrimental effect on amenity, parking problems, or traffic generation in the area.	
A. NATURAL ENVIRONMENT	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon the natural environment. Neutral
Score	0
B. LANDSCAPE	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon the local landscape. Neutral
Score	0

C. HISTORIC AND BUILT ENVIRONMENT	<p>The principle in itself of the use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not considered likely to have an impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>Encouraging working from home and the co-location of living and working will contribute towards a reduction in commuter travel and therefore a reduction in the emission of greenhouse gasses.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups will make a minor positive contribution towards the efficient management of land resources by co-locating living and working and reducing the need for office space, for example, and enabling the use of land resources for other needs.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon water resources</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon the supply of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon health.</p> <p>Neutral</p>
Score	0

J. WELLBEING	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups will enable smaller businesses to begin trading without the need to hire premises early on in the life of the business and enable small local businesses to grow.
	Minor positive
Score	+1
M. TOWN CENTRES	The use of part of a dwelling in rural areas for the purposes of home-working or business start-ups is not expected to have any impact upon the town centre.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy will allow the use of part of a dwelling in rural areas for the purposes of home working or business start-ups only in instances where there is no detrimental effect on traffic generation in the area.
	Neutral
Score	0
TOTAL	3

EC6: New Tourist Accommodation and Attractions

Existing LP Policy (EC11, EC12 and S12)

New policy EC6 continues to emphasis the current approach contained in policies EC11, EC12 and S12 which support a growing, sustainable tourism sector but merges the current 3 policies into one policy.

Reasonable Alternatives

No policy/a policy which was less permissive of tourism accommodation and attractions. The tourist economy, whilst a relatively small direct element of local employment, provides additional visitors to the area and increased spend in retail and other services in Teignbridge. It is therefore important that planning policies support their sustainable expansion rather than inhibit their growth. There are sufficient controls within the policy and other policies of the plan to ensure that this is appropriately managed within the context of the local environment and

infrastructure. The absence of a policy which enabled this would have negative effects on sustainability objectives K (Access to Services) and L (Jobs and Local Employment).	
Proposed Policy	
The policy outlines the type of tourism development that will be supported within or adjacent to settlement boundaries and the circumstances under which tourism development will be considered acceptable outside of settlement boundaries.	
A. NATURAL ENVIRONMENT	<p>The policy requires that tourism development outside of settlement boundaries is of a scale, design and use that would not detract from any acknowledged biodiversity interest or have any likely adverse effect on any European Protected sites and species.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	<p>The policy requires that tourism development is of a scale, type and appearance that is appropriate to the locality and that does not detract from the character or appearance of the local landscape.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy supports tourism development that is appropriate to its locality and outlines the requirements for development within or outside of settlement boundaries including impact on the local landscape. Additionally, the policy states that any conversion or change of use of an existing building must sensitively retain any historic interest and character.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy states that tourism development outside of settlement boundaries is appropriate in scale to the accessibility of the site by public transport, cycling and walking and be served by adequate access and infrastructure. Alongside other policies in the plan, this will ensure that journeys to tourist accommodation and attractions by the private car and therefore the emission of greenhouse gasses will be minimised.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy does not make any specific reference to climate change adaptation. The policy, alongside other policies within the plan will, as a minimum, have a neutral impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy sets out support for development opportunities to enhance the visitor economy in the district where they are of an appropriate scale, type and appearance. Whilst the policy will allow for the development of land</p>

	for tourism uses, it is unlikely to have any significant impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy will be unlikely to have any significant impact on water resources.
	Neutral
Score	0
H. HOMES	The policy will be unlikely to have any significant impact on the delivery and supply of homes.
	Neutral
Score	0
I. HEALTH	The policy requires development to be of a scale appropriate to the accessibility of the site by public transport, cycling and walking. Ensuring that this access is in place will have a positive impact on health.
	Minor positive
Score	+1
J. WELLBEING	The policy requires development to be of a scale appropriate to the accessibility of the site by public transport, cycling and walking. Ensuring that this access is in place will have a positive impact on health.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy sets out support for tourism development within, adjoining or outside of settlements depending on various criteria. The policy requires development to be of a scale appropriate to access and accessibility by public transport, cycling and walking and has reasonable access to local services.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy sets out support for the expansion of existing tourism development within or adjacent to existing settlements and outside of settlements where it can be demonstrated that the development would result in benefits to the economy of Teignbridge. The tourism economy is an important part of the economy of Teignbridge and indirectly supports a significant amount of local employment.
	Significant positive
Score	+2
M. TOWN CENTRES	Support for expansion of existing and provision of new tourism development will attract visitors to the area and ensuring access with

	existing services will likely attract higher visitor numbers to Town Centres and therefore is likely to have a positive impact on their vitality and viability.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy requires that expansion of existing or provision of new tourism development outside of or adjacent to settlement boundaries has sufficient access and accessibility for walking, cycling and public transport. The policy is unlikely to have any significant impact on connectivity and transport.
	Neutral
Score	0
TOTAL	10

EC7: Static and Touring Caravan Sites

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No Policy</p> <p>Whilst the plan supports the provision of tourism accommodation in general, there are particular impacts, largely related to the landscape, associated with static and touring caravan sites. Caravans vary in appearance and the choice of colours, material and design can have an adverse impact on the landscape. As such, the policy supports these uses but includes specific criteria to manage their design and location. Not having a policy or having a less restrictive policy could have negative effects on sustainability objective B (Landscape).</p>	
Proposed Policy	
The policy sets out criteria for when proposals to extend or intensify existing static and touring caravan sites will be permitted and where new sites will not be permitted.	
A. NATURAL ENVIRONMENT	<p>The policy states that the extension of existing or provision of new static or touring caravan sites will only be permitted where the proposal is not located within a Coastal Change Management Area. CCMA's are a planning tool which seek to resolve pressures between development and coastal areas sensitive to change including coastal biodiversity. The policy is therefore expected to have a positive impact upon the natural environment.</p> <p>Minor positive</p>
Score	+1
B. LANDSCAPE	The policy states that the extension of existing or provision of new static or touring caravan sites will only be permitted where the proposal maintains and enhances the character of the landscape and seascape in

	<p>accordance with the Landscape Character Assessment for the area. In addition, the policy also requires that proposals demonstrate a very high standard of design.</p> <p>Significant positive</p>
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy state that proposals for the extension of existing or provision of new static or touring caravan sites will only be permitted where they demonstrate high quality design which will have a positive impact on the built environment. Whilst the policy doesn't make explicit reference to the historic environment the policy is likely to have a limited impact.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy states that proposals will only be permitted where they are of a scale appropriate to the accessibility of the site by public transport, cycling or walking. Ensuring these connections and encouraging travel by active measures to sites will contribute towards a reduction in greenhouse gas emissions.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on the delivery and supply of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy states that extension to existing or provision of new static or touring caravan sites will only be permitted where it is of a scale appropriate to the accessibility of the site by public transport, cycling or walking. Encouraging access by active travel will have a positive impact on health.</p>

	Minor positive
<i>Score</i>	+1
J. WELLBEING	The policy states that extension to existing or provision of new static or touring caravan sites will only be permitted where it is of a scale appropriate to the accessibility of the site by public transport, cycling or walking. Encouraging access by active travel will have a positive impact on wellbeing.
	Minor positive
<i>Score</i>	+1
K. ACCESS TO SERVICES	The policy states that extension to existing or provision of new static or touring caravan sites will only be permitted where it is of a scale appropriate to the accessibility of the site by public transport, cycling or walking. Encouraging access by active travel will have a positive impact on access to services.
	Minor positive
<i>Score</i>	+1
L. JOBS AND LOCAL ECONOMY	The tourism economy is an important part of the economy of Teignbridge and indirectly supports a significant amount of local employment. The extension or intensification of existing, or the provision of new static or touring caravan sites will contribute towards support of the tourism economy.
	Minor positive
<i>Score</i>	+1
M. TOWN CENTRES	Support for expansion of existing and provision of new tourism development will attract visitors to the area and ensuring access with existing services will likely attract higher visitor numbers to Town Centres and therefore is likely to have a positive impact on their vitality and viability.
	Minor positive
<i>Score</i>	+1
N. CONNECTIVITY AND TRANSPORT	The policy requires that tourism development is of a scale that is appropriate to existing access and to accessibility by public transport, walking and cycling.
	Minor positive
<i>Score</i>	+1
TOTAL	11

EC8 High Speed Digital Networks

Existing LP Policy
None

Reasonable Alternatives	
<p>No policy</p> <p>Access to high speed, reliable, fixed and mobile connectivity for businesses and residents will support future economic development, as well as enable better access to internet services such as online shopping. Planning has a key role to play in ensuring new developments are future proofed and therefore the absence of a policy, or a policy which encourages rather than requires new development to have access to digital infrastructure, would limit the effectiveness of the plan in supporting a sustainable and resilient economy in Teignbridge. It would therefore have a negative effect on sustainability objectives D (Climate Change Mitigation), K (Access to Service) and L (Jobs and Local Economy).</p>	
Proposed Policy	
<p>The policy sets out the requirements for new housing (50+ dwellings) and business (0.5ha+) development with regards to the provision of digital infrastructure to ensure that businesses and residents have access to a reliable choice of fixed and mobile internet.</p>	
A. NATURAL ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the natural environment.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy is unlikely to have any notable impact on landscape character.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the built and historic environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The provision of reliable digital infrastructure in housing developments will support a move towards home working and a reduction in travel for work purposes and therefore a reduction in the emission of greenhouse gasses.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0

G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources. Neutral
Score	0
H. HOMES	The provision of reliable digital infrastructure will support the increase in demand for in domestic broadband usage and home working/remote access. The policy will contribute towards future proofing housing developments of 50 or more dwellings. However, it does not make provision for developments below this threshold. Minor positive
Score	+1
I. HEALTH	The policy is unlikely to have any notable impact on health. Neutral
Score	0
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing. Neutral
Score	0
K. ACCESS TO SERVICES	The provision of reliable digital infrastructure will make a positive contribution towards ensuring residents and businesses have access to high speed broadband. Significant positive
Score	+2
L. JOBS AND LOCAL ECONOMY	Provision of a choice of reliable digital infrastructure will support future economic development across the plan area and promote economic growth and subsequently the provision of jobs. Significant positive
Score	+2
M. TOWN CENTRES	The policy is unlikely to have any notable impact on the vitality and viability of town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	Provision of a choice of reliable digital infrastructure for residents and business will support digital connectivity and access to networks outside of Teignbridge for housing developments of 50+ homes or business developments of 0.5ha or more. The policy will have little impact on developments below these thresholds. Minor positive
Score	+1
TOTAL	7

EC9: Development in and around Town Centres

Existing LP Policy	
The new policy EC9 continues to support the role of town centres as vibrant and active places where the focus of main town centre uses should be located. However, it updates the hierarchy and removes out of date floorspace requirements in light of more up to date evidence than the original policy.	
Reasonable Alternatives	
None	
Proposed Policy	
The policy identifies the key town centres in the district and the measures the council will take to maintain and enhance the vitality, viability, accessibility and distinctive characteristics of the centres.	
A. NATURAL ENVIRONMENT	<p>The policy focuses on the key established town centres in the district and maintaining and enhancing existing town centre uses and their vitality and viability. Criteria d) and the supporting text identifies that proposals impacting the town centres should seek to enhance the town's environment. The policy is unlikely to have any notable positive impact on the natural environment and therefore will, as a minimum, have a neutral impact.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy seeks to maintain and enhance the vitality and viability of the key town centres in the district including the character of town centres and redevelopment of edge or out of centre retail units or parks. The policy is therefore expected to have a limited, yet positive impact on local landscape character.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy seeks to maintain and enhance the character and distinctiveness of the key town centres and to encourage redevelopment of edge of centre developments. This is expected to indirectly have a positive impact on the built environment. The policy does not make reference to the historic environment and the special historic qualities of some of the town centres. The policy as drafted would have a potential negative impact on the historic environment although development proposals will need to be considered against all policies within the plan.</p> <p>Minor negative</p>
Score	-1

D. CLIMATE CHANGE MITIGATION	<p>Supporting town centres as a sustainable place for living, working and activity throughout the day and supporting the satellite town centres to provide services at a more local level will generally reduce the need for longer or more frequent journeys out of the district and therefore will reduce the emission of greenhouse gases. However, the policy does not refer to maintaining and enhancing accessibility to town centres through public transport or active travel. In order to maintain the viability of town centres, maintaining visitors to the town centre from outside areas is essential and represents a risk to climate change mitigation.</p> <p>Minor negative</p>
Score	-1
E. CLIMATE CHANGE ADAPTATION	<p>The coastal destination towns of Dawlish and Teignmouth, in particular, are at threat from climate change and flooding from surface water and rising sea levels. Encouraging climate change resilience and adaptation will be key in ensuring the viability and vitality of these town centres is maintained in the future.</p> <p>Significant negative</p>
Score	-2
F. LAND RESOURCES	<p>Criteria e) and f) of the policy require that the 'town centre first' sequential test is applied to development proposals to locate retail and leisure developments within town centre boundaries where possible and then at the edge and encourage the redevelopment of edge of town or out of centre retail parks and units.</p> <p>Significant positive</p>
Score	+2
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on the quality or quantity of water.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy supports the provision of homes in town centre locations and in redevelopment edge of town locations and will make a positive contribution towards the provision of a suitable and diverse mix of homes.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>Maintaining the viability and vitality of town centres, the services within and accessibility in and around the town centre is likely to have a positive impact on health.</p> <p>Minor positive</p>
Score	+1

J. WELLBEING	Maintaining the viability and vitality of town centres, the services within and accessibility in and around the town centre is likely to have a positive impact on wellbeing.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy aims to maintain and enhance the vitality and viability of town centres and the services within them and promote investment in town centre services, facilities, environments and economic potential.
	Significant positive
Score	+2
L. JOBS AND LOCAL ECONOMY	The policy seeks to maintain and enhance the vitality and viability of town centres and support uses which cover day time and evening use. Additionally, it seeks to promote investment in the economic potential of town centres.
	Significant positive
Score	+2
M. TOWN CENTRES	The policy sets out the measures the council will take in order to maintain and enhance the vitality, viability, accessibility and distinctive characteristics of key town centres in the district.
	Significant positive
Score	+2
N. CONNECTIVITY AND TRANSPORT	The policy is focused on town centre development and creating sustainable centres that connect living, working and activity in the town centres. However, the policy fails to address the connectivity of rural areas to town centres and the services, retail and opportunities within them by any means of travel.
	Significant negative
Score	-2
TOTAL	5

EC10: Vital and Viable Town Centres

Existing LP Policy
None
Reasonable Alternatives
Since the current Local Plan was adopted, the retail industry (and particularly the high street) has experienced numerous challenges, most notably from a contraction in consumer spending, rising property and operation costs, and a shift in consumer spending towards e-retail. This has changed the way that town centres are being used and planning policy needs to respond appropriately to this. The current policy approach is no longer fit for purpose in the updated Local Plan and evidence collected through the Town Centre Study has demonstrated that an alternative, more permissive approach to change of use within defined areas of the town,

provides a more appropriate policy framework for our town centres. Retaining the existing policies would therefore have negative effects on sustainability objective K (Access to Services) and M (Town Centres)

Proposed Policy

The policy sets out the type of proposals that will be supported in principle in town centres outside of the defined Core and Secondary Activity Areas in order to balance high level activity with the continued importance of heritage and their role as sustainable centres by promoting a mix with active ground floor uses where possible.

A. NATURAL ENVIRONMENT	The policy is unlikely to have any notable impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy is unlikely to have any notable impact on local landscape character.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy seeks to maintain town centre uses and retain active frontages whilst maintaining the importance of heritage assets and uses within the centre boundaries and supporting proposals which use heritage assets to support regeneration, encourage visitors and improve the environment. The policy is unlikely to have any notable impact on the built environment.
	Minor positive
Score	+1
D. CLIMATE CHANGE MITIGATION	The co-location of services, homes and activities within the town centre will enable multi-purpose trips to be made more frequently and therefore reducing emissions of greenhouse gasses. However, the policy does not address accessibility to town centres from rural locations by public transport or active travel measures. Without improvement in accessibility for residents and visitors across the districts, trips will continue to be made by the private car.
	Minor negative
Score	-1
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	Concentrating uses within the town centre and introducing control over the activities within each activity area will have a positive impact on land resources by ensuring that town centre uses are retained or located within town centres rather than seeking greenfield land elsewhere.

	Minor positive
Score	+1
G. WATER RESOURCES	The policy is unlikely to have any notable impact on the quality and quantity of water.
	Neutral
Score	0
H. HOMES	The policy supports the provision of new and retention of existing residential uses on upper floors within the town centre. Town centre residential development tends to be of higher density and therefore makes a notable contribution to the supply and delivery of a diverse mix of homes.
	Minor positive
Score	+1
I. HEALTH	Maintaining the viability and vitality of town centres, the services within and accessibility in and around the town centre is likely to have a positive impact on health.
	Minor positive
Score	+1
J. WELLBEING	Maintaining the viability and vitality of town centres, the services within and accessibility in and around the town centre is likely to have a positive impact on wellbeing.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy aims to maintain and enhance the vitality and viability of town centres and the services within them and promote investment in town centre services, facilities, environments and economic potential.
	Significant positive
Score	+2
L. JOBS AND LOCAL ECONOMY	Introducing control over different activity areas across the district will ensure that the vitality and viability of both existing and proposed town centre uses can be maintained and enhanced. Allowing for uses which extend into the evening will have a positive impact on the economy of the town centre and the provision of employment opportunities.
	Significant positive
Score	+2
M. TOWN CENTRES	The policy sets out the types of use and proposals that will be considered acceptable within different areas of the town centres in order to maintain and enhance the viability and vitality of the town centre.

	Significant positive
Score	+2
N. CONNECTIVITY AND TRANSPORT	The policy is focused on town centre development and maintaining their viability and vitality. However, the policy fails to address the connectivity of rural areas to town centres and the services, retail and opportunities within them by any means of travel.
	Significant negative
Score	-2
TOTAL	8

EC11: Large Scale Retail Development

Existing LP Policy (EC6)	
EC11 continues the same emphasis as the current policy EC6 does which is to require a sequential and impact test to justify any proposals for retail development outside of a defined town centre boundary above 280sqm. This is in accordance with national policy.	
Reasonable Alternatives	
Proposed Policy	
The purpose of the policy is to control the scale and location of retail development in order to limit the promotion of less sustainable patterns of retail development by new shops outside of town centres and to limit the potential negative impact on town centre investments and the vitality and viability of town centres.	
A. NATURAL ENVIRONMENT	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such development on the natural environment will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such a development on local landscape character will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on local landscape character.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such a development on the historic and built environment will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on the historic and built environment.

	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such a development on climate change mitigation will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such a development on climate change adaptation will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy requires that the proposals for the location of new large scale retail development follows the sequential approach of locating appropriate development in the town centre first. Encouraging the reuse and redevelopment of existing units and retail land and supporting existing and proposed investments in town centres will have a positive impact on the management of land resources.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The impact of such a development on water resources will be covered by other policies within the plan. The policy will, as a minimum, have a neutral impact on the quality and quantity of water.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The policy is unlikely to have any impact on the delivery and supply of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The policy is unlikely to have any impact on health.</p>

	Neutral
Score	0
J. WELLBEING	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The policy is unlikely to have any impact on wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres. The management and control of retail development within these areas will ensure that there is a limited impact upon the vitality and viability of town centres and the provision of services within them.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres and their vitality and viability, including the impact on established businesses. The support for new retail and the retention and safeguarding of existing will contribute positively towards the local economy and the provision of jobs.
	Significant positive
Score	+2
M. TOWN CENTRES	The purpose of the policy is to control the scale and location of large scale retail development with regards to its impact on established town centres and their vitality and viability.
	Significant positive
Score	+2
N. CONNECTIVITY AND TRANSPORT	Maintaining and enhancing town centre locations and providing retail opportunities within accessible, established areas will ensure connectivity and accessibility by all means of transport without increasing overall travel. Other policies within the plan will ensure appropriate access and connectivity is in place.
	Minor positive
Score	+1
TOTAL	7

EC12: Local Shops

Existing LP Policy

Reasonable Alternatives

Proposed Policy	
The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. For those locations outside defined settlement limits, proposals for retail uses will be acceptable where they can be within new or existing community buildings.	
A. NATURAL ENVIRONMENT	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on the landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It is supportive of development proposals for shops within walking distance of residents which will be beneficial for minimising the need to travel.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on water resources.

	Neutral
Score	0
H. HOMES	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on supply of housing.
	Neutral
Score	0
I. HEALTH	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on health factors.
	Neutral
Score	0
J. WELLBEING	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on wellbeing factors.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It is supportive of development proposals for shops within walking distance of residents which will be beneficial for access purposes and potential for integration with new or existing community buildings that the policy allows.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will, as a minimum, have a neutral impact on jobs and local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. A requirement is for potential schemes to be no more than 280 square metres net floor area within or adjoining defined settlements.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy sets out terms for provision of local shops so that they complement rather than compete with town centres. It will help to

	improve links between homes and services by concentrating upon shopping needs within walking distance for residents.
	Minor positive
Score	+1
TOTAL	+4

Chapter 6: Homes

H1: Affordable Housing Targets

Existing LP Policy WE2 (Affordable Housing Site Targets)	
The new policy H1 continues to require that a proportion of overall housing is provided as affordable housing. H1 differs in that it requires all affordable housing for rent to be provided at social rental levels. This provides housing which is more affordable to local people in housing need but it affects the viability of development and means that fewer affordable homes can be provided overall. Both approaches have positive effects on sustainability objective H (Homes).	
Reasonable Alternatives	
Policy with lower or higher affordable housing targets The new policy H1 continues to require that a proportion of overall housing is provided as affordable housing. H1 differs in that it requires all affordable housing for rent to be provided at social rental levels. This provides housing which is more affordable to local people in housing need but it affects the viability of development and means that fewer affordable homes can be provided overall. Both approaches have positive effects on sustainability objective H (Homes).	
Proposed Policy	
The policy requires a percentage of new housing to be delivered as affordable housing, with a tenure split weighted towards the delivery of social rented accommodation. It ensures that affordable homes are sold to registered providers at a price that retains their affordability and, sets out the limited circumstances when it will be acceptable to provide a financial contribution towards affordable housing instead of providing it on-site.	
A. NATURAL ENVIRONMENT	The policy does not directly permit development but requires a percentage of new residential development to be delivered as affordable housing. This has the potential to prejudice the delivery of other forms of infrastructure, including biodiversity mitigation. The percentage targets set out in the draft Plan have not been viability tested, along with the rest of the Plan. As such, it is not possible to ascertain whether the targets are reasonable or whether they would prejudice the delivery of other infrastructure, including biodiversity or other wildlife mitigation.
	Uncertain
Score	?
B. LANDSCAPE	The policy does not directly permit development but requires a percentage of new residential development to be delivered as affordable housing. Whilst the policy does not make specific mention of the

	<p>landscape, alongside others within the plan as a whole, will, as a minimum, have a neutral impact on the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy has negligible impact on Historic and Built Environment Sustainability Objectives, as it does not directly permit development, but requires a percentage of new residential development to be delivered as affordable housing. The policy would help to provide affordable homes, but would have no influence over the quality of new affordable housing. This would be guided, as with market housing, by the design policies contained within the plan.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy has negligible impact on Climate Change and Mitigation Sustainability Objectives, as it does not directly permit development but requires a percentage of new residential development to be delivered as affordable housing.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy has negligible impact on Climate Change Adaptation Sustainability Objectives, as it does not directly permit development but requires a percentage of new residential development to be delivered as affordable housing.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy has negligible impact on Land Resources Sustainability Objectives, as it does not directly permit development. In addition, the provision of affordable housing, would not have any different impacts on soil or mineral resources, or waste produced, to the open market housing that is required to meet the District's OAN. The policy does not refer to any different percentage requirements when development is proposed on Previously Developed Land.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy has negligible impact on Water Resources Sustainability Objectives, as it does not directly permit development but requires a percentage of new residential development to be delivered as affordable housing. Whilst the policy does not make specific mention of water resources, it does, along with others within the plan as whole, will, as a minimum, have a neutral impact on the quality and quantity of water.</p>

	Neutral
Score	0
H. HOMES	<p>The purpose of the policy is to ensure that affordable housing is delivered alongside market housing, at the highest percentage that will retain viability of development. It is vital for the delivery of affordable homes. The tenure requirement will help to provide a mix of homes that reflects the needs of the District's residents. As the percentage requirements will have been viability tested, along with the Plan as a whole, the policy will not have an adverse impact on the supply of housing. Overall, the policy will have a significant positive impact in relation Homes Sustainability Objectives.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The requirement to deliver a percentage of new residential development as affordable housing will not have a significant impact on Health Sustainability Objectives. However, it will have a minor positive impact in relation to the health of specific residents who gain access to new affordable housing and can be relocated from poor quality private rented accommodation. As such, overall impacts are considered to be minor positive from the policy.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy's requirement to deliver a percentage of new residential development as affordable housing will help to address social deprivation by providing access to affordable housing. Although it is highly unlikely that the percentage requirement will meet the District's need for affordable housing, it will be set at the highest percentages possible that retain the viability of development, so as to not prejudice the overall delivery of housing. As the percentage targets within the policy are unlikely to meet the total need for affordable housing, the policy is considered to have a minor rather than significant positive effects.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy has negligible impact on the accessibility of services and community facilities. The affordable housing delivered will be intermixed with the open market housing and will have the same level of accessibility to services as the market housing. The plan as a whole directs development to locations with easy access to services and facilities, but the policy itself will have little influence over the provision of services and facilities.</p>

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	<p>The policy's requirement to deliver a percentage of new residential development as affordable housing is likely to have an indirect minor positive impact in relation to the local economy, through assisting the retention of a more skilled local workforce by preventing graduates being priced out of the housing market and moving away from the District. The policy would not assist Jobs and Local Economy Sustainability Objectives in other ways, however, the lack of affordable housing would discourage skilled workers from living in the area, especially where local wages are low. Therefore, overall the policy is considered to have a minor positive impact.</p> <p>Minor positive</p>
Score	+1
M. TOWN CENTRES	<p>The policy's requirement to deliver a percentage of new residential development as affordable housing would not directly help to strengthen or safeguard the viability and vitality of town centres, or improve accessibility to them, and it would have a negligible impact on Town Centre Sustainability Objectives.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy would not directly or indirectly affect physical or digital connectivity and would have neutral impacts on Connectivity and Transport Sustainability Objectives.</p> <p>Neutral</p>
Score	0
TOTAL	+5

H2: Affordable Housing Controls

Existing LP Policy WE3: Retention of Affordable Housing
H2 continues the same policy emphasis as existing Local Plan policy WE3 which is to retain existing affordable housing stock within the district and is restricted to eligible households.
Reasonable Alternatives
<p>No policy/a policy which allows more flexibility in rent levels, eligibility and management of affordable housing stock.</p> <p>Given the continued high level of affordable housing need in Teignbridge it is essential that sufficient controls are in place to ensure that as much affordable housing is retained as possible and that they are restricted to those most in need. No policy or a policy which had looser restrictions would not enable us to do this to the same extent and would therefore have negative effects on sustainability objective H (Homes).</p>
Proposed Policy

<p>The policy ensures the occupation of affordable housing, including custom and self build affordable housing, is restricted to households in need of affordable housing, that rents are capped at or below the Local Housing Allowance, that funds from sales of affordable homes are recycled into the provision of affordable housing and that providers of affordable homes will be agreed by the Council should a Registered Provider not be secured.</p>	
A. NATURAL ENVIRONMENT	<p>There will be little impact in relation to the conservation and enhancement of the natural environment, including habitats and wildlife, from the policy's requirements in relation to the occupation, price or provider of affordable housing.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>There will be minor positive impacts in relation to the conservation and enhancement of the landscape or seascape from the policy's requirement for the retention of affordable housing, as it will help to retain the affordable housing stock which will help to reduce the need for affordable homes. If these homes were lost to the open market, there would be a greater requirement for affordable housing. As such, the policy is considered to have a minor positive impact.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>There policy's requirements in relation to the occupation, price or provider of affordable housing will have no impacts in relation to the conservation and enhancement of heritage assets, the safeguarding of our cultural heritage or the quality of the built environment. Whilst the policy does not contain a specific reference to the historic and built environment, heritage assets are protected through other policies of the plan, which also contains a suite of design policies to ensure good quality development. Overall the policy will have a neutral impact.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's requirements in relation to the occupation, price and provider of affordable housing will have no impacts on Climate Change Mitigation Sustainability Objectives.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have no impacts on Climate Change Mitigation Sustainability Objectives.</p> <p>Neutral</p>
Score	0

F. LAND RESOURCES	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have minor positive impacts on the utilisation of land resources. The retention of affordable housing helps to prevent the need for the building of replacement affordable homes. The percentage of affordable homes that become privately owned is low and, as such, this policy has minor, rather than significant, positive impacts on the efficient use of land.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have no impacts on the quality or quantity of water in the District or beyond.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have significant positive impacts on Homes Sustainability Objectives, by ensuring that affordable housing remains available for occupation by households in need and that rents are affordable - social rent being more affordable than affordable rent. Its requirement for homes to be owned by recognised Registered Providers, or other providers as agreed by the council, brings a degree of guarantee over the quality of management and maintenance. The policy is considered to result in significant positive impacts, as it helps to retain the affordable housing stock, and without such a policy affordable housing could be sold on the open market with no planning restrictions.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have no impacts on the provision or accessibility of attractive environments or opportunities for play/recreation.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy's requirements in relation to the occupation, price or provider of affordable housing will have minor positive impacts on social deprivation, by preventing the sale of affordable housing on the open market and thus giving a degree of security for occupiers.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy's requirements regarding the occupation, price or provider of affordable housing will not have any impact on the accessibility of services and community facilities.</p>

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy's requirements regarding the occupation, price or provider of affordable housing will have an indirect minor positive impact in relation to the local economy, by retaining an affordable housing stock which would indirectly assist the retention of a more skilled local workforce by preventing graduates being priced out of the housing market and moving away from the District. The policy would not assist Jobs and Local Economy Sustainability Objectives in other ways, however, the lack of affordable housing would discourage skilled workers from living in the area, especially where local wages are low. Therefore, overall the policy is considered to have a minor positive impact.
	Minor positive
Score	+1
M. TOWN CENTRES	The policy's requirements regarding the occupation, price or provider of affordable housing will not have any impact on Town centre Sustainability Objectives.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's requirements regarding the occupation, price or provider of affordable housing will not have any impacts on the physical or digital connectivity of people and businesses.
	Neutral
Score	0
TOTAL	+4

H3: Inclusive Design and Layout

Existing LP Policy (WE4)
H3 continues the same policy emphasis as existing Local Plan policy WE4 which is to ensure that affordable housing is indistinguishable from market housing within development sites, thereby leading to better social integration and overall better standards of design.
Reasonable Alternatives
No policy The absence of a policy to ensure inclusive design and layout could result in segregated areas within a development site where the market and affordable housing are clearly distinguishable and mixed communities are more difficult to achieve. This would have negative effects on a number of sustainability objectives.
Proposed Policy

The policy seeks to ensure that affordable housing is visually indistinguishable from market housing, is intermixed within the market housing, located with good access to key services and facilities and, is provided in step with the market housing.	
A. NATURAL ENVIRONMENT	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the conservation and enhancement of the natural environment and on Natural Environment Sustainability Objectives.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the conservation and enhancement of the landscape/seascape and on Landscape Sustainability Objectives.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the conservation and enhancement of the historic environment. The policy's tenure blind approach will help to ensure that the quality of affordable housing is no less than that of market housing and this will help to create a high quality built environment. As such, the policy is considered to have a minor positive impact on Historic and Built Environment Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy will have little overall impact on Climate Change Mitigation Sustainability Objectives. It contains a requirement for affordable housing to be located with good access to key services and facilities, which will minimise the need to travel for occupiers of those properties. However, it does not in itself require the provision of cycle or pedestrian links or have influence over the location of development. As such, the impact is considered to be neutral.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the adaptation of development to the possible effects of climate change.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the use of spoil</p>

	<p>or mineral resources, the use of previously developed land or the minimisation of waste.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on the quality or quantity of water available in the District.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's requirements regarding the design and location of affordable homes will help to deliver quality development in terms of preventing pockets of affordable housing and promoting social inclusion and will have minor positive impacts in relation to Homes Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>Although the policy requires affordable housing to be located with good access to key services and facilities, which will minimise the need to travel for occupiers of those properties, it does not in itself require the provision of cycle or pedestrian links or have influence over the location of development. As such, the impact is considered to be neutral.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy will help to prevent social deprivation by encouraging social inclusion through the intermixing of, and tenure blind approach to, affordable and market housing. This may indirectly help to reduce the fear of crime by promoting cohesive communities. On balance, significant positive impacts are considered to result in relation to Wellbeing Sustainability Objectives.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The policy requires affordable housing to be located with good access to key services and facilities. Although it does not require such facilities to be built, it will help to improve their accessibility to people who may not have access to a private vehicle. As such, the policy is considered to have a minor positive impact in relation to Access to Services Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1

L. JOBS AND LOCAL ECONOMY	The policy's requirements regarding the design, location and timing of delivery of affordable housing would have no impacts on Jobs and Local Economy Sustainability Objectives.
	Neutral
Score	0
M. TOWN CENTRES	Whilst the policy requires affordable housing to be located with good access to key services and facilities, which may include access to town centres, it would have little influence overall on safeguarding and strengthening the vitality and viability of the District's town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's requirement for affordable housing to be located with good access to key services and facilities will help to minimise the need to travel for occupiers of those properties. However, the policy does not in itself require the provision of cycle or pedestrian links or have influence over the provision of sustainable travel infrastructure. As such, the impact is considered to be neutral.
	Neutral
Score	0
TOTAL	+5

H4: Homes Suitable for All

Existing LP Policy S2: Quality Development (Criteria (i))
The proposed policy is a new policy that significantly tightens the previous requirement contained within Policy S2, which required account to be taken of: "the provision of an appropriate range of dwelling types taking account of demographic changes".
Reasonable Alternatives
<p>No policy</p> <p>The policy responds to NPPF requirements to ensure that development provides the right types and sizes of homes to meet different housing needs. This includes suitable housing for older and disabled people, housing for families and housing for young people. The current 'business as usual'/no policy approach provides no hooks with which to ensure that this is achieved. This alternative has negative effects on sustainability objectives H (Homes), I (Health) and J (Wellbeing).</p> <p>None or reduced requirements for accessible homes</p>

The number of households over the age of 65 in Teignbridge is predicted to increase from 33,400 in 2016 to 50,400 in 2039 (ONS 2019 SNPP). Additionally, around 21% of Teignbridge residents have long term health issues or a disability. Providing sufficient suitable housing to meet these needs is increasingly important and therefore no requirement for accessible housing would have a negative effect on sustainability objectives H (Homes) and I (Health). A reduced requirement (depending on how reduced) would have this effect to a lesser degree.

No requirement for nationally described space standards to be met

There have been some instances where newly built properties have not met minimum standards and this has resulted in poor living conditions for residents. No requirement for nationally described space standards could therefore result in an unacceptable reduction in the size of residential accommodation with negative effects on sustainability objectives H (Homes) and I (Health).

Proposed Policy

The policy sets out a requirement that new residential development will be delivered as either accessible and adaptable, or wheelchair accessible/adaptable, include a range of types and tenures to address identified needs and market demands, and meet nationally described space standards with regard to internal floor areas and storage. It also includes specific support for housing for older people.

A. NATURAL ENVIRONMENT	The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the conservation and enhancement of the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the conservation and enhancement of landscapes/seascapes.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the conservation and enhancement of the historic environment. However, significant positive impacts in relation to new housing development will result from the requirements for accessible housing. Overall, minor positive impacts are considered to result in from the policy with regard to historic and Built Environment Sustainability Objectives.
	Minor positive
Score	+1

D. CLIMATE CHANGE MITIGATION	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the minimisation of greenhouse gas emissions.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the adaptation of development to the possible effects of climate change.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's requirement for new development to meet Nationally Described Space Standards could have a negative impact in terms of the amount of land used for development. However, research was undertaken to compare the floor space of new residential development with the Nationally Described Space Standards and findings published in the Local Plan Issues Paper in June 2018. This found that all of the new residential development in Teignbridge since 2013 had met or exceeded the space standards with regard to floor space. Therefore, the overall impact on land resources from the inclusion of this policy would be negligible in terms of additional land required. It would have no impacts in relation to soil quality, mineral resources, reuse of previously developed land or waste minimisation.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the quality or quantity of water in the District.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will have a significant positive impact in relation to Homes Sustainability Objectives by directly assisting the delivery of 100% accessible/adaptable homes, including wheelchair accessible/adaptable homes and influencing the mix of housing, which is required to meet the needs of the District. In addition, the explicit support for housing for older people will help to diversify the types of housing available and will help to provide housing specifically designed for the older demographic. However, the requirement to meet higher</p>

	<p>accessibility standards may have a significant negative impact on the supply of housing, from the additional build cost. Without a greater understanding of the additional build costs this would create, it is not possible to ascertain whether the policy would have positive or negative impacts in relation to Homes Sustainability Objectives.</p> <p>Uncertain</p>
<i>Score</i>	?
I. HEALTH	<p>The policy's requirements for new housing to be accessible would help to meet the needs of older and disabled people and enable them to live safe and independent lives. Whilst it would not directly influence the provision of walking and cycling networks, open space or play and recreational opportunities, it would have some influence over the health of the District's communities. Therefore, overall minor positive impacts are considered to result from the policy.</p> <p>Minor positive</p>
<i>Score</i>	+1
J. WELLBEING	<p>The policy's requirements for new housing to be accessible and include a mix that meets demand and, its support for housing for older people will help to deliver homes that better meet the needs of older people and people with disabilities. Considering the demographic of Teignbridge now and the changes that will occur during the Plan period, this policy will have significant positive impacts in relation to supporting positive, safe and healthy communities, allowing people to live independently in their own homes for longer.</p> <p>Significant positive</p>
<i>Score</i>	+2
K. ACCESS TO SERVICES	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the provision of accessible and attractive services and community facilities for all ages.</p> <p>Neutral</p>
<i>Score</i>	0
L. JOBS AND LOCAL ECONOMY	<p>The policy's requirements for new housing to be accessible could result indirectly in positive impacts in terms of supporting an older workforce and encouraging older people to remain in employment for longer. Whilst this would help to increase the available workforce in the District, it would not directly influence the supply of employment land or job creation and would have a neutral impact on Jobs and Local Economy Sustainability Objectives.</p> <p>Neutral</p>
<i>Score</i>	0

M. TOWN CENTRES	<p>The policy's requirements for new housing to be accessible/adaptable would not have any impacts on the accessibility of town centres from the development. However, the provision of accessible housing and housing types that meet the needs of the District's population will indirectly help to support town centres by providing housing for our older demographic and which meets the needs of the District's residents, which will help to retain our population that supports our town centres. Nevertheless, the policy would have negligible influence over the diversification, vitality, viability or accessibility of town centres or the relationship of new development to it.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy's requirements for new housing to be accessible, include a mix that meets demand and to meet space standards and, its support for housing for older people will not have any impacts on the physical or digital connection of people and businesses.</p> <p>Neutral</p>
Score	0
TOTAL	+4

H5: Custom and Self Build

Existing LP Policy WE7: Custom Build Dwellings

H5 continues the same policy emphasis and target as existing policy WE7. The revised policy updates requirements for developers to adhere to in order to ensure that the CSB plots are deliverable and attractive to prospective custom and self builders.

Reasonable Alternatives

No policy/a lower or higher % requirement for custom and self build plots
H5 is the primary means by which the Council meets its legal duties required under self and custom housebuilding legislation introduced in 2015. No policy would mean that the Council would be unlikely to be able to fulfil its legal obligations.

Proposed Policy

The policy requires 5% of new development plots (on sites of 20 dwellings or more) to be provided for sale to custom and self-builders, and that plots include a range of sizes, are delivered at an early stage in the development and are immediately developable. The policy prevents the plots being built out by the developer unless they have been marketed for 3 years and have previously been offered to the Council or Housing Association. It also clarifies that custom and self-build can be delivered under other exception site policies to meet affordable housing need or local housing need.

A. NATURAL ENVIRONMENT	<p>The policy would not result in impacts on Natural Environment Sustainability Objectives, as whilst the policy does include reference to other exception site policies, which permit development, it does not</p>
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	<p>directly permit development itself, but requires a proportion of it to be delivered in a particular way.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy would not result in impacts on Landscape Sustainability Objectives, as whilst the policy does include reference to other exception site policies, which permit development, it does not directly permit development itself, but requires a proportion of it to be delivered in a particular way.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy would not result in any impacts on Sustainability Objectives relating to the conservation and enhancement of the historic environment. The policy would have a minor positive impact in relation to the quality of new build development. It is generally accepted that custom and self build properties are often of higher standards of design than the standard house types that volume builders produce. As such, the policy will help in a small way to create a high quality built environment and have minor positive impacts on Historic and Built Environment Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy would have negligible impacts on Climate Change Mitigation Sustainability Objectives. It is possible that bespoke dwelling could include increased energy efficiency, and that the policy could have an insignificant indirect but positive impact. But there is no guarantee of this from the policy. As such, overall impact is considered to be neutral.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy would have negligible impacts on Climate Change Mitigation Sustainability Objectives. It is possible that bespoke dwelling could include additional adaptations, such as shade screens, grey water systems etc... and that the policy could have an insignificant indirect but positive impact. But there is no guarantee of this from the policy. As such, overall impact is considered to be neutral.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy would not result in impacts on Land Resources Sustainability Objectives, as whilst the policy does include reference to other exception site policies, which permit development, it does not directly permit</p>

	development itself, but requires a proportion of it to be delivered in a particular way.
	Neutral
Score	0
G. WATER RESOURCES	No aspects of the policy would result in impacts on Water Resources Sustainability Objectives.
	Neutral
Score	0
H. HOMES	The policy's requirement for the inclusion of custom and self build plots on residential development sites of 20 or more houses will help to meet the identified need of such plots, as shown on the Custom and Self Build Housing Register. It will directly help to diversify the supply of housing and is considered to have significant positive impacts on Homes Sustainability Objectives.
	Significant positive
Score	+2
I. HEALTH	The policy will not have any impact on the provision of cycle and walking links, open space or play and recreation opportunities.
	Neutral
Score	0
J. WELLBEING	The policy will help to meet the specific housing needs of those wishing to build or commission the building of their own home. This could include affordable homes which would help address social deprivation in the form of providing access to specific types of housing to meet the needs of residents.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy will have no influence over the provision of accessible and attractive services and community facilities.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy's requirement for the inclusion of custom and self build plots on residential development sites of 20 or more houses will help to directly help to diversify the supply of housing land and will support SME builders, who have been disadvantaged by the dominance of volume house builders. This would help to generate local employment and training opportunities. Overall the impacts are considered to be minor positive.
	Minor positive
Score	+1

M. TOWN CENTRES	The policy will have no influence over the vitality and viability of the District's town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's requirement for the inclusion of custom and self build plots on residential development sites of 20 or more houses has the potential to reduce CIL receipts, which are not collected for custom and self build development. This has the potential to negatively impact on the ability to provide infrastructure. However, overall, given the small percentage requirement, the impact is considered negligible on connectivity and Transport Sustainability Objectives.
	Neutral
Score	0
TOTAL	+5

H6: Rural Exception Sites

Existing LP Policy WE5: Rural Exception Sites	
H6 continues the same policy emphasis as existing policy WE5 which supports the development of rural exception sites which adjoin rural settlements. The new policy wording includes support for single plot rural exception sites, affordable custom and self build sites, introduces a cap on the number of homes to be provided on an individual exception site and requires meaningful engagement from the community. The additional clauses help to balance the need for more affordable homes with the provision of infrastructure and impact on townscape and landscape.	
Reasonable Alternatives	
<p>No policy</p> <p>H6 continues the same policy emphasis as existing policy WE5 which supports the development of rural exception sites which adjoin rural settlements. The new policy wording includes support for single plot rural exception sites, affordable custom and self build sites, introduces a cap on the number of homes to be provided on an individual exception site and requires meaningful engagement from the community. The additional clauses help to balance the need for more affordable homes with the provision of infrastructure and impact on townscape and landscape.</p>	
Proposed Policy	
The purpose of the policy is to allow the building of affordable homes to meet an identified local need on the edges of rural settlements, where residential development would not normally be permitted. The policy restricts the size of the development and type of housing to meeting the identified need, with a ceiling of 20 homes; requires the affordable plots to be transferred to the developer at nil cost; specifically allows a percentage of market homes; requires meaningful community engagement; protects local environmental and historic assets, specifically European Wildlife Sites; and requires homes to be retained as affordable homes for occupation by households with a local connection.	
A. NATURAL ENVIRONMENT	The policy's permissive approach to allowing affordable housing development on the edges of rural settlements has the potential to negatively impact on the natural environment through the introduction of

	<p>new physical development and associated infrastructure, lighting etc. However, the policy's restriction on the scale of development and its requirement that development does not have a disproportionate impact on local environmental or historic assets, along with the prevention of adverse impacts on European Wildlife Sites, will ensure that the impact on the natural environment will, at worst, be neutral.</p> <p>Neutral</p>
<i>Score</i>	0
B. LANDSCAPE	<p>The policy's permissive approach to allowing affordable housing development on the edges of rural settlements has the potential to negatively impact on the landscape through the introduction of new physical development and associated infrastructure. The policy's restriction on the scale of the development and its requirement that development does not have a disproportionate impact on local environmental assets will ensure that the impact on the landscape will, at worst, be neutral.</p> <p>Neutral</p>
<i>Score</i>	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's permissive approach to allowing affordable housing development on the edges of rural settlements has the potential to negatively impact on the historic environment through the introduction of new physical development and associated infrastructure adjacent to potentially historic settlements. However, the policy's restriction on the scale of the development and its prevention of disproportionate impacts on historic assets will protect the historic environment and, at worst impacts on it would be neutral. The policy's restriction to meeting local housing needs and its requirement to transfer affordable plots to the developer at nil cost may affect the viability of the development and may prejudice the delivery of a high quality built environment, including open spaces. The allowance of market housing is intended to ensure viability of the development and, on balance there will be neutral impacts overall in relation to Historic and Built Environment Sustainability Objectives.</p> <p>Neutral</p>
<i>Score</i>	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, which are less accessible, may have a negative impact on the ability to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car. This would not overcome the rural location of the site and its potential remoteness from town centres, but would help in terms of accessibility to local services. Due to the potential for an increase in the reliance on the private car, the policy is considered to have a minor negative impact in relation to Climate Change Mitigation Sustainability Objectives.</p>

	Minor negative
Score	-1
E. CLIMATE CHANGE ADAPTATION	<p>The policy would have a negligible impact in relation to the adaptability of development to the possible impacts of climate change. Whilst the policy provides support for affordable residential development in locations where open market housing would be resisted, development would be subject to the same controls as market housing. The policy would have a neutral impact on Climate Change Adaptation Sustainability Objectives.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy provides support for affordable residential development in locations where open market housing would be resisted, which is likely to be greenfield land. However, the policy restricts the scale of development to 20 homes, which would only utilise small areas of land. Therefore, the policy is considered to have a negligible impact overall in relation to soil quality, the efficient use of land and mineral resources or the minimisation of waste.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's permissive approach to affordable residential development in locations where open market housing would be resisted would not have any impacts on the quality or quantity of water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The purpose of the policy is specifically to permit affordable housing, which meets an identified local need, in locations where market housing would not be permitted. The policy's requirement for affordable housing plots to be transferred to a developer at nil cost will aid the delivery of affordable homes, and the allowance for a percentage of market housing will help the viability of the development and thus aid delivery of the affordable homes. The requirement for the properties to be retained as affordable properties, available to those in local housing need, will help to retain a supply of affordable homes. Overall, the policy would have significant positive impacts in relation to the delivery of affordable homes and, therefore, on Homes Sustainability Objectives.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The policy's permissive approach to affordable residential development in locations where open market housing would be resisted will not have a significant impact on Health Sustainability Objectives. However, it will have a minor positive impact in relation to the health of specific residents</p>

	<p>who gain access to new affordable housing and can be relocated from poor quality private rented accommodation. As such, overall impacts are considered to be minor positive from the policy.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy's permissive approach to affordable residential development in locations where open market housing would be resisted will help sustain rural communities by providing affordable housing that meets local needs and enabling local people to remain in their communities. This will help local communities to grow and develop support networks. Overall, due to the community benefits that the new development could bring, the policy is considered to have significant positive impacts in relation to Wellbeing Objectives.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, from which some services and facilities are less accessible, may have a negative impact on the accessibility of services and community facilities in towns and town centres. This would not overcome the rural location of the site and its potential remoteness from town centres, but would help in terms of accessibility to local services.</p> <p>Minor negative</p>
Score	-1
L. JOBS AND LOCAL ECONOMY	<p>The policy's support for small scale affordable/market development of up to 20 homes will help support SME builders, by providing development sites of a scale that national housebuilding companies may not be interested in. This would help to support the local economy and may help provide training skills for apprentice workers. Although the policy would not have a significant impact in relation to employment land supply or tourism/commercial provision, it would have a minor positive impact through the potential provision of development opportunities for SME builders.</p> <p>Minor positive</p>
Score	+1
M. TOWN CENTRES	<p>The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, from which town centres are less accessible, may have a minor negative impact on the ability to travel to them by public transport, bicycle or on foot. Given the policy's restriction of suitable sites to locations on the edges of existing settlements and, compared with the overall accessibility of town centres</p>

	from settlements, the policy is not considered to have more than a negligible impact on Town Centre Sustainability Objectives.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, which are less accessible, may have a negative impact on the ability to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car. This would not overcome the rural location of the site and its potential remoteness from main public transport hubs, but would help in terms of accessibility to local public transport services.
	Minor negative
Score	-1
TOTAL	+3

H7: Entry Level Exception Sites

Existing LP Policy	
None	
Reasonable Alternatives	
No policy Entry Level Exception Sites are enabled through the NPPF and therefore no policy would mean that applications would be determined under national policy with no additional local controls which are relevant to the area. This could have negative effects on sustainability objectives B (Landscape), D (Climate Change Mitigation), H (Homes) and N (Connectivity and Transport).	
Proposed Policy	
The policy has been introduced following the NPPF 2019's inclusion of Entry Level Exception Sites. The purpose of the policy is to allow the building of 100% affordable housing development to meet an identified local need on the edges of any settlements, where residential development would not normally be permitted. The policy restricts the size of the development and type of housing to meeting the identified need, with a ceiling of one hectare or 5% of the size of the existing settlement; meaningful community engagement; protects local environmental and historic assets, specifically European Wildlife Sites; and requires homes to be retained as affordable homes for occupation by households with a local connection.	
A. NATURAL ENVIRONMENT	The policy's permissive approach to allowing affordable housing development on the edges of settlements has the potential to negatively impact on the natural environment through the introduction of new physical development and associated infrastructure, lighting etc. However, the policy's restriction on the scale of development and its requirement that development does not have a disproportionate impact on local environmental or historic assets, along with the prevention of adverse impacts on European

	Wildlife Sites, will ensure that the impact on the natural environment will, at worst, be neutral.
	Neutral
Score	0
B. LANDSCAPE	The policy's permissive approach to allowing affordable housing development on the edges of settlements has the potential to negatively impact on the landscape through the introduction of new physical development and associated infrastructure. The policy's restriction on the scale of the development and its requirement that development does not have a disproportionate impact on local environmental assets will ensure that the impact on the landscape will, at worst, be neutral.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy's permissive approach to allowing affordable housing development on the edges of settlements has the potential to negatively impact on the historic environment through the introduction of new physical development and associated infrastructure adjacent to potentially historic settlements. However, the policy's restriction on the scale of the development and its prevention of disproportionate impacts on historic assets will protect the historic environment and, at worst impacts on it would be neutral. The policy's requirement for 100% affordable housing may affect the viability of the development and may prejudice the delivery of a high quality built environment, including open spaces. In contrast to Rural Exception Sites, the policy does not allow for the inclusion of market housing to subsidise the affordable homes and increase the level of viability. Therefore, the policy is considered to have minor negative impacts in relation to the quality of the built environment that results.
	Minor negative
Score	-1
D. CLIMATE CHANGE MITIGATION	The policy's permissive approach to allowing affordable housing development on sites on the edges of settlements, which may be less accessible, may have a negative impact on the ability to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car. This would not overcome the potential remoteness of some sites to higher level services, but would help in terms of accessibility to local services on foot or by bicycle. Due to the potential for an increase in the reliance on the private car, the policy is considered to have a minor negative impact in relation to Climate Change Mitigation Sustainability Objectives.
	Minor negative

Score	-1
E. CLIMATE CHANGE ADAPTATION	<p>The policy would have a negligible impact in relation to the adaptability of development to the possible impacts of climate change. Whilst the policy provides support for affordable residential development in locations where open market housing would be resisted, development would be subject to the same controls as market housing. The policy would have a neutral impact on Climate Change Adaptation Sustainability Objectives.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy provides support for affordable residential development in locations where open market housing would be resisted, which is likely to be greenfield land. However, the policy restricts the scale of development to one hectare or 5% of the size of the existing settlement. Therefore, the policy is considered to have a negligible impact in relation to soil quality, the efficient use of land and mineral resources or the minimisation of waste.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's permissive approach to affordable residential development in locations where open market housing would be resisted would not have any impacts on the quality or quantity of water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The purpose of the policy is specifically to permit affordable housing, which meets an identified local need, in locations where market housing would not be permitted. The requirement for the development to consist of 100% affordable housing will have significant positive impacts in relation to the delivery of affordable homes. As the policy relates to sites where market housing would not be permitted, it will help to keep land prices low - with the exception of sites where there is "hope value" for future market development – and the requirement for homes to be retained as affordable homes, available to those with a local housing need, will have a significant positive impact on the potential delivery of affordable homes, that are much needed within the District.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The policy's permissive approach to affordable residential development in locations where open market housing would be resisted will not have a significant impact on Health Sustainability</p>

	Objectives. However, it will have a minor positive impact in relation to the health of specific residents who gain access to new affordable housing and can be relocated from poor quality private rented accommodation. As such, overall impacts are considered to be minor positive from the policy.
	Minor positive
Score	+1
J. WELLBEING	The policy's permissive approach to affordable residential development in locations where open market housing would be resisted will help sustain rural communities by providing affordable housing that meets local needs and enabling local people to remain in their communities. This help local communities to grow and develop support networks. These benefits are not so pronounced within urban areas, however, still ensue. Overall, due to the community benefits that the new development could bring, the policy is considered to have significant positive impacts in relation to Wellbeing Objectives.
	Significant positive
Score	+2
K. ACCESS TO SERVICES	The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, from which some services and facilities are less accessible, may have a negative impact on the accessibility of services and community facilities in towns and town centres. This would not overcome the potential remoteness of some sites to higher level services, but would help in terms of accessibility to local services on foot or by bicycle.
	Minor negative
Score	-1
L. JOBS AND LOCAL ECONOMY	The policy's restriction of the size of sites to one hectare or 5% of the settlement's size may help support SME builders, by providing development sites of a scale that national housebuilding companies may not be interested in. This will help diversity of the supply of developable housing land, albeit of a type that would not be as profitable as market housing development. Although the policy would not have a significant impact in relation to employment land supply or tourism/commercial provision, it would have a minor positive impact through the potential provision of development opportunities for SME builders.
	Minor positive
Score	+1
M. TOWN CENTRES	The policy's permissive approach to allowing affordable housing development on the edges of settlements, from which town centres are likely to be less accessible, may have a minor negative impact on

	<p>the ability to travel to them by public transport, bicycle or on foot. Given the policy's restriction of suitable sites to locations on the edges of existing settlements and, compared with rural exception sites, the potential for sites to be located on the edges of towns, the policy is not considered to have more than a negligible impact on Town Centre Sustainability Objectives.</p> <p>Neutral</p>
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy's permissive approach to allowing affordable housing development on the edges of settlements, from which town centres are likely to be less accessible, may have a minor negative impact on the ability to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car. This would not overcome the potential rural location of the site and its potential remoteness from main public transport hubs, but would help in terms of accessibility to local public transport services.</p> <p>Minor negative</p>
<i>Score</i>	-1
TOTAL	+2

H8: Local Needs Housing in Rural Areas

Existing LP Policy
None
Reasonable Alternatives
<p>No policy</p> <p>This policy aims to provide more opportunities for housing for people with a local connection who wish to build their own home. The absence of this policy would not necessarily have a negative effect on any sustainability criteria but it may limit opportunities to provide homes in the communities where people already have a local connection and help to boost the overall supply of housing in the district.</p>
Proposed Policy
<p>The purpose of the policy is to support the delivery of custom and self build development, on sites adjacent to rural settlements that are not required as Rural Exception Sites, for people with a local connection to Teignbridge, by permitting proposals for the development of 9 or fewer homes in rural areas, which include the minimum amount of affordable housing need in the parish or adjoining parish. In order to be supported, developments must demonstrate the local need for market custom and self build; provide plot sizes to give densities of 30-35 dwellings per hectare; include no more than 20% market properties; exceed the size of the adjoining settlement by 10%; be compatible with landscape, biodiversity interests, including protection for European Wildlife Sites, and residential amenity; be served by an adequate access and have reasonable access to local services; and be of a scale that is appropriate to the accessibility of the site. The policy's purpose is to also allow live/work units that meet the above requirements,</p>

subject to the employment and residential elements being well integrated, and acceptable impacts on existing employment provision in the settlement and neighbouring settlements and additional traffic flow from the business activity.	
A. NATURAL ENVIRONMENT	<p>The policy's permissive approach to allowing local needs custom and self build development, including live/work units, on the edges of rural settlements has the potential to negatively impact on the natural environment through the introduction of new physical development and associated infrastructure, lighting etc. However, the policy restricts the scale of development (to 9 homes) and makes specific reference to it not detracting from any acknowledged biodiversity interest, along with specific protection for European Wildlife Sites. Therefore, the policy will ensure that the impact on the natural environment will, at worst, be neutral.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy's permissive approach to allowing local needs custom and self build development, including live/work units, on the edges of rural settlements has the potential to negatively impact on the landscape through the introduction of new physical development and associated infrastructure. However, the policy restricts the scale of development (to 9 homes) and makes specific reference to it being compatible with its wider landscape setting, and not detracting from the character and appearance of the landscape or settlement. Therefore, the policy will ensure that the impact on the landscape will, at worst, be neutral.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's permissive approach to allowing local needs custom and self build housing development, including live/work units, on the edges of rural settlements has the potential to negatively impact on the historic environment through the introduction of new physical development and associated infrastructure adjacent to potentially historic settlements. The policy's restriction on the scale of development to a maximum of 9 homes would restrict the extent of this impact to a large degree. It is generally accepted that custom and self build development produces a higher quality of development than that of volume house builders and, the policy could have a positive impact in terms of the quality of new development being built. Therefore, overall the positive and negative potential impacts are considered to balance each other out and the overall impact of the policy on Historic and Built Environment Sustainability Objectives will be neutral.</p> <p>Neutral</p>
Score	0

D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to allowing local needs custom and self build housing development, including live/work units, on the edges of rural settlements, which are less accessible, has the potential to negatively impact on the ability of occupiers to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car. However, the policy limits the extent of development to 9 homes, requires sites to have reasonable access to local services and, requires the scale to be appropriate to the site's accessibility by public transport, cycling or walking. In addition, the policy's support for live/work units would help to reduce the need to travel. Therefore, on balance, the policy is considered to have overall neutral impacts in relation to Climate Change Mitigation Sustainability Objectives.</p> <p>Minor negative</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy would have a negligible impact in relation to the adaptability of development to the possible impacts of climate change. Whilst the policy provides support for local needs custom and self build development in locations where open market housing would be resisted, development would be subject to the same controls as market housing. The policy would have a neutral impact on Climate Change Adaptation Sustainability Objectives.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy provides support for local needs custom and self build development in locations where open market housing would be resisted, which is likely to be greenfield land. However, the policy restricts the scale of development to 9 homes, which would only utilise small areas of land. Therefore, the policy is considered to have a negligible impact in relation to the efficient use of land, soil quality, mineral resources or the minimisation of waste.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's permissive approach to local needs custom and self build development in locations where open market housing would be resisted would not have any impacts on the quality or quantity of water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's support for custom and self build development that meets an identified local need will help to diversify the supply of housing and will provide plots for a specific part of the community who have expressed a wish to build their own home. It will also assist in the</p>

	<p>delivery of affordable housing through its requirement to provide the minimum amount of affordable housing that meets the local identified affordable housing need. Homes, both affordable and open market, would be restricted in terms of occupation to meet a local need and the policy, along with those supporting rural exception and entry level exception sites, would have a significant positive impact in relation to Homes Sustainability Objectives.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The policy's permissive approach to local need custom and self build development in locations where open market housing would be resisted will not have a significant impact on wider Health Sustainability Objectives. However, it will have a minor positive impact in relation to the health of specific residents who are either able to build a bespoke property that can be future proofed to meet their changing, as well as current, needs, or who are able to gain access to new affordable housing that is provided alongside it, and can be relocated from poor quality private rented accommodation. As such, overall impacts are considered to be minor positive from the policy.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy's permissive approach to local need custom and self build development in locations where open market housing would be resisted will help sustain rural communities by providing development opportunities for local people to build their own homes in their own communities, enabling local people to remain in their communities. This will help local communities to grow and develop support networks. Overall, due to the community benefits that the new development could bring, the policy is considered to have significant positive impacts in relation to Wellbeing Objectives.</p> <p>Significant positive</p>
Score	+2
K. ACCESS TO SERVICES	<p>The policy's permissive approach to local need custom and self build development on the edges of rural settlements, from which some services and facilities are less accessible, has the potential to have a negative impact on the accessibility of higher level services and community facilities. However, the restriction on the scale of development, considered cumulatively with other development permitted under the policy, the policy's requirement for consideration of the scale of development in relation to the accessibility of the site by public transport, cycling or walking and, for development to have a reasonable access to local services will help to reduce any impacts to a</p>

	negligible level. On balance, the policy is considered to have a neutral impact on Access to Services Sustainability Objectives.
	Neutral
<i>Score</i>	0
L. JOBS AND LOCAL ECONOMY	The policy's support for small scale local needs custom and self build development of up to 9 homes will help support SME builders, by providing development sites of a scale that national housebuilding companies may not be interested in, or would provide a self build project where new skills will be learnt. Although the policy would not have a significant impact in relation to employment land supply or tourism/commercial provision, it would have a minor positive impact through the potential provision of development opportunities for SME builders and the learning of skills for those who self build.
	Minor positive
<i>Score</i>	+1
M. TOWN CENTRES	The policy's permissive approach to allowing affordable housing development on the edges of rural settlements, from which town centres are less accessible, may have a minor negative impact on the ability to travel to them by public transport, bicycle or on foot. Given the policy's requirement for the scale of development to be appropriate to the accessibility of the site and have reasonable access to local services, the policy is not considered to have more than a negligible impact on Town Centre Sustainability Objectives.
	Neutral
<i>Score</i>	0
N. CONNECTIVITY AND TRANSPORT	The policy's permissive approach to local need custom and self build development on the edges of rural settlements, from which some services and facilities are less accessible, may have a minor negative impact on the ability to travel by public transport, bicycle or on foot and thus increase reliance on the use of the private car to access higher level services and community facilities. However, the restriction on the scale of development, considered cumulatively with other development permitted under the policy and, the policy's requirement for consideration of the scale of development in relation to the accessibility of the site by public transport, cycling or walking, will help to reduce any impacts to a negligible level. On balance, the policy is considered to have a neutral impact in relation to Connectivity and Transport Sustainability Objectives.
	Neutral
<i>Score</i>	0
TOTAL	+6

H9: Homes for the Travelling Community

Existing LP Policy (WE6)	
H9 continues the same policy emphasis as existing policy WE6 but includes additional controls to ensure a better quality development and level of amenity for occupiers.	
Reasonable Alternatives	
Policy H9 confirms the supply of pitches for gypsies and travellers up to 2033 and sets out specific criteria for managing applications for unallocated pitches and plots. The absence of a policy to manage these applications could result in a lower quality development, less sustainable locations for pitches and/or lower levels of amenity for gypsies and travellers. This would result in negative effects on sustainability objectives D (Climate Change Mitigation) and H (Homes).	
Proposed Policy	
The purpose of the policy is to provide sufficient pitches for the gypsy and travelling community by allowing pitches within settlement boundaries where they have access to mains water, electricity and drainage; are located away from areas at risk of flooding; are located within 30 minutes travel of education, health and welfare facilities and employment opportunities by public transport/cycling/walking; incorporate sympathetic landscaping/boundary treatment, and promote opportunities for healthy lifestyles. Pitches in countryside are also supported subject to the above and, dependant on evidenced increased need, personal circumstances, use of previously developed land, or where provided in lieu of allocated sites.	
A. NATURAL ENVIRONMENT	<p>The policy's permissive approach to the development of gypsy and traveller pitches in the countryside has the potential to negatively impact upon the conservation and enhancement of the natural environment through the siting of caravans and associated physical development. The policy ensures that sites in the countryside will not affect the integrity of the South Hams SAC and thus safeguards the most highly protected ecological interests. However, the policy does not specifically mention impacts on other wildlife or habitats. Although other policies of the plan would protect ecological interests, when assessing the policy on its own, there is the potential for the development is supports in principle to have minor negative impacts on the natural environment.</p> <p>Minor negative</p>
Score	-1
B. LANDSCAPE	<p>The policy's permissive approach to the development of gypsy and traveller pitches in the countryside has the potential to negatively impact upon the conservation and enhancement of the landscape through the siting of caravans and associated physical development. However, the policy's requirement that developments incorporate landscaping and boundary treatments which are sympathetic to and in keeping with the surrounding area will minimise this impact, along with the policy's restriction on the area of the site permitted to be used for business purposes. Overall, the policy is considered to have, at worst, a neutral impact on Landscape Sustainability Objectives.</p>

	Neutral
<i>Score</i>	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's permissive approach to the development of gypsy and traveller pitches in the countryside has the potential to negatively impact upon the conservation and enhancement of the historic and built environment through the siting of caravans and associated physical development, which could affect the setting of heritage assets. However, there is no greater likelihood that this form of development would be located close to heritage assets than any other type of development and potential impacts on the historic environment are considered insignificant. The quality of the new built environment is protected to a degree through the policy's requirement to promote opportunities for healthy lifestyles, including play areas for children, which could result in a minor positive impacts in relation to the quality of new or enlarged sites. However, overall, the impact of the policy on Historic and Built Environment Sustainability Objectives is considered, on balance, to be neutral.</p> <p>Neutral</p>
<i>Score</i>	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to the development of gypsy and traveller pitches in the countryside has the potential to negatively impact upon climate change mitigation, by increasing reliance of the use of the private car. However, the policy's requirement for development to be located within 30 minutes travel by public transport, cycling or walking from education, health, welfare and employment will limit the reliance on the private car by the people occupying the pitches. Overall, although the policy permits development in the countryside, it is limited to accessible locations and the policy is considered to have neutral impacts on Climate Change Mitigation Sustainability Objectives.</p> <p>Neutral</p>
<i>Score</i>	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy's prevention of locating gypsy and traveller pitches within areas at high risk of flooding will respond to the need for development to adapt to the possible effects of climate change and will protect potentially vulnerable caravans from flooding. As such, the policy is considered to have minor positive impacts in relation to Climate Change Adaptation Sustainability Objectives.</p> <p>Minor positive</p>
<i>Score</i>	+1
F. LAND RESOURCES	<p>The policy's requirement for pitches to have access to drainage and sanitation will prevent pollution of soil resources and the support for pitches on previously developed, untidy or derelict land would help to efficiently utilise land resources and minimise the use of greenfield land.</p>

	<p>The policy is considered to have, at worst, neutral impacts on Land Resources Sustainability Objectives.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's requirement for pitches to have access to mains water, drainage and sanitation will prevent pollution of the water environment and have, at worst, neutral impacts in relation to Water Resources Sustainability Objectives.</p> <p>Minor positive</p>
Score	0
H. HOMES	<p>The policy's permissive approach to providing for the identified need for gypsy and traveller pitches and, its flexibility to allow provision above the required 5 year requirement, will have a significant positive impact in relation to the provision of accommodation that meets the needs of the gypsy and traveller community.</p> <p>Significant positive</p>
Score	+2
I. HEALTH	<p>The policy's requirement for development to promote healthy lifestyles, including adequate play areas for children, will help to support the creation of active and healthy communities and is considered to have a minor positive impact in relation to Health Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy's permissive approach to providing for the identified need for gypsy and traveller pitches and, its flexibility to allow provision above the required 5 year requirement, will have positive impacts in relation to the wellbeing of the gypsy and traveller community. Without this policy there is the potential for gypsy and traveller communities to be restricted to unsuitable accommodation or accommodation in an unsustainable location, which would increase social deprivation. The policy will significantly benefit a small part of the District's community and, therefore, the policy is considered to, overall, have minor positive impacts.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy's requirement for gypsy and traveller sites to be located within 30 minutes travel by public transport, cycling or walking from education, health, welfare and employment will ensure that occupiers of the permitted pitches have access to services and community facilities. Although, the policy would have little influence over the provision of</p>

	services and community facilities, it will ensure that the development it permits does.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy's restriction for any business use within a proposed pitch to not exceed 50% of the site will help to support employment opportunities for gypsy and travellers but would have little influence over wider Jobs and Local Economy Sustainability Objectives.
	Neutral
Score	0
M. TOWN CENTRES	The policy would have negligible impacts on Town Centre Sustainability Objectives.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	Whilst the policy's requirement for new pitches to be within 30 minutes travel by public transport, cycling or walking from education, health, welfare and employment, the policy will have a negligible impact in relation to physically or digitally connecting people and businesses in Teignbridge.
	Neutral
Score	0
TOTAL	+5

H10: Householder Development

Existing LP Policy WE8: Domestic Extension, Ancillary Domestic Curtilage Buildings and Boundary Treatments

H10 continues the same policy emphasis as WE8 but includes additional controls to ensure that a better standard of design and amenity is achieved as a result of householder development.

Reasonable Alternatives

No policy/a policy with less restrictive requirements

Minor alterations to existing homes is important in allowing people to adapt or enlarge their homes to meet their changing needs over time. This policy allows householders to do this but ensures that this is done in a way which benefits the local landscape, townscape and character of the area, protects amenity and does not result in the loss of existing environmental value. The absence of a policy or one which is less restrictive could therefore have negative effects on sustainability objectives A (Natural Environment), B (Landscape), D (Climate Change Mitigation) and H (Homes).

Proposed Policy

The policy permits the adaption and improvement of existing dwellings, including development within residential curtilages, subject to criteria relating to design; impacts on streetscape/landscape; outdoor amenity space; car parking, garaging and storage; retention of

natural and historic built features; and demonstration that the development will not affect the integrity of the South Hams SAC.	
A. NATURAL ENVIRONMENT	<p>The policy's permissive approach to householder development would have negligible impact on the overall conservation and enhancement of the natural environment but could impact on it at a small scale. However, the development permitted by this policy would be subject to scrutiny under the ecology policies of the Plan and, along with the policy's criteria that protects trees, hedgerows or other key natural of historic built features and protect the integrity of the South Hams SAC, the policy is considered to have, at worst, a neutral impact on Natural Environment Sustainability Objectives.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy's permissive approach to householder development would have negligible impact on the overall conservation and enhancement of the landscape but could impact on it at a small scale. However, the development permitted by this policy would be subject to scrutiny under the landscape policies of the Plan and, along with the policy's criteria that protects trees, hedgerows or other key natural or historic built features and that requires development to maintain and enhance the quality, character and appearance of the landscape, the policy is considered to have, at worst, a neutral impact on Landscape Sustainability Objectives.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's permissive approach to householder development has the potential to negatively impact on the historic environment, by allowing heritage assets to be altered and enlarged. However, the development permitted by this policy would be subject to scrutiny under the heritage assets and conservation areas policies of the Plan, along with the policy's criteria that protects key natural or historic built features and requires development to maintain and enhance the quality, character and appearance of the streetscape/landscape. Overall, the policy is considered to have, at worst, a neutral impact on Historic and Built Environment Sustainability Objectives.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's requirement for householder development to minimise energy demand through the use of sustainable construction methods and materials will assist with the delivery of energy efficient development and have a minor positive impact on Climate Change Mitigation Sustainability Objectives.</p>

	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy would not have any impact in relation to Climate Change Adaptation Sustainability Objectives, as any development proposed within a Flood 2 or 3 would be subject to scrutiny under the Flood Risk policy of the Plan.
	Neutral
Score	0
F. LAND RESOURCES	The policy allows development within existing residential curtilages and would have no impacts in relation to the use of soil or mineral resources, or the minimisation of waste. It would not influence the use of previously developed land, but would assist in making the most efficient use of existing residential land by allowing properties upon it to be adapted and enlarged. Overall, the policy's influence on Land Resources Sustainability Objectives is considered neutral.
	Neutral
Score	0
G. WATER RESOURCES	The policy would have negligible impact on the use of water resources and on its quality.
	Neutral
Score	0
H. HOMES	The policy provides the opportunity for people to adapt or enlarge their homes to meet their changing needs over time. Whilst it does not influence the supply or affordability of housing, it does add, to a degree, to the diversity of supply and housing mix of the existing housing stock. As such, minor positive impacts are considered to result from the policy in relation to Homes Sustainability Objectives.
	Minor positive
Score	+1
I. HEALTH	The policy's support for the adaption and enlargement of dwellings has the potential to reduce the amount of garden area available, which indirectly could have a negative effect on the opportunities for enjoying recreational activities from home. However, the policy includes a requirement to retain an adequate area of outdoor amenity space to meet the needs of the likely occupiers of the dwelling to prevent this and to prevent a negative impact on Health Sustainability Objectives, which would at worst be neutral.
	Neutral
Score	0
J. WELLBEING	The policy provides the opportunity for people to adapt or enlarge their homes to meet their changing needs over time, enabling them to remain

	in their homes and within their communities for longer. This would result in a minor positive impact on the creation of positive and healthy communities, enabling community relationships to develop.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy would not have any impact on the accessibility of attractive services and facilities.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy's permissive approach to enabling dwellings to be adapted and enlarged could have an insignificant but positive impact in terms of supporting a strong and entrepreneurial economy, by way of allowing extension to accommodate home offices. However, the degree to which the policy would have influence over the supply of employment land and job creation is negligible and the policy is considered overall to have a neutral impact.
	Neutral
Score	0
M. TOWN CENTRES	The policy would not have any impact on the safeguarding the vitality and viability of the district's town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's requirement to ensure adequate car parking provision is retained when dwellings are enlarged or adapted will prevent on-street parking that could cause obstruction to traffic flow and increase congestion. Whilst there would not be significant impacts on the physical and digital connectivity of people and businesses, the prevention of a potential increase in congestion is considered to have minor positive impacts in relation to Connectivity and transport Sustainability Objectives.
	Minor positive
Score	+1
TOTAL	+4

H11: Residential Amenity

Existing LP Policy

S1:Sustainable Development Criteria criteria (f)

WE8: Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments criteria(ii), (iii) and (iv)

The policy incorporates the criteria contained in existing Local Plan policies S1 and WE8 and consolidates them into a stand alone policy.	
Reasonable Alternatives	
<p>No policy/Less Restrictive policy</p> <p>When new development is proposed it is important that consideration is given to the impacts it could have on existing residential properties. The absence of a policy or one which is less restrictive could therefore have negative effects on people's health and wellbeing, in particular sustainability objectives H (Health) and J (Wellbeing).</p>	
Proposed Policy	
The policy prevents development causing unacceptable impacts on the living conditions of nearby residential occupants in relation to loss of privacy, dominance, loss of light, noise, activity and odour. It also protects existing land uses by preventing residential development taking place adjacent to a use that may impact on its amenity, unless it is demonstrated that an acceptable level of amenity would ensue.	
A. NATURAL ENVIRONMENT	<p>The policy's protection of residential amenity has no impacts in relation to the conservation and enhancement of the natural environment as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy's protection of residential amenity has no impacts in relation to the conservation and enhancement of the landscape and seascape as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's protection of residential amenity has no impacts in relation to the conservation and enhancement of the historic and built environment as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's protection of residential amenity has no impacts in relation to climate change mitigation as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy's protection of residential amenity has no impacts in relation to climate change adaptation as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>

Score	0
F. LAND RESOURCES	<p>The policy's protection of residential amenity has no impacts in relation to the efficient use of resources or their loss or degradation, as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's protection of residential amenity has no impacts in relation to the quality or quantity of water in the District, as it does not directly permit development, but protects the amenity of existing residential occupiers.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's protection of the amenity enjoyed by existing residential occupiers would not influence the supply, affordability or mix of homes available, but it would influence the quality of the District's housing stock by ensuring the level of amenity enjoyed by occupiers remains acceptable. As such, a minor positive impact is considered to result in relation to Homes Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy's protection of residential amenity would ensure that people are able to enjoy their private garden area for informal recreation and this would assist in a minor way with enabling the District's population lead healthy active lives.</p> <p>Minor positive</p>
Score	+1
J. WELLBEING	<p>The policy's protection of residential amenity would have minor positive impacts on wellbeing, by preventing unacceptably harmful impacts, such as loss of privacy, loss of light, noise pollution or odour/fumes.</p> <p>Minor positive</p>
Score	+1
K. ACCESS TO SERVICES	<p>The policy would no impacts in relation to the accessibility of attractive services and community facilities.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>Although the policy's main purpose is to protect the amenity of existing residential occupiers, it also prevent new residential development being built adjacent to a use that may impact on its amenity. This would prevent the potential for new residential development adjacent to a</p>

	non-residential use to prejudice the operation of the non-residential use. As such, this supports the existing local economy to a minor degree.
	Minor positive
Score	+1
M. TOWN CENTRES	Although the policy's main purpose is to protect the amenity of existing residential occupiers, it also prevents new residential development being built adjacent to a use that may impact on its amenity. This would prevent the potential for new residential development adjacent to a non-residential use to prejudice the operation of the non-residential use. This would be particularly relevant to new residential development in town centres, which has the potential to negatively impact existing non-residential town centre uses. As such, this supports the safeguarding of town centres to a minor degree.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy would not have any impact in relation to the physical or digital connectivity of people and business.
	Neutral
Score	0
TOTAL	+5

H12: Replacement Dwellings

Existing LP Policy	
None	
Reasonable Alternatives	
No policy	
There are instances where it is beneficial to the individual and/or the environment for an existing dwelling to be placed. In such circumstances, we would not want to allow the incremental suburbanisation of the countryside by allowing replacement dwellings which are substantially larger to what they are replacing. The absence of a policy or a policy with less restrictive requirements may result in such impacts and therefore have a negative effect on sustainability objectives.	
Proposed Policy	
The policy's purpose is to allow the replacement of existing dwellings in the countryside with dwellings of a higher standard of design that are more modern and efficient, not significantly larger and positioned in the most appropriate position. The policy also allows the replacement of a dwelling permitted under Class Q of the GDO (change of use to residential from agricultural buildings) where there are demonstrable environmental benefits.	
A. NATURAL ENVIRONMENT	The policy's permissive approach to replacement dwellings in the countryside has the potential to affect habitats and biodiversity. The policy contains criteria controlling how the development would be controlled, but none of these criteria relate to ecology interest. The

	<p>policy would benefit from an additional criteria relating to the conservation and enhancement of habitats and biodiversity, however, ultimately, these impacts would be protected under the suite of ecology policies in the Plan, which guarantees at worst a neutral impact on the natural environment.</p> <p>Neutral</p>
<i>Score</i>	0
B. LANDSCAPE	<p>The policy's permissive approach to replacement dwellings in the countryside has the potential to impact on landscape and seascapes. However, the policy includes criteria to restrict the number, size, position and curtilage of the replacement dwelling, and which require higher standards of design and maintenance or enhancement of setting, will ensure that the overall impact from the policy on Landscape Sustainability Objectives is, at worst, neutral.</p> <p>Neutral</p>
<i>Score</i>	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy's requirement for higher standards of design that reinforce local character are likely to have a minor positive impact on the quality of the built environment. In addition, the policy prevents the loss of a building of historic or architectural merit, unless its repair/renovation is unfeasible, which will protect the historic environment. Overall, the policy would have minor positive impacts on Historic and Built Environment Sustainability Objectives.</p> <p>Minor positive</p>
<i>Score</i>	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to replacement dwellings is likely to indirectly positively affect climate change mitigation, through the replacement of older houses with more energy efficient modern dwellings. The impact would only be minor, as the policy would not help to reduce the need to travel, as the dwellings to which the policy applies will be located in the countryside, divorced from local services and facilities.</p> <p>Minor positive</p>
<i>Score</i>	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy's permissive approach to replacement dwellings is likely to indirectly positively affect climate change adaptation, through the replacement of older houses with dwellings that are more resilient to the possible effects of climate change.</p> <p>Minor positive</p>
<i>Score</i>	+1

F. LAND RESOURCES	<p>The policy's permissive approach to replacement dwellings will not impact on the efficient use of land, soil or mineral resources, as the development is restricted to the existing residential curtilage. Overall, impacts on Land resources Sustainability Objectives are considered neutral.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is considered to have, at worst, neutral impacts on the quality and quantity of water in the district, as any replacement dwelling is likely to use water more efficiently and may include rainwater harvesting or grey water use.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy enables existing housing stock to be replaced with better designed dwellings. Whilst the numbers replaced under this policy would be low in relation to the high number of houses that need to be built in the District, the policy's requirement for higher standards of design would have a minor positive impact on the District's housing stock in terms of its overall quality.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy would not have any impacts in relation to Health Sustainability Objectives, as it would not influence the provision of cycle and walking networks, open space or play and recreation opportunities.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy's permissive approach to replacement dwellings in the countryside could help to sustain small communities by improving the quality of their housing and maintaining their attractiveness. However, this impact is rather tenuous as there is no guarantee that the dwellings to which the policy relates would be located within an existing community. As such, the overall impact is considered to be neutral.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy allows the replacement of dwellings in the countryside, which are likely to be more remote from services and facilities. However, the policy restriction to a like for like basis in terms of numbers and prevention of a significantly larger replacement dwelling would result in no additional negative impacts in relation to the accessibility of services and community facilities. As such, the overall impact from the policy is considered neutral.</p>

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	Whilst the construction of replacement dwellings may create local employment for SME building companies, this positive impact would be for a temporary period only and overall, the policy would have little influence over Jobs and Local Economy Sustainability Objectives.
	Neutral
Score	0
M. TOWN CENTRES	The policy allows the replacement of dwellings in the countryside, which are likely to be more remote from town centres. Whilst occupiers of the properties permitted may travel to town centres to use their key services and facilities, it is unlikely that they would have easy access via cycle or walking links or public transport. Nevertheless, overall, the policy would have little influence over the safeguarding of the viability and vitality of town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's permissive approach to replacement dwellings in the countryside would not impact on the physical or digital connectivity of people and businesses.
	Neutral
Score	0
TOTAL	+4

H13: Re-use and Conversion of Existing Buildings

Existing LP Policy
None
Reasonable Alternatives
Teignbridge is a predominantly rural district and contains many rural buildings. Whilst a number of these can be converted into residential use under permitted development rights, there are others that fall outside of this remit. Whilst the conversion of such buildings in rural areas can lead to unsustainable travel patterns, there are also occasions where their reuse and conversion can ensure that a building with architectural or historic merit can be converted sensitively to reflect its original character. In this way, new homes can be provided by making effective use of existing buildings which are already part of the landscape. The absence of a policy or a policy which did not allow the re-use and conversion of existing buildings in the countryside would limit the potential for such buildings to be restored sensitively and provide a source of housing, thereby having a negative effect on sustainability objectives B (Landscape) and H (Homes).
Proposed Policy

<p>No policy</p> <p>The policy's purpose is to secure the re-use of redundant or disused buildings of historic or architectural merit in the countryside that are capable of being converted to dwellings or employment use and whose manner of conversion would maintain and enhance the character and appearance of the building, its setting and the wider rural setting. It requires a safe and visually acceptable means of access to be provided and for development to have no adverse impact on the integrity of a European Wildlife Site. It also prevents development that would prejudice viable agricultural operations or rural business.</p>	
A. NATURAL ENVIRONMENT	<p>The policy's permissive approach to the re-use of buildings in the countryside has the potential for direct and permanent negative impacts on ecological interests, by disturbance to and loss of potential roosts and habitats. The policy's prevention of adverse impact to a European Wildlife Site reiterates the protection found at Policy EN13. All development is subject to the suite of ecology policies and the supporting text of the policy does make clear that agricultural buildings can provide habitats for protected species it is paramount that planning applications are accompanied by sufficient information to assess impacts on wildlife. However, the policy when considered on its own could benefit from additional wording at the end of criteria (h) to read along the lines of "or other ecological interest" to avoid potential significant negative impacts.</p> <p>Significant negative</p>
Score	-2
B. LANDSCAPE	<p>The policy's requirement for the maintenance or enhancement of the rural character and appearance of the landscape setting will ensure, at worst, neutral impacts on the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy has the potential for positive impacts in relation to the historic environment, as it takes a permissive approach to the re-use of redundant buildings of architectural or historic merit, helping to secure a viable use for heritage assets and thus helping their long term retention and maintenance. The policy's requirement to maintain or enhance the character and appearance of the buildings and to incorporate features of historic interest will prevent harm to the heritage asset through conversion works. Overall, the policy is considered to have minor positive impacts in relation to Historic and Built Environment Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to the re-use of buildings in the countryside will have a negative impact on climate change mitigation, as development permitted by it is likely to result in additional vehicular</p>

	<p>movements due to the likely remote location of the buildings to which the policy applies. The number of additional residential units created in the countryside through this policy is likely to be low in relation to the District's overall housing need and, as such, the overall impact from the policy is considered to be minor negative.</p> <p>Minor negative</p>
Score	-1
E. CLIMATE CHANGE ADAPTATION	<p>The policy will have negligible impacts in relation to climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's support for the re-use of existing buildings in the countryside will have no impacts on the efficient use or quality of soil of mineral resources and, the buildings would not be considered as previously developed land. However, the policy would help to minimise waste by re-using existing buildings and would have a minor positive impact in relation to Land resources Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The development permitted by the policy would require adequate new drainage systems under the Building Regulations, which would prevent pollution of the water environment and the policy will have negligible impacts in relation to the quality or quantity of water.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's support for the re-use of existing buildings in the countryside would assist to a small degree with the delivery of homes in the District and diversity of supply. It would not assist with the delivery of affordable homes, but would overall have minor positive impacts in relation to Homes Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy's support for the re-use of existing buildings in the countryside would not have any impacts in relation to the provision of cycle and walking networks, open space and play/recreation opportunities.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy's support for the re-use of existing buildings in the countryside would have negligible impacts on the creation of positive, safe and healthy communities. The creation of an additional dwelling from</p>

	existing rural building could help to bolster the community within a small rural hamlet, but there would be no guarantee of this from the policy. Nevertheless, there would be no negative impacts either.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy's support for the re-use of existing buildings in the countryside would create new dwellings that are remote from services and facilities. However, the number of new dwellings created is likely to be low and the policy would not have a negative impact on the accessibility of existing services and facilities. As such, on balance the impact of the policy is considered neutral.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	Whilst the conversion of rural buildings may create local employment for SME building companies, this positive impact would be for a temporary period only and overall, the policy would have little influence over Jobs and Local Economy Sustainability Objectives.
	Neutral
Score	0
M. TOWN CENTRES	The policy allows the re-use of buildings in the countryside, which are likely to be more remote from town centres. Whilst occupiers of the properties/employment premises permitted may travel to town centres to use their key services and facilities, it is unlikely that they would have easy access via cycle or walking links or public transport. Nevertheless, overall, the policy would have little influence over the safeguarding of the viability and vitality of town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy's permissive approach to replacement dwellings in the countryside would not impact on the physical or digital connectivity of people and businesses.
	Neutral
Score	0
TOTAL	0

H14: Subdivision of Existing Dwellings

Existing LP Policy
None
Reasonable Alternatives
No policy

The subdivision of housing results in a greater number of units within one building, thereby helping to boost the supply of housing locally. The policy introduces some local controls to ensure that both visual and amenity impacts can be fully considered at the planning application stage. The absence of a policy, particularly when the NPPF already permits this in the countryside, would therefore limit the ability to influence these considerations, having a negative effect on sustainability objectives H (Homes) and I (Health).

Proposed Policy

The policy's purpose is to allow the subdivision of existing dwellings, subject to criteria relating to the need for enlargement; satisfactory access, parking and outdoor space; occupants' amenity; impacts on features of historic interest and landscape setting; and accessibility of the property in terms of transport. The policy permits the creation of both self contained and non self contained residential accommodation.

A. NATURAL ENVIRONMENT	<p>The policy's permissive approach to subdividing existing dwellings is likely to have negligible impact on the conservation and enhancement of the natural environment, as the area of impact would be limited to existing residential properties within existing residential curtilages.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy's permissive approach to subdividing existing dwellings has the potential to impact on the character of the landscape through the subdivision of residential curtilages and the inevitable pressure for additional outbuildings to serve the additional dwellings. The policy requires acceptable impacts on the character and amenity of the landscape setting. It is possible that the word amenity should be replaced with the word appearance. However, given this requirement, there would be, at worst, neutral impacts on the landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy has the potential to negatively impact on historic buildings, by allowing works to create their subdivision. However, it's requirement to maintain or enhance the character and setting of the building and, in the case of historic buildings, retain and incorporate features of historic interest would ensure that any impact, at worst, would be neutral.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>Whilst the policy would allow the subdivision of dwellings in the countryside, which is likely to result in additional use of the private car, the policy also allows the subdivision of dwellings within settlement boundaries, which would help to reduce the need to travel by concentrating residents within easy access of services and facilities. As such, the overall impact in relation to Climate Change Mitigation Sustainability Objectives is considered to be neutral.</p>

	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy would have negligible impact on the adaptation of development to the possible effects of climate change.
	Neutral
Score	0
F. LAND RESOURCES	The policy enables a more efficient use of the District's existing housing stock, which helps to accommodate additional households without the need for additional development of greenfield land. As such, it promotes the efficient use of land. It has no other impacts in relation to soil or mineral quality or use, or the minimisation of waste. Overall, the policy is considered to have minor positive impacts from its promotion of efficient land use.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy's permissive approach to the subdivision of dwellings would have negligible impacts on the quality and quantity of water in the District.
	Neutral
Score	0
H. HOMES	The policy enables a more efficient use of the District's existing housing stock and which helps to increase the supply of homes. The homes may be more affordable as they may include smaller properties, flats or shared accommodation and this approach helps to diversify the housing market. As such, the policy is considered to have significant positive impacts in relation to Homes Sustainability Objectives.
	Significant positive
Score	+2
I. HEALTH	The policy would not have any impacts in relation to Health Sustainability Objectives, as it would not influence the provision of cycle and walking networks, open space or play and recreation opportunities.
	Neutral
Score	0
J. WELLBEING	The policy would have little influence over Wellbeing Sustainability Objectives. It may provide a higher number of smaller properties within rural communities, which would help reduce social deprivation within rural areas, but would have no other positive or negative impacts. Overall, the policy is considered to have neutral impacts.
	Neutral

Score	0
K. ACCESS TO SERVICES	<p>The policy is equally likely to apply to dwellings in settlements, where occupants will have easy access to services on foot, by bicycle, or by public transport, as it is to those in the countryside, who will be more remote and more likely to rely on the private car. Therefore, overall, the policy is considered to have neutral impacts in relation to the accessibility of services.</p> <p>Neutral</p>
Score	0
L. JOBS AND LOCAL ECONOMY	<p>Whilst the subdivision of buildings may create local employment for SME building companies, this positive impact would be for a temporary period only and overall, the policy would have little influence over Jobs and Local Economy Sustainability Objectives.</p> <p>Neutral</p>
Score	0
M. TOWN CENTRES	<p>The policy is equally likely to apply to dwellings in settlements, where occupants will have easy access to town centres on foot, by bicycle, or by public transport, as it is to those in the countryside, who will be more remote and more likely to rely on the private car. Therefore, overall, the policy is considered to have neutral impacts in relation to the accessibility of town centres and it will have no impacts in relation to other Town Centre Sustainability Objectives.</p> <p>Neutral</p>
Score	0
N. CONNECTIVITY AND TRANSPORT	<p>The policy is equally likely to apply to dwellings in settlements, where occupants will have easy access to existing public transport services, as it is to those in the countryside, who will be more remote and more likely to rely on the private car. Therefore, overall, the policy is considered to have neutral impacts in relation to Connectivity and Transport Sustainability Objectives.</p> <p>Neutral</p>
Score	0
TOTAL	+3

H15: Rural Workers' Dwellings

Existing LP Policy WE9: Rural Workers' Dwellings

H15 continues the same policy emphasis as existing Local Plan policy WE9 but introduces additional controls which seek to ensure that new isolated homes in the countryside are strictly limited to those where there is a need for the occupant to be on site and it is the primary location of their business activity.

Reasonable Alternatives

<p>No policy</p> <p>Rural workers dwellings provide opportunities for rural workers to live permanently at or near their place of work in the countryside in order to support the vital functions of the business. The absence of a policy, particularly when the NPPF already permits this in the countryside, would limit the ability to apply local controls on what is expected from applications for rural workers dwellings, having a negative effect on sustainability objectives B (Landscape), D (Climate Change Mitigation) and L (Jobs and Local Economy).</p>	
<p>Proposed Policy</p> <p>The purpose of the policy to enable the building of dwellings in the countryside where they are required for the effective operation of businesses that require to be located in the countryside and that contribute to the local economy. The policy is permissive in principle but includes restrictive criteria relating to the need for the dwelling, the availability of other dwellings or buildings that could be converted to dwellings, size, location, design and occupation.</p>	
A. NATURAL ENVIRONMENT	<p>The policy's permissive, albeit restrictive, approach to rural workers' dwellings has the potential for direct and permanent negative impacts on ecological interests, from disturbance to habitats. The policy's prevention of adverse impact to a European Wildlife Site reiterates the protection found at Policy EN13.</p> <p>Minor negative</p>
Score	-1
B. LANDSCAPE	<p>The policy's permissive, albeit restrictive, approach to rural workers' dwellings has the potential for permanent negative impacts on the landscape through new built development. The policy's requirement to site new dwellings with new buildings where possible and to minimise its visual impact on the rural landscape, along with the size restriction imposed, will prevent negative impacts on the landscape from the development permitted by this policy and, at worst, impacts on Landscape Sustainability Objectives would be neutral.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy will have negligible impacts on the historic environment and, although it will ensure that new rural workers' dwellings will be discretely sited and, designed and use materials sympathetic to the rural context, it will have negligible impact on the quality of new development or on the conservation and enhancement of the historic environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy's permissive approach to rural worker's dwellings is likely to result in a reduction in the need to travel, given that it only permits dwellings where a full time worker is required at a particular site. This would obviate the need for the worker to travel to work and, although such dwellings will be located in the countryside and occupiers are likely</p>

	to use the private car for other services and facilities, on balance, a minor positive impact is considered.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy would have no impact in relation to climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is likely to result in the use of greenfield land for new dwellings. However, the restrictions contained in the policy will result in small numbers of such dwellings being permitted and the amount of land likely to be used is likely to be insignificant. The policy will not affect the efficient use or quality of soils or minerals, minimisation of waste or use of previously developed land. Overall, impacts from the policy on Land Resources Sustainability Objectives are considered insignificant.
	Neutral
Score	0
G. WATER RESOURCES	The development permitted by the policy would require adequate new drainage systems under the Building Regulations, which would prevent pollution of the water environment and the policy will have negligible impacts in relation to the quality or quantity of water.
	Neutral
Score	0
H. HOMES	The policy would have little influence over the supply, affordability and mix of new residential development, with the exception of the low numbers of rural workers' dwellings likely to be permitted. It would have a minor but positive impact in relation to diversity of supply, in terms of providing accommodation for those who demonstrate that they need to reside at their rural business, but this would do little to diversify the overall supply of housing in the District. On balance the impacts from this policy on Homes objectives are considered to be minor positive.
	Minor positive
Score	+1
I. HEALTH	The policy would have little influence with regard to supporting healthy and active communities.
	Neutral
Score	0
J. WELLBEING	The policy would have little influence over social deprivation, or helping to support positive, safe and healthy communities.

	Neutral
Score	0
K. ACCESS TO SERVICES	The policy's support for the rural workers' dwellings would result in dwellings that are remote from services and facilities. However, the number of new dwellings created is likely to be low and the policy would not have a negative impact on the accessibility of existing services and facilities. As such, on balance the impact of the policy is considered neutral.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The purpose of the policy is to support rural businesses and the rural economy, by permitting workers, who can demonstrate their need to reside at the business, to do so. This will have a significant positive impact on the efficient operation of these rural businesses and, will support a buoyant rural economy.
	Significant positive
Score	+2
M. TOWN CENTRES	The policy allows new dwellings in the countryside, which are likely to be more remote from town centres. Whilst occupiers of the dwellings permitted may travel to town centres to use their key services and facilities, it is unlikely that they would have easy access via cycle or walking links or public transport. Nevertheless, overall, the policy would have little influence over the safeguarding of the viability and vitality of town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy does help to connect people with businesses at an individual scale, but has little influence over wider Connectivity and transport Sustainability Objectives.
	Neutral
Score	0
TOTAL	+3

H16: Removal of Conditions Imposed on Rural Workers

Existing LP Policy WE10: Removal of Conditions Imposed on Rural Workers' Dwellings
H16 continues the same policy emphasis as existing Local Plan policy WE10 which seeks to retain rural workers dwellings for rural workers.
Reasonable Alternatives
No policy

There are instances when rural workers dwellings are no longer required to be occupied in connection with agriculture or another rural business. The absence of a policy to manage such circumstances could result in new homes being built in the countryside for a temporary purpose and then default to a permanent residential dwelling with no occupancy restrictions. This could have a negative effect on sustainability objectives B (Landscape), D (Climate Change Mitigation) and L (Jobs and Local Economy).

Proposed Policy

The policy's purpose is to restrict the removal of agricultural or other rural business occupancy conditions to situations where either there have been significant changes in circumstances or the business no longer requires the dwelling and it has been marketed with the restrictive condition for at least 12 months.

A. NATURAL ENVIRONMENT	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a negligible impact on the conservation and enhancement of the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will help to retain rural workers dwellings and prevent potential future pressure for additional rural workers' dwellings, with potential negative impacts on the landscape. As such, the policy is considered to have a minor positive impact on Landscape Sustainability Objectives.
	Minor positive
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Historic and Built Environment Sustainability Objectives, as it controls the occupancy of an existing building rather than permitting physical development.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will help to retain rural workers dwellings and prevent potential future pressure for additional rural workers' dwellings, which would result in additional dwellings in the countryside where occupiers are likely to depend on the private car. As such, the policy is considered to have a minor positive impact on Climate Change Mitigation Sustainability Objectives.
	Minor positive
Score	+1

E. CLIMATE CHANGE ADAPTATION	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on the adaptation of development to possible effects of climate change, as it controls the occupancy of an existing building rather than permitting physical development.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Land Resources Sustainability Objectives, as it controls the occupancy of an existing building rather than permitting physical development.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Water Resources Sustainability Objectives, as it controls the occupancy of an existing building rather than permitting physical development.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will help to retain this type of dwelling, at an affordable price due to the restrictive condition, and may help to accommodate other rural workers, thus adding the diversification of housing stock. As such, it is considered to have minor positive impacts in relation to Homes Sustainability Objectives.</p> <p>Minor positive</p>
Score	+1
I. HEALTH	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Health Sustainability Objectives.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will help to retain rural workers' dwellings, at an affordable price due to the restrictive condition, and may help to accommodate other rural workers, who would otherwise be unable to purchase a rural property. As such, it is considered to reduce rural social deprivation and have minor positive impacts in relation to Wellbeing Sustainability Objectives.</p> <p>Minor positive</p>

Score	+1
K. ACCESS TO SERVICES	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Town Centre Sustainability Objectives, as it controls the occupancy of an existing building. Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will help to retain rural workers' dwellings, at an affordable price due to the restrictive condition, and may help to accommodate other rural workers, who would otherwise be unable to purchase a rural property. As such, it is considered to support the rural economy and have minor positive impacts in relation to Jobs and Local Economy Sustainability Objectives. Minor positive
Score	+1
M. TOWN CENTRES	The policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will have a neutral impact on Town Centre Sustainability Objectives, as it controls the occupancy of an existing building. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	Whilst the policy's restrictive approach to the removal of agricultural or other rural business occupancy conditions will retain this type of property to be occupied by other rural workers, the policy has little influence over wider Connectivity and Transport Sustainability Objectives. Neutral
Score	0
TOTAL	+5

Chapter 7: Environment

EN1: Strategic Open Breaks

Existing LP Policy (EN1)
New policy EN1 maintains the same emphasis as existing policy EN1 which designates strategic open breaks between settlements which are close together and where there is pressure to develop between the gaps.
Reasonable Alternatives
No policy

There are certain gaps between settlements which are important to their character or are themselves of high environmental quality. The absence of this policy which means that strategic open breaks are not identified could result in development being permitted within areas that are particularly vulnerable or sensitive. This could have a negative effect on sustainability objective B (Landscape).

Proposed Policy

The policy seeks to maintain physical separation of certain settlements in order to retain the open character of the settlement's setting by restricting development within the identified areas.

A. NATURAL ENVIRONMENT	<p>The policy seeks to protect environmental assets which contribute to local identity in the strategic breaks. By their very virtue, strategic open breaks will contribute towards the maintenance and enhancement of the natural environment.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>The policy seeks to maintain the open character of specific settlements where their isolated and landscape setting are important. The policy makes specific reference to controlling development in strategic open breaks and not allowing development in these areas which would result in harm to the openness or landscape character of the area.</p> <p>Significant positive</p>
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy makes reference to protection against loss of historical assets that contribute to local identity. Additionally, maintaining these open breaks will contribute to the protection of the built environment.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on Climate Change Mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on Climate Change Adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on Land Resources.</p> <p>Neutral</p>
Score	0

G. WATER RESOURCES	The policy is unlikely to have any notable impact on Water Resources
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes.
	Neutral
Score	0
I. HEALTH	The maintenance of strategic open breaks could, indirectly, have a positive impact on health through the retention of recreational space, leisure opportunities and green open space.
	Minor positive
Score	+1
J. WELLBEING	The maintenance of strategic open breaks could, indirectly, have a positive impact on wellbeing through maintaining low levels of air, noise and light pollution in existing settlements.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport.
	Neutral
Score	0
TOTAL	+7

EN2: Undeveloped Coast

Existing LP Policy

New policy EN2 maintains the same emphasis as existing policy EN2 which designates undeveloped coast and limits the type of development which is permitted within it.

Reasonable Alternatives	
<p>The Undeveloped Coast has a particular special character as a result of its maritime and coastal influences, particularly its visibility from the sea. The absence of a policy or designation to protect this special landscape would reduce the weight given to the consideration of landscape impacts in this area and could lead to an erosion over time of the special qualities of this area. This could have negative effects on sustainability objective B (Landscape).</p>	
Proposed Policy	
<p>The policy seeks to protect, maintain, and enhance the distinctive landscape and seascape character and ecological qualities of the undeveloped coast and seeks to restrict development that would have a negative impact on the visual or physical character of the undeveloped coast or estuaries.</p>	
A. NATURAL ENVIRONMENT	<p>The protection, maintenance, and enhancement of important ecological and biodiversity qualities of the undeveloped coast is central to the policy and will likely result in a significant positive impact on the natural environment.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>The protection, maintenance and enhancement of the distinctive landscape and seascape character of the undeveloped coast is central to the policy and will likely result in a significant positive impact on landscape.</p> <p>Significant positive</p>
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>

Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources. Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes. Neutral
Score	0
I. HEALTH	The protection and enhancement of the undeveloped coast could, indirectly, have a positive impact on health through the retention of recreational space, leisure opportunities and green open space. Minor positive
Score	+1
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing. Neutral
Score	0
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services. Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy. Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport. Neutral
Score	0
TOTAL	+5

EN3: Coastal Change Management Areas

Existing LP Policy
None
Reasonable Alternatives
No policy

Some coastal areas within Teignbridge are likely to be affected by physical changes to the coast as a result of climate change. At present, there are no designated Coastal Change Management Areas (CCMAs) in Teignbridge but the Shoreline Management Plan is likely to recommend these within the next 12 months. If there is no provision for existing homes and businesses to relocate from affected areas then there would be negative effects on sustainability objectives H (Homes) and L (Jobs and Local Economy).

Proposed Policy

The policy seeks to control development and encourage relocation of services within these areas or protection of these areas from the impacts of climate change in relation to climate change and the coastal impacts of this, in particular, the impacts of coastal erosion and flooding from coastal sources, and promotes future resilience to change.

A. NATURAL ENVIRONMENT	The policy has regard for the impacts of coastal change upon biodiversity and landscapes and encourages schemes which seek to improve future resilience of these areas against the impacts of climate change with particular regard given to any special designation.
	Significant positive
Score	+2
B. LANDSCAPE	The policy has regard for the impacts of coastal change upon landscape character and seeks to discourage development which would be considered inappropriate in vulnerable areas and which would exacerbate the impacts of physical change to the coast.
	Minor positive
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	The policy encourages the relocation or replacement of development which is vulnerable to the impacts of climate change only where the proposal would not have a detrimental impact on the landscape, seascape or townscape and the policy would, therefore, have an overall neutral impact on the built environment as a minimum. The purpose of the policy is to ensure the future resilience of Coastal Change Management Areas and any proposal would need to be considered against all policies in the plan. The policy will, as a minimum, have a neutral impact on the historic environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy is unlikely to have any notable impacts upon a reduction in the emissions of greenhouse gasses.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The purpose of the policy is to ensure the future resilience of vulnerable coastal areas against the impacts of climate change and enable areas to

	adapt to increased risk of flood risk and reduce the threat to people and property in these areas.
	Significant positive
Score	+2
F. LAND RESOURCES	The policy requires vacated sites to be cleared, rendered safe, and managed for the benefit of the local community and environment.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy is unlikely to have any notable impact on the quality or quantity of water.
	Neutral
Score	0
H. HOMES	The policy allows for replacement dwellings where they are at risk of coastal erosion. Whilst this will not result in the supply of new homes, it will contribute towards ensuring that existing housing stock is not permanently lost as a result of climate change.
	Minor positive
Score	+1
I. HEALTH	The policy is unlikely to have any notable impact on health.
	Neutral
Score	0
J. WELLBEING	The policy allows for the relocation of uses considered to be important to the wellbeing of a coastal community provided that the relocation takes place within an area that is well related to the community.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	Whilst allowing for the relocation and replacement of services likely to be affected by climate change, the policy requires that the relocation takes place within an area that is well related to the community.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy allows for the relocation and replacement of business uses likely to be affected by climate change, the policy requires that the relocation takes place within an area that is well related to the community.
	Minor positive
Score	+1
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.

	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy requires that any relocation of any services or facilities takes place within an area that is well related to the community and therefore will not result in a significant change to connectivity or the need to travel.
	Neutral
Score	0
TOTAL	+10

EN4: Landscape Protection and Enhancement

Existing LP Policy – AGLV Designation

New policy EN4 replaces the existing 'Area of Great Landscape Value' (AGLV) designation by proposing the use of Landscape Character Assessment instead. AGLVs attach more weight to particular landscapes in the district, thus having a positive effect on the landscapes concerned. However, the shift in approach to Landscape Character Assessment means that there is a stronger emphasis on all landscapes across the district and detailed management guidelines to ensure development is sensitive to the different character areas. In this way, the areas previously designated as AGLV will continue to have as good landscape management as previously, whilst other landscapes will also be offered the same level of protection. Given this levelling of approach across the district, it is also proposed that some particularly sensitive landscapes which are more vulnerable to development are named and given special regard when considering applications which affect them. This approach has a more positive effect on sustainability objective B (Landscape) than the existing policy.

Reasonable Alternatives

No policy

There are many distinct landscapes throughout Teignbridge and it is important that proper consideration is given to these using an appropriate approach. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN4. This could have a negative effect on sustainability objective B (Landscape).

Proposed Policy

The purpose of the policy is to protect and enhance the landscape and seascape character with special regard given to Dartmoor National Park, the historic designed landscapes around Haldon hills, Mamhead, Oxtan, Powderham and the Haldon Estates, and the Exeter Urban Fringe.

A. NATURAL ENVIRONMENT	The policy seeks to protect and enhance important landscapes and is therefore likely to have a significant positive effect on the natural environment.
	Significant positive
Score	+2

B. LANDSCAPE	<p>The key purpose of the policy is to protect and enhance landscapes and seascapes including important historic landscapes and landscape character.</p> <p>Significant positive</p>
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy seeks to protect and enhance important historic landscapes. It is unlikely that the policy will have any notable impact on the built environment.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The maintenance and enhancement of landscapes will result in the retention of multi-use green infrastructure and therefore is likely to have a positive impact on the reduction of greenhouse gas emissions.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on the supply and delivery of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>Maintenance and enhancement of attractive environments and opportunities to enjoy them through walking, cycling, and recreation will have a positive impact on health.</p> <p>Significant positive</p>
Score	+2
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing.</p> <p>Neutral</p>
Score	0

K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	Maintaining and enhancing landscapes could have an indirect impact on connectivity and transport by maintaining and enhancing access to footpaths and cycleways and therefore connectivity between settlements and services.
	Minor positive
Score	+1
TOTAL	+9

EN5: Equine Development

Existing LP Policy EC5

New policy EN5 proposes greater restrictions to equine development than existing policy EC5. This reflects the concerns relating to the cumulative impact of equestrian development on the landscape via the subdivision of land holdings into small parcels and the increase in the number of buildings associated with equine use. The policy continues to support equine development thus continuing to support sustainability objective L (Jobs and Local Economy) but the additional controls will have greater positive benefits than existing policy EC5 in relation to sustainability objective B (Landscape).

Reasonable Alternatives

Teignbridge has quite a high level of equine activity and in some cases there can be adverse impacts on the landscape as a result of development associated with it. The absence of a policy which set locally relevant detail and criteria could result in negative effects on sustainability objective B (Landscape).

Proposed Policy

The policy seeks to control equine development in the countryside in order to promote a vibrant rural economy and sustainable land management whilst minimising impacts upon biodiversity and landscape character.

A. NATURAL ENVIRONMENT	<p>The policy makes specific reference to the minimisation of harm to biodiversity and the retention hedges, trees and other environmental assets and the promotion of native species hedges and sustainable grazing and waste management. The supporting text outlines that, in order to achieve the policy requirements, proposals are supported by specialist ecological or environmental advice where the development is likely to affect important habitats or protected species.</p> <p>Minor Positive</p>
Score	+1
B. LANDSCAPE	<p>The policy makes specific reference to the minimisation of cumulative harm to landscape character from the subdivision of fields. The supporting text makes reference to the particular impact of this on the local landscape and the care to be taken to respect landscape character.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy seeks to control equine development and is unlikely to have any impact upon the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy seeks to control equine development and makes no reference to climate change mitigation. The policy is not likely to have any impact upon climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The purpose of the policy is to control equine development and makes no reference to climate change adaptation. The policy is unlikely to have any impact upon climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy and supporting text requires that proposals for equine development contribute to sustainable land management and ensure a sustainable grazing and waste management regime in order to maintain soil quality and safeguard land resources.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The policy and the supporting text requires that proposals for equine development contribute to sustainable land management and ensure a sustainable grazing and waste management regime supported by specialist ecological or environmental advice where the development is likely to affect water quality.</p>

	Minor positive
Score	+1
H. HOMES	The policy seeks to control equine development and, as such, does not make reference to the supply of homes. The policy is not likely to have any impact on the supply of homes. Neutral
Score	0
I. HEALTH	The policy seeks to control equine development and, as such, does not make reference to health. The policy is not likely to have any impact on health. Neutral
Score	0
J. WELLBEING	The policy seeks to control equine development and, as such, does not make reference to health. The policy is not likely to have any impact on wellbeing. Neutral
Score	0
K. ACCESS TO SERVICES	The policy seeks to control equine development and, as such, does not make reference to access to services and is therefore not likely to have any impact on access to services. Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	Support for equine development in rural areas will enable and support the potential growth in the racecourses, local stables and associated equine activity by providing jobs in rural areas, helping to balance the loss of agricultural employment and expansion of the leisure economy. Minor positive
Score	+1
M. TOWN CENTRES	The policy focuses on equine development in rural areas where it is best suited. Equine development would not be appropriate in a town centre location and therefore the policy is not detracting from the town centre and is likely to have any impact on the vitality and viability of town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The supporting text to be read alongside the outlines that proposals for equine development shall be supported by information regarding highway capacity and highway safety and site access. However, the policy itself

	does not identify any need for consideration of these matters and therefore the policy could have a negative impact upon the local highway network.
	Minor negative
Score	-1
TOTAL	+4

EN6: Flood Risk

Existing LP Policy	
New policy EN6 continues the same emphasis as existing policy EN4 which is to minimise flood risk and require sequential and exception tests to be undertaken in certain circumstances. The revised policy adds additional up to date information which has positive effects on sustainability objective E (Climate Change Adaptation).	
Reasonable Alternatives	
Managing flood risk is an important part of protecting people, infrastructure, property, wildlife and the environment from the harmful consequences of flooding. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN6. This could have a negative effect on sustainability objectives A, (Natural Environment), C (Historic and Built Environment), H (Housing), K (Access to Services) and N (Connectivity and Transport).	
Proposed Policy	
The policy introduces a sequential approach to the location of development in order to avoid areas at most risk from flooding. It also sets out criteria for the consideration of development proposals with regard to the water environment and sustainable drainage systems.	
A. NATURAL ENVIRONMENT	Whilst the policy does not directly reference protection of the natural environment, the sequential approach required by the policy will ensure that development is located away from the most vulnerable areas which will, in turn maintain existing naturally biodiverse areas.
	Minor positive
Score	+1
B. LANDSCAPE	The policy is unlikely to have any notable impact upon landscape.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact upon the historic and built environment.
	Neutral
Score	0

D. CLIMATE CHANGE MITIGATION	The policy is unlikely to have any notable impact upon climate change mitigation.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy provides a sequential approach for the location of development in order to minimise the impact of flooding in coastal areas and flooding from surface water.
	Minor positive
Score	+1
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources.
	Neutral
Score	0
G. WATER RESOURCES	The policy makes specific reference to development proposals needing to take account of the adequacy of existing water supplies, drainage and disposal arrangements, and sewerage and sewage treatment facilities.
	Minor positive
Score	+1
H. HOMES	The sequential approach to the location of development will ensure the future resilience of homes and afford protection to the housing stock provided.
	Minor positive
Score	+1
I. HEALTH	The policy is unlikely to have any notable impact on health.
	Neutral
Score	0
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	The location of uses away from areas vulnerable to flooding will ensure continuity of services and their future resilience.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The location of uses away from areas vulnerable to flooding will contribute positively towards the attractiveness of business units and therefore to the district as a location for business location.
	Minor positive
Score	+1

M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport.
	Neutral
Score	0
TOTAL	+6

EN7: Air Quality

Existing LP Policy EN6

New policy EN7 continues the same emphasis as existing policy EN6 which is to minimise harm to public health by acting to improve the air quality of the district. The revised policy adds additional up to date information which has positive effects on sustainability objectives I (Health) and J (Wellbeing).

Reasonable Alternatives

No policy

Clean air is an essential ingredient of a good quality of life and people have a right to expect that the air they breathe will not harm them. Air quality is a high national political priority as it impacts on whole populations, particularly the young, elderly and those with pre-existing health conditions. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN7. This could have a negative effect on sustainability objectives I (Health) and J (Wellbeing).

Proposed Policy

The policy seeks to reduce air quality impacts across the district and ensure development proposals do not have a harmful impact on existing levels of air quality through various requirements regarding sustainable travel, Air Quality Action Plans, and financial contributions towards projects.

A. NATURAL ENVIRONMENT	An aim to improve air quality and ensure development does not have a negative impact on current air quality levels will have a positive impact on the natural environment as a whole.
	Minor positive
Score	+1
B. LANDSCAPE	The policy is unlikely to have any notable impact on landscape character.
	Neutral
Score	0

C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on the historic and built environment. Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	Action to reduce and minimise the negative impacts of development on Air Quality and to ensure that development does not have a detrimental impact on air quality will include a focus on the reduction of greenhouse gasses and therefore have a positive impact on climate change mitigation. Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	Whilst the policy will have a positive impact on climate change mitigation, it is unlikely that the policy will have any notable impact on climate change adaptation directly. Neutral
Score	0
F. LAND RESOURCES	The policy is unlikely to have any notable impact on Land Resources. Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on Water Resources. Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the delivery and supply of homes. Neutral
Score	0
I. HEALTH	Research shows a clear link between air quality and human health and wellbeing. Action to reduce and minimise the negative impacts of development on Air Quality will have a positive impact on public health and wellbeing. Significant positive
Score	+2
J. WELLBEING	Research shows a clear link between air quality and human health and wellbeing. Action to reduce and minimise the negative impacts of development on Air Quality will have a positive impact on public health and wellbeing. Significant positive
Score	+2

K. ACCESS TO SERVICES	The policy requires that any development likely to have a detrimental impact on air quality will be required to provide sustainable travel opportunities to reduce the impact. This will ensure that developments will have good access to services through sustainable measures rather than a reliance on the private car.
	Minor positive
Score	+1
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	Air quality tends to be more of an issue around urban areas such as town centres. A reduction in congestion and improvement in access through sustainable measures could have a positive impact on town centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy requires that any development likely to have a detrimental impact on air quality will be required to provide sustainable travel opportunities to reduce the impact. This will have a positive impact on connectivity in and between settlements and services and upon congestion and
	Significant positive
Score	+2
TOTAL	+10

EN8: Light Pollution

Existing LP Policy
None
Reasonable Alternatives
Wildlife has a particular sensitivity to light, particularly Greater Horseshoe Bats which live in Teignbridge. Whilst some lighting can benefit society (e.g. street lighting for public safety or artificial lighting for recreation) others can be obtrusive, harmful to wildlife and can erode landscape character. The policy adds some controls to the provision of lighting where it is considered as part of a planning application so that these issues can be appropriately considered and given due weight in determining applications for development. As such, the absence of a policy or reliance on SP1 could have a less positive effect than EN8 on sustainability objectives A (Natural Environment), B (Landscape), and I (Health).
Proposed Policy

The policy seeks to protect habitats and landscape character from detrimental impacts from external lighting and guidance for lighting where required for security or safety, for example.	
A. NATURAL ENVIRONMENT	<p>The policy states that development proposals will be required to demonstrate that there will be no harm to ecological interests from external lighting taking into account the level of protection of species and habitats and the type, duration and intensity of artificial light.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>The policy states that development proposals will be required to demonstrate that there will be no material harm on the character and appearance of the surrounding streetscape or landscape, taking into account existing light levels.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy states that development proposals will be required to demonstrate that there will be no material harm on the character and appearance of the surrounding streetscape or landscape, taking into account existing light levels.</p> <p>Minor positive</p>
Score	+1
D. CLIMATE CHANGE MITIGATION	<p>The policy is not likely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is not likely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on the supply and delivery of homes.</p> <p>Neutral</p>

Score	0
I. HEALTH	The policy is unlikely to have any notable impact on health. Neutral
Score	0
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing. Neutral
Score	0
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services. Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy. Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres. Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport. Neutral
Score	0
TOTAL	+4

EN9: Contaminated Land/Land Instability

Existing LP Policy

New policy EN9 continues the same emphasis as existing policy EN7 which is to ensure that sufficient information is provided alongside relevant applications to demonstrate that ground conditions are suitable for the proposed development. The revised policy adds additional up to date information which has positive effects on sustainability objective F (Land Resources).

Reasonable Alternatives

Past industrial uses in Teignbridge and the contamination of land as a result of past or current pollution by substances has resulted in areas of land being contaminated or unstable. In such circumstances, it is essential that ground conditions are properly understood to ensure that appropriate remediation measures are put in place prior to development taking place. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN9. This could have a negative effect on sustainability objectives A (Natural Environment) and F (Land Resources).

Proposed Policy	
The policy requires development proposals which are likely to have an effect upon, or be affected by land contamination of stability, to be supported by information regarding the ground conditions and likely impact of the development upon the natural environment and public health.	
A. NATURAL ENVIRONMENT	<p>The policy requires proposals for development to be supported by sufficient information regarding ground conditions and the impact of development upon the natural environment and to demonstrate that appropriate remedial measures will be sufficient to minimise the impact.</p> <p>Neutral</p>
Score	0
B. LANDSCAPE	<p>The policy is unlikely to have any notable impact on landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy will ensure that development proposals on land which may be affected by land contamination or instability will be able to demonstrate that the land would no longer be capable of being determined as contaminated or unstable once remediation measures have been undertaken. This will improve soil quality and enable the use of land as brownfield sites.</p> <p>Minor positive</p>
Score	+1
G. WATER RESOURCES	<p>The remediation measures required by the policy will ensure that the impact of development upon water quality and quantity is minimised.</p> <p>Minor positive</p>
Score	+1

H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes.
	Neutral
Score	0
I. HEALTH	The remediation measures required by the policy will ensure that the impact of development upon public health is minimised.
	Minor positive
Score	+1
J. WELLBEING	The policy is unlikely to have any notable impact on the supply and delivery of homes.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact the on connectivity and transport.
	Neutral
Score	0
TOTAL	+3

EN10: Biodiversity

Existing LP Policy (EN8)

New policy EN10 continues the same emphasis as existing policy EN8 which is to work with others to protect, enhance and restore the biodiversity of the district. The revised policy adds additional up to date information, as well as the 10% net gain requirement (which is set to become mandatory in the forthcoming legislation contained within the Environment Act). The additional details and net gain requirement will have greater positive effects on sustainability objective A (Natural Environment) than the existing EN8 policy.

Reasonable Alternatives

<p>No policy</p> <p>Biodiversity is fundamental to our health, wellbeing and economic prosperity. Development is therefore required to make a positive impact on the environment and deliver improvements through habitat creation or enhancement. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN9. This could have a negative effect on sustainability objectives A (Natural Environment) and I (Health).</p>	
<p>Proposed Policy</p> <p>The policy sets out how the Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the District and how development proposals will be considered with regard to biodiversity.</p>	
A. NATURAL ENVIRONMENT	<p>The key aim of the policy is to protect, enhance and restore biodiversity in the district, including requiring developments to demonstrate a minimum 10% net gain in biodiversity. The policy clearly sets out how proposals will be considered in terms of its impact upon biodiversity.</p> <p>Significant positive</p>
Score	+2
B. LANDSCAPE	<p>Maintaining, enhancing and restoring habitats and connectivity will likely reinforce landscape character in the district as landscape setting and habitat creation and maintenance are closely linked.</p> <p>Significant positive</p>
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>Maintaining, enhancing and restoring biodiversity will have a positive impact on climate change mitigation as the provision of additional and enhanced habitats will have a positive impact on air quality and its impact on the environment.</p> <p>Minor positive</p>
Score	+1
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy will contribute towards the maintenance of greenfield and soil quality across the district.</p>

	Minor positive
Score	+1
G. WATER RESOURCES	Requiring development proposals to protect and enhance and restore biodiversity will have an indirect impact on maintaining the quality of water resources across the district.
	Minor positive
Score	+1
H. HOMES	A requirement for biodiversity net gain may present a challenge regarding the delivery and supply of homes through adversely impacting on viability. However, the severity of the impact will not be known until a detailed viability assessment is undertaken.
	Unknown
Score	?
I. HEALTH	The policy will have a positive impact on health and wellbeing by maintaining and enhancing existing green and open spaces and walking and cycling routes and providing new habitats and green spaces that may be available for leisure and recreation purposes also. In addition, the maintenance and enhancement of biodiversity, in particular flora, will assist in the improvement of air quality which will have a positive impact on health.
	Minor positive
Score	+1
J. WELLBEING	The policy will have a positive impact on health and wellbeing by maintaining and enhancing existing green and open spaces and walking and cycling routes and providing new habitats and green spaces that may be available for leisure and recreation purposes also.
	Minor positive
Score	+1
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0

N. CONNECTIVITY AND TRANSPORT	The maintenance and enhancement of habitats and important landscapes for biodiversity may result in an improvement in green infrastructure links within and between settlements and services.
	Minor positive
Score	+1
TOTAL	+10

EN11: Important Habitats and Features

Existing LP Policy (EN9)

New policy EN11 continues the same policy emphasis as existing policy EN9 which ensures the protection of specific sites which have been identified at the international, national and local level for their biodiversity and geodiversity value. The revised policy adds additional up to date information which has positive effects on sustainability objective A (Natural Environment).

Reasonable Alternatives

No policy

Internationally, nationally and locally protected sites are required to be protected through the planning system to take account of their relative importance. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN11. This could have a negative effect on sustainability objective A (Natural Environment).

Proposed Policy

The policy seeks to ensure the protection and enhancement of biodiversity and geodiversity and networks of habitats and connections between them by setting out a hierarchy of sites to which development proposals will be required to take account of and criteria to be considered when assessing proposals for development which may impact upon an important site or feature.

A. NATURAL ENVIRONMENT	The policy focuses solely on the protection and enhancement of a hierarchy of important biodiversity and geodiversity sites and features and sets out criteria for the consideration of development proposals which may impact negatively upon a site or feature.
	Significant positive
Score	+2
B. LANDSCAPE	Biodiversity and geodiversity sites and features make a positive contribution to landscape character and setting across the district. The policy seeks to protect and enhance these features and therefore will have a positive impact on landscape.
	Minor positive
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on the historic and built environment.

	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	There is a clear positive link between biodiversity and climate change mitigation. Protection and enhancement of important sites and features will have a positive impact.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy will afford protection to important sites of geodiversity and biodiversity and therefore will have a positive impact on the management of land resources.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy will afford protection to important sites of geodiversity and biodiversity and therefore will have an indirect positive impact on the water quality and quantity.
	Minor positive
Score	+1
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes.
	Neutral
Score	0
I. HEALTH	Biodiversity and access to green open spaces and networks for active travel, recreation and leisure use has a positive impact on human health and wellbeing. The policy seeks to maintain and enhance biodiversity and geodiversity which will include management of access etc.
	Significant positive
Score	+2
J. WELLBEING	Biodiversity and access to green open spaces and networks for active travel, recreation and leisure use has a positive impact on human health and wellbeing. The policy seeks to maintain and enhance biodiversity and geodiversity which will include management of access etc.
	Significant positive
Score	+2
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy will contribute towards the maintenance and enhancement of green infrastructure links, many of which will contribute towards the provision of routes for active travel. The policy is unlikely to have any notable impact on connectivity as such.
	Minor positive
Score	+1
TOTAL	+11

EN12: Legally Protected and Priority Species

Existing LP Policy

New policy EN12 continues the same emphasis as existing policy EN11 which is to ensure that a wide variety of species which are protected by law are appropriately considered through the planning process. The revised policy adds additional up to date information which has positive effects on sustainability objective A (Natural Environment).

Reasonable Alternatives

No policy

The impact of development on legally protected and priority species can be positive or negative, depending on its location, design and provision of mitigation. It is therefore important that local guidance is provided through policy on how development can bring positive benefits to biodiversity. The absence of a policy would therefore mean that applications would be determined on the basis of a more generalised policy approach within the NPPF and not benefit from the local detail which is proposed through EN11. This could have a negative effect on sustainability objective A (Natural Environment).

Proposed Policy

The policy sets out how the development proposals will be expected to take into account legally protected and priority species in order to avoid harm and, where harm cannot be avoided, the circumstances under which development will be considered acceptable in terms of mitigating and managing impact upon species.

A. NATURAL ENVIRONMENT	The sole focus of the policy is to protect and enhance legally protected and priority species and sets out how development should be designed
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	and how impacts mitigated and managed in order to avoid and minimise impacts upon these species.
	Significant positive
Score	+2
B. LANDSCAPE	The policy is unlikely to have any notable impact on landscape character
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy is unlikely to have any notable impact on climate change mitigation.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes
	Neutral
Score	0
I. HEALTH	The policy is unlikely to have any notable impact on health
	Neutral
Score	0
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing
	Neutral
Score	0

K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and town centres.
	Neutral
Score	0
TOTAL	+2

EN13: European Wildlife Sites

Existing LP Policy EN10

New policy EN13 continues the same emphasis as policy existing policy EN10 which is to ensure that development does not result in any significant adverse effects on Natura 2000 sites. The revised policy adds additional up to date information, particularly in relation to the South East Devon European Sites Mitigation Strategy, which has positive effects on sustainability objective A (Natural Environment).

Reasonable Alternatives

Teignbridge contains and is close to a number of internationally important (Natura 2000) wildlife sites. The absence of a policy which manage how applications which affect these sites and sets out our commitment to the protection and delivery of necessary mitigation measures for them could risk the Council not satisfying its legal requirements. This could have a negative effect on sustainability objective A (Natural Environment).

Proposed Policy

The policy sets out how development proposals will be required to respond to impacts upon European Protected Wildlife Sites and how proposals will be refused unless adverse effects can be fully mitigated and/or compensated.

A. NATURAL ENVIRONMENT	The sole purpose of the policy is to protect European Protected Wildlife Sites and to set out how development proposals which impact upon any such sites will be considered. The policy requires that any adverse impact is fully mitigated and/or compensated.
	Significant positive

Score	+2
B. LANDSCAPE	<p>Some of the European Protected Wildlife Sites will make a positive contribution to landscape character. Protection of these sites will have a positive impact on the maintenance and enhancement of landscape character across the district.</p> <p>Minor positive</p>
Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The policy is unlikely to have any notable impact on the historic and built environment.</p> <p>Neutral</p>
Score	0
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on the supply and delivery of homes</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy is unlikely to have any notable impact on health</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy is unlikely to have any notable impact on access to services</p>

	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and town centres.
	Neutral
Score	0
TOTAL	+3

EN14: South Hams SAC

Existing LP Policy	
None	
Reasonable Alternatives	
<p>No policy</p> <p>New policy EN14 provides additional detail to specific requirements for applications which fall within the South Hams SAC sustenance zones or landscape connectivity area. This is based on recently approved (2019) Habitats Regulation Assessment Guidance, prepared by all partner authorities included within the SAC designation. The absence of a policy, or relying on EN13, could limit opportunities to ensure that the integrity of the SAC is maintained to a favourable conservation status, as the specific detail included within it is based on up to date research and evidence as to how Greater Horseshoe Bats are using the landscape. This could have negative effects on sustainability objective A (Natural Environment).</p>	
Proposed Policy	
<p>The policy sets out how development will be managed in terms of potential impacts on the integrity of the South Hams SAC Greater Horseshoe Bat Population and how development shall be designed in order to avoid, minimise and mitigate any potential adverse impact upon the integrity of the site.</p>	
A. NATURAL ENVIRONMENT	<p>The sole focus of the policy is to ensure that development does not have an adverse impact upon the integrity of the South Hams SAC Greater Horseshoe Bat population and the criteria against which development will be considered and the survey information that will be required to support applications.</p> <p>Significant positive</p>
Score	+2

B. LANDSCAPE	The policy is unlikely to have any notable impact on landscape character.
	Neutral
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	The policy is unlikely to have any notable impact on climate change mitigation.
	Neutral
Score	0
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on climate change adaptation.
	Neutral
Score	0
F. LAND RESOURCES	The policy is unlikely to have any notable impact on land resources
	Neutral
Score	0
G. WATER RESOURCES	The policy is unlikely to have any notable impact on water resources
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes
	Neutral
Score	0
I. HEALTH	The policy is unlikely to have any notable impact on health
	Neutral
Score	0
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy

	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and town centres.
	Neutral
Score	0
TOTAL	+2

EN15: Trees, Hedges and Woodland

Existing LP Policy (EN12)

New policy EN15 continues the same emphasis as existing policy EN12, including the strong protection of ancient woodland or ancient and veteran trees. It adds further requirements in terms of how trees are incorporated within new developments so that they can thrive in the long term, having a good relationship with buildings, infrastructure, utilities and services, highway movement and the amenity and safety of occupiers of buildings. These additions have a greater positive effect on sustainability objectives A (Natural Environment), C (Climate Change Mitigation), D (Climate Change Mitigation) and I (Health) than the existing policy.

Reasonable Alternatives

Trees, woodlands and traditional Devon hedges are an important part of our environment. They enhance landscape, townscape and street character, provide habitats for wildlife, support sustainable drainage, sequester carbon, reduce noise and pollution and provide natural cooling. The absence of a specific policy could limit opportunities for such natural assets to be effectively integrated within new developments as well as limit their potential to remain part of the new development in the long term. This could have negative effects on sustainability objectives A (Natural Environment), C (Climate Change Mitigation), D (Climate Change Mitigation) and I (Health) than the existing policy.

Proposed Policy

The policy seeks to ensure that existing trees, hedges and woodland are retained and incorporated into the overall design of a scheme and how retained trees will have a satisfactory long term relationship with development (including buildings, infrastructure, highways, utilities and services, amenity, safety etc.).

A. NATURAL ENVIRONMENT	The policy seeks to ensure that trees, hedges, and woodland are protected from development and, where possible, incorporated into the design of a scheme and will have a long term relationship with development. This will have a positive impact on the natural environment now and into the future.
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	Significant positive
Score	+2
B. LANDSCAPE	Retention of trees, hedges and woodland will have a positive impact on the landscape and the requirement in the policy to integrate existing vegetation into the design and layout of schemes at an early stage will enable developments to better integrate into existing landscapes and maintain the landscape character of areas.
	Significant positive
Score	+2
C. HISTORIC AND BUILT ENVIRONMENT	The policy is unlikely to have any notable impact on the historic and built environment.
	Neutral
Score	0
D. CLIMATE CHANGE MITIGATION	Retention of trees and woodland will have a positive impact on carbon reduction and therefore climate change mitigation.
	Minor positive
Score	+1
E. CLIMATE CHANGE ADAPTATION	The policy is unlikely to have any notable impact on the historic and built environment.
	Neutral
Score	0
F. LAND RESOURCES	Retention of hedgerows, trees and woodland will have a positive impact on the management and quality of land and soils by protecting soil quality and ensuring that new development integrates into the existing landscape without significant disturbance.
	Minor positive
Score	+1
G. WATER RESOURCES	The policy is unlikely to have any notable impact on the quality and quantity of water.
	Neutral
Score	0
H. HOMES	The policy is unlikely to have any notable impact on the supply and delivery of homes.
	Neutral
Score	0
I. HEALTH	Retention of trees, hedgerows and woodland will have a positive impact on health through enabling the creation of pleasant and well designed places to live and the encouragement of access to green space.

	Minor positive
Score	+1
J. WELLBEING	The policy is unlikely to have any notable impact on wellbeing.
	Neutral
Score	0
K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	The policy is unlikely to have any notable impact on town centres.
	Neutral
Score	0
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport.
	Neutral
Score	0
TOTAL	+7

EN16: Heritage Assets

Existing LP Policy	
Reasonable Alternatives	
Proposed Policy	
The policy sets out how the area's heritage will be protected and enhanced and how the significance, character, setting, and local distinctiveness of any affected heritage asset will be considered through the development management process.	
A. NATURAL ENVIRONMENT	The policy is unlikely to have any notable impact on the natural environment.
	Neutral
Score	0
B. LANDSCAPE	The policy will afford protection to important historic landscapes and features and ensure that any proposal for development will not have a detrimental overall impact on heritage assets.
	Minor positive

Score	+1
C. HISTORIC AND BUILT ENVIRONMENT	<p>The sole purpose of the policy is to protect and enhance the rich and diverse heritage of the district and to set out how any unavoidable loss or degradation to the setting of a heritage asset will be managed to minimise and or mitigate against negative impacts. The policy sets out criteria for how development proposals will be expected to respond to the historic environment and how schemes shall be design to avoid, minimise and mitigate impacts upon important heritage assets.</p> <p>Significant positive</p>
Score	+2
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on the supply and delivery of homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy is unlikely to have any notable impact on health.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing.</p> <p>Neutral</p>
Score	0
K. ACCESS TO SERVICES	<p>The policy is unlikely to have any notable impact on access to services.</p> <p>Neutral</p>
Score	0

L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy. Neutral
Score	0
M. TOWN CENTRES	The policy will ensure the protection of historical features of town centres across the district and ensure the special character and importance of features within the town centre environment are maintained and contribute positively towards the vitality and viability of town centre locations. Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport. Neutral
Score	0
TOTAL	+4

EN17: Conservation Areas

Existing LP Policy (EN5)

New policy EN16 continues the same emphasis as existing policy EN5 but provides additional requirements in relation to how development affecting a heritage asset can be sensitively undertaken. It also includes requirements which should be satisfied where development affects a non-designated heritage asset, thus having relevance to a greater number of heritage assets within the district. These additions have a greater positive effect on sustainability objective C (Built and Historic Environment) than the existing policy.

Reasonable Alternatives

Development within and around conservation areas can have a negative effect on the designation if not managed sensitively. The absence of a specific policy or relying on EN17 which covers all heritage assets, could limit opportunities for the potential impacts of development on conservation areas to be properly assessed, and respond to the key issues outlined within the clauses of the policy. This could have a negative effect on sustainability objective C (Built and Historic Environment).

Proposed Policy

The policy sets out how development proposals within or affecting the setting of a conservation area will be expected to respond to the significance and special character or appearance of the asset and how proposals to enhance and improve negative impacts from existing buildings will be supported.

A. NATURAL ENVIRONMENT	The policy is unlikely to have any notable impact on the natural environment. Neutral
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Score	0
B. LANDSCAPE	<p>Conservation Areas are designated due to their special qualities including, but not limited to the streetscape. Protection and enhancement of conservation areas will have a positive impact overall on landscape.</p> <p>Neutral</p>
Score	0
C. HISTORIC AND BUILT ENVIRONMENT	<p>The sole purpose of the policy is to protect the special character and appearance (including historic) of conservation areas. The measures set out within the policy will ensure that all aspect of the historic and built environment within conservation areas are considered when assessing a development proposal.</p> <p>Significant positive</p>
Score	+2
D. CLIMATE CHANGE MITIGATION	<p>The policy is unlikely to have any notable impact on climate change mitigation.</p> <p>Neutral</p>
Score	0
E. CLIMATE CHANGE ADAPTATION	<p>The policy is unlikely to have any notable impact on climate change adaptation.</p> <p>Neutral</p>
Score	0
F. LAND RESOURCES	<p>The policy is unlikely to have any notable impact on land resources.</p> <p>Neutral</p>
Score	0
G. WATER RESOURCES	<p>The policy is unlikely to have any notable impact on water resources.</p> <p>Neutral</p>
Score	0
H. HOMES	<p>The policy is unlikely to have any notable impact on homes.</p> <p>Neutral</p>
Score	0
I. HEALTH	<p>The policy is unlikely to have any notable impact on health.</p> <p>Neutral</p>
Score	0
J. WELLBEING	<p>The policy is unlikely to have any notable impact on wellbeing</p> <p>Neutral</p>
Score	0

K. ACCESS TO SERVICES	The policy is unlikely to have any notable impact on access to services.
	Neutral
Score	0
L. JOBS AND LOCAL ECONOMY	The policy is unlikely to have any notable impact on jobs and the local economy.
	Neutral
Score	0
M. TOWN CENTRES	Many of the town centres in the district are located wholly or partly within a conservation area. The policy will ensure that the special visual and historic qualities and character of these town centres are maintained and enhanced and that development proposals will have a positive impact on the built and historic qualities of the town centres.
	Minor positive
Score	+1
N. CONNECTIVITY AND TRANSPORT	The policy is unlikely to have any notable impact on connectivity and transport.
	Neutral
Score	0
TOTAL	+3