

## Appendix 1: Reviewed plans and programmes (full list)

<u>Carbon reduction and air quality</u>	
Plans/programmes/ strategies reviewed	Key messages for Local Plan and SA
The 2008 Climate Change Act	The Climate Change Act sets statutory emissions reduction targets to at least 80% below the level of net UK emissions of targeted greenhouse gases in 1990.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. Domestic transport emissions account for nearly a quarter of UK emissions; to achieve target vehicles will need to run on ultra-low emission technologies such as electric batteries, hydrogen fuel cells and plug-in hybrid technology. These changes will bring environmental benefits including improved local air quality. Encouraging the use of public transport, cycling or walking will boost the reduction in emissions.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 2 (DEFRA, 2011)	The Air Quality Strategy points to certain pollutants where national objectives are in some cases being met, and others not. Pollutants described include: lead, benzene, 1,3-butadiene, carbon monoxide, particulate matter, nitrogen dioxide, ozone, sulphur dioxide and polycyclic aromatic hydrocarbons. Levels for many of these emissions are closely related to transport use, which planning policies will need to consider means to reduce those reaching unacceptable levels.
The Air Quality (Standards) Regulations 2010	The Air Quality (Standards) Regulations transpose into English legislation the requirements of EU directives on air quality and cleaner air. It sets air quality standards for key pollutants and requires the UK to demonstrate how the standards will be achieved and maintained when compliance is breached. Particular attention is given to reducing particulate matter, a pollutant associated with transport emissions, exposure to which can exacerbate existing respiratory conditions.
National Planning Policy Framework (DCLG, 2012)	The NPPF requires local authorities to encourage solutions that result in reductions in greenhouse gas emissions and promote sustainable transport. Local plans should aim to minimise pollution, and should prevent new and existing development from contributing to or being adversely affected by unacceptable levels of air pollution.
Code for Sustainable Homes (DCLG, 2010)	Category 6 of the Code for Sustainable Homes aims to reduce the emissions of gases with high global warming impact associated with the manufacture, installation, use and disposal of foamed thermal and acoustic insulating materials. Building elements affected include roofs, walls, floors, hot water cylinders, cold water storage tanks and external doors. Credits towards achieving levels of the code can be achieved by reducing the use of materials with a high global warming impact. Application of the code is one method for

	reducing emissions at point of manufacture, installation and disposal. Such actions can contribute to the achievement of building sustainable homes.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
Local Transport Plan 3, Devon and Torbay Strategy 2011-2026 (Devon County Council, 2011)	The Devon Local Transport Plan states that technology has a key role to play in reducing emissions which affect air quality. To support the market for electric vehicles it requires a network of charging points to be delivered in convenient locations for residents. Capital priorities include improving air quality in Cullompton and Crediton through the delivery of relief/link roads.
Mid Devon Corporate Plan 2012-2015	The Mid Devon Corporate Plan notes that there are areas of poor air quality within the district, especially within the Exeter Road area of Crediton, and Cullompton High Street and Station Road. The Local Plan will need to consider how new development impacts on existing, and areas at risk of poor air quality.
Mid Devon Sustainable Community Strategy 2010-15	There are air quality issues within Crediton and Cullompton. Tackling these is a priority.
Renewable Energy, Carbon & Air Quality Study (ARUP, June 2014)	It can be seen that whilst there are important considerations in respect of energy efficiency, renewable energy, air quality and low emission strategies, these do not generally differentiate between the draft policy options on potential site allocations. Policies associated with the concentration of development around existing built development are likely to favour improved integration of renewable energy and also assist in the most optimum public transport options, which will help with the development of low emission strategies. Air quality factors are likely to count against this – as air quality considerations would naturally lead towards a “dispersal” rather than a “concentration” approach to site allocations.
Review of Preferred Sites Outlined for the Local Plan, Air Quality Assessment (ARUP, July 2014)	A more detailed assessment of air quality effects on AQMAs and the wider area of commercial development at Junction 27 and mixed use development at Junction 28. The assessment concluded that by the future assessment year of 2033, existing air quality will have improved from current levels due to improvements in vehicle fuel technologies and cleaner vehicles entering the fleet. An Assessment of cumulative local air quality impacts of the preferred development sites. Predicted total pollutant concentrations at assessed receptors, including those within the Crediton and Cullompton AQMAs, were well below the annual mean NO2 and PM10. The greatest effect occurs along the A373 and is associated with the East Cullompton preferred site. No significant cumulative air quality effects are anticipated as a result of the development of preferred sites to be taken forward in the Local Plan.
<b><u>Air quality – sustainability conclusions</u></b>	
All the air quality-related policies/strategies reviewed emphasise the need to reduce emissions as a key action to mitigate the effects of climate change.	

Reducing emissions is also a requirement in areas that suffer from poor air quality, such as in Crediton and Cullompton. Reviewed policies also encourage increasing the use of low carbon vehicles as part of a strategy to reduce emissions. These messages must be clearly reflected within the new Local Plan. The document should ensure that new development does not unacceptably contribute to poorer air quality, and that opportunities for reducing emissions are incorporated. New development should encourage the use of sustainable modes of transport, such as walking, cycling or the use of public transport. New development should also help to promote the market for low carbon vehicles by ensuring the delivery of electric vehicle charging infrastructure, or other latest technological infrastructure needed for low emission transportation.

<b><u>Biodiversity and green infrastructure</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focusing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.
'The Natural Choice' Natural Environment White Paper (DEFRA, 2011)	The paper set out a framework for protecting and enhancing the natural environment. It proposed the introduction of Nature Improvement Areas, in order to provide bigger, connected sites for wildlife to live in and adapt to climate change in both urban and rural areas. Local Nature Partnerships. It also proposed new ways for developers to provide biodiversity offsetting, to ensure wildlife sites are not lost. Also proposed were Local Nature Partnerships to strengthen joined up action across local agencies and government.
Natural Environment and Rural Communities Act 2006	The act places a duty on public authorities (replacing s74 of the Countryside and Rights of Way Act 2000) to have regard to biodiversity as far as is consistent with the proper exercise of their functions. The act also requires the government to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving biodiversity.
Countryside and Rights of Way Act 2000	Requires local authorities to have regard to nature conservation when performing rights of way functions, including power to divert ROWs away from SSSIs. The act gives greater protection to wildlife and natural features by making provisions for the conservation of biodiversity, and improving protection for SSSIs.
Wildlife and Countryside Act 1981	The act sets in place protective measures for wildlife, including wild birds and plants. The act requires local authorities to take steps to bring the protection of wildlife to the attention of the public and schoolchildren. The act (though subsequently amended) allows designation of Sites of Scientific Interest (SSSIs) setting their management and protection measures, and also allows the designation of national nature reserves.

Conservation of Habitats and Species Regulations 2010 (and Amendment 2012)	Translates the EU 'Wild Birds Directive', requiring the protection of biodiversity through the conservation of natural habitats and species of wild fauna and flora. It places a new duty on relevant authorities to protect and create bird habitats, and a duty to avoid pollution or deterioration of bird habitats. The document also states the list of European protected species of animals and plants. The regulations require land use to plans that are likely to have a significant effect on a European site to make an appropriate assessment of the implications for the site in view of the site's conservation objectives. The local authority may only give effect to the land use plan after having ascertained that it will not adversely affect the integrity of the European site.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (DEFRA, 2002)	The strategy sets a mission for the next decade requiring a halt to overall biodiversity loss, support to healthy well-functioning ecosystems and to establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. In particular, reducing environmental pressures on biodiversity is a specific concern. This will be undertaken through reforms of the planning system to ensure a strategic approach to planning for nature will be undertaken. The protection and improvement of the natural environment is a core objective of the planning system. Biodiversity offsetting will be piloted to assess its potential to deliver planning policy more effectively. Particular targets (to be achieved by 2020) include 90% of priority habitats in favourable or recovering condition, and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition. Additional targets include bigger and less fragmented areas for wildlife, with no net loss of priority habitat and an increase in the overall extent of priority habitats by at least 200,000ha.
England Biodiversity Strategy – Climate Change Adaptation Principles (DEFRA, 2008)	The document sets out principles for conserving biodiversity and protecting them from the direct and indirect impacts of climate change. The principles include conserving existing biodiversity, conserving protected areas and all other high quality habitats, conserving the range and ecological variability of habitats and species, maintaining existing ecological networks, creating buffer zones and high quality habitats, understand change is inevitable, make space for the natural development of rivers and coasts and raise awareness of the benefits of the natural environment to society.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural and local environment by recognising the wider benefits of ecosystem services; by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Distinctions in policies should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status. Policies should plan for biodiversity on a landscape wide scale; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) states that development can meet this element of the code by promoting the use of land that already has limited value to wildlife, and to discourage it from developing ecologically valuable sites.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.

South West River Basin Management Plan (Environment Agency, 2009)	The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning document take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable water management best practice through pre-application discussions with developers.
The Nature of Devon – A Biodiversity and Geodiversity Action Plan (Devon County Council, 2005)	Objectives of the action plan include ensuring that planning policies recognise the importance of biodiversity and the geological features of Devon, to ensure consideration is given to nature conservation issues in the implementation of planning, to reconcile the objectives of bio- and geodiversity conservation with the need for economic and social development in achieving environmental sustainability and to maintain a dialogue with relevant authorities leading to the identification of all sites of national or international geological heritage which do not benefit from SSSI status.
Devon Sustainable Community Strategy 2008-18	The natural environment of Devon needs to be sustained and should continue to be a priority for all those involved in planning for the future.
Mid Devon Habitats Regulation Assessment (2014)	The HRA of the Mid Devon Local Plan Review (Publication Draft version) has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. The overall HRA findings reached during the Appropriate Assessment stage have been summarised, and the justification for these is explained in more. The HRA conclusions and recommendations can be summarised as providing that the identified mitigation is implemented, adverse effects on the integrity of all European sites around Mid Devon from policy and site options in the new Local Plan (alone or in combination) will not occur in relation to: Air pollution, Changes to water quality or quantity, Physical loss or damage to offsite habitat, or noise/vibration and light pollution and Recreation.
Mid Devon Green Infrastructure Plan (2013)	The Green Infrastructure Plan promotes a network of multi-functional green space with recreational, visual and biodiversity value. It identifies existing GI assets at the landscape scale and by catchment areas within Mid Devon. GIP objectives are to promote sustainable growth and economic development, to encourage health and well-being, to adapt to mitigate climate change and to improve biodiversity.
Mid Devon Playing Fields Strategy (2010)	Priority action points include: using the development of new and replacement schools as a catalyst for appraising and improving playing field facilities; to adopt and/or continue strong statutory policies protecting existing pitches, including those on education sites; and when planning new and improved facilities, to look holistically at the whole settlement’s sporting provision – embracing public, private and education landowners.
Mid Devon Sustainable Community Strategy 2010-15	Mid Devon is a beautiful area with a high quality natural environment, bordering two national parks and the Blackdown Hills AONB, whilst there are also many Sites of Special Scientific Interest, county wildlife sites and local nature reserves. Development will need to be balanced against the priority of maintaining and enhancing the natural environment.

**Biodiversity and green infrastructure – sustainability conclusions**

The biodiversity and green infrastructure plans and strategies reviewed have at heart the need to conserve and enhance biodiversity. Policies should avoid the deterioration of habitats, and look to preserve, restore and recreate priority habitats, with no net loss in priority habitats. Development should provide net gains in biodiversity where possible, balancing the economic and social needs of development with the objectives of bio- and geo-diversity conservation. Policies should also give consideration to biodiversity enhancing development. Policies should take a holistic approach to the provision of playing fields, considering all public and private landowners.

<b><u>European sites</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for the Local Plan and SA</b>
West Somerset Local Plan to 2032 (Revised Draft Preferred Strategy)	The HRA Report for the West Somerset Local Plan: Draft Preferred Strategy (January 2012) concluded that, provided a number of specific measures were incorporated into the final Local Plan, the Plan would be unlikely to have a significant effect on any European sites. These additions (including the addition of policies relating to a bat consultation zone and a wetland birds consultation zone) appear to have been incorporated into the Revised Draft Referred Strategy. Therefore, in-combination effects with the Mid Devon Local Plan Review are not expected.
<b>North Devon and Torridge Publication Draft Local Plan (June 2014)</b>	The HRA Report for the Publication Draft Local Plan (June 2014) identified a number of potential significant effects on European sites that may occur; however recommendations for mitigation have been incorporated into the Plan and in light of those amendments, the HRA report concludes that the Local Plan is acceptable in terms of its impacts on European sites. Therefore, in-combination effects with the Mid Devon Local Plan are not considered likely.
<b>West Devon Adopted Core Strategy (2006-2026)</b>	No HRA work appears to be available for the 2006 adopted Core Strategy; therefore it is not currently possible to determine the likelihood of in-combination effects with the Mid Devon Local Plan.
<b>Adopted Teignbridge Local Plan 2013-2033 (May 2014)</b>	The HRA report for the Proposed Submission version of the Local Plan (June 2013) concluded that in the absence of mitigation measures, adverse effects on European sites cannot be ruled out. However, the report made a number of specific recommendations for mitigation and these appear to have been incorporated into the Submitted Local Plan. In light of those amendments, it is concluded that significant effects from the Local Plan are not likely and therefore in-combination effects with the Mid Devon Local Plan are also not considered likely.
<b>East Devon Local Plan 2006 – 2026</b>	The HRA Screening Report for the Core Strategy (now referred to as the Local Plan) in August 2010 concluded that significant effects on European sites could not be ruled out in relation to a number of the options for the Plan that were set out at that stage, and that

<b>(Proposed Submission Publication, November 2012)</b>	Appropriate Assessment would be required in order to consider these in more detail. No more recent HRA work appears to be available for the 2006-2026 Proposed Submission Publication Local Plan; therefore it is not currently possible to determine the likelihood of in-combination effects with the Mid Devon Local Plan.
<b>Taunton Deane (Adopted Core Strategy 2011-2028)</b>	The HRA report for the Taunton Deane Core Strategy (May 2011) concluded that, provided a number of specific mitigation measures were incorporated into the final version of the Core Strategy, significant effects on European sites were not considered likely. Those amendments appear to have been incorporated into the final version of the Plan; therefore in-combination effects with the Mid Devon Local Plan are also not considered likely.
<b>Taunton Deane Site Allocations and Development Management Plan Preferred Options (Consultation ended December 2013)</b>	Habitats Regulations Assessment for the emerging Site Allocations and Development Management Plan does not yet appear to have been undertaken; therefore it is not yet possible to draw any conclusions about the potential for in-combination effects with the Mid Devon Local Plan.
<b>Exmoor National Park Draft Local Plan (Consultation ended December 2013)</b>	The HRA report for the Draft Local Plan (October 2013) concluded that, provided a number of specific mitigation measures are incorporated into the final Local Plan, it is unlikely to have a significant effect on the conservation objectives of European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely at this stage although it will be necessary to review the next iteration of Exmoor's Local Plan to ensure that the recommendations are addressed.
<b>Dartmoor National Park Adopted Core Strategy (2008)</b>	The HRA Report for the Core Strategy (2008) concluded that, in light of the mitigation measures already in place, the Core Strategy would not have significant effects on any European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely.
<b>Dartmoor National Park Adopted Development Management and Delivery Development Plan Document (2013)</b>	The HRA Report for the Development Management and Delivery DPD (2013) concluded that, in light of the mitigation measures already in place, the DPD would not have significant effects on any European sites. Therefore, in-combination effects with the Mid Devon Local Plan are also not considered likely.
<b>Exeter City Council Adopted Core</b>	The HRA Report for the Core Strategy (2010) concluded that the Core Strategy will not have a significant negative effect on any European sites provided that all of the recommended measures set out in the HRA report are implemented. Those measures

<b>Strategy (2012)</b>	appear to have been incorporated into the final version of the Core Strategy; therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
<b>Exeter City Council Draft Development Delivery DPD (2013)</b>	Habitats Regulations Assessment for the emerging Development Delivery DPD does not yet appear to have been undertaken; therefore it is not yet possible to draw any conclusions about the potential for in-combination effects with the Mid Devon Local Plan.
<b>The Devon Waste Plan (Tracked Changes Version Incorporating Proposed Main and Additional Modifications, August 2014)</b>	The HRA Screening Report for the Options consultation paper (January 2012) screened the options and did not identify any options that were considered likely to have a significant effect on European sites, either alone or in combination with other plans and strategies. However, a number of the options were found to have potential effects but it was considered that the effects will be more appropriate for lower tier assessments, e.g. the assessment of specific minerals sites. For those options, European sites that could be affected included Dartmoor SAC, Culm Grassland SAC, East Devon Pebblebeds SAC/East Devon SPA, South Hams SAC, South Dartmoor Woods SAC, Plymouth Sounds & Estuaries SAC, Prawle Point to Plymouth Sound cSAC. Such effects would need to be subject to HRA at a lower tier of plan-making. Therefore in-combination effects with the Mid Devon Local Plan cannot be ruled out and will need to be considered in relation to these lower tier plans and associated HRA work.
<b>Devon and Torbay Local Transport Plan 3 2011-2026</b>	The Appropriate Assessment Report for the LTP3 (April 2011), provided the identified mitigation measures are implemented in full, it will be possible to conclude that the integrity of Natura 2000 sites would be maintained and the conservation objectives would be sustained across the County. Therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
<b>Somerset Future Transport Plan 2011-2026 (Somerset County Council)</b>	The HRA Report for the Somerset Future Transport Plan (October 2010) screened the policies contained in the Plan and make a number of recommendations for policy amendments and/or additions to ensure compliance with the Habitat Regulations before submission. In light of those amendments, it could be concluded that the Plan would have no significant effects on European sites. Those amendments appear to have been incorporated into the final version of the Plan; therefore in-combination effects with the Mid Devon Local Plan are not considered likely.
<b>European sites – Sustainability conclusions</b>	
The HRA of the Mid Devon Local Plan Review (Publication Draft version) has been undertaken in accordance with currently available guidance and based on a precautionary approach as required under the Habitats Regulations. Provided that the identified mitigation is implemented, adverse effects on the integrity of all European sites around Mid Devon from policy and site options in the new Local Plan alone will not occur in relation to: air pollution, changes to quality or quantity, physical loss or damage to offsite habitat or noise/vibration and light pollution, recreation. A number of recommendations for the Local Plan were made in an earlier draft of the HRA which have been address in the Local Plan this included the specific reference to the protection of European sites, traffic assessment work and discussion with South West Water that proposed growth can be accommodated without exceeding the capacity of sewage treatment works and available water supply. However, because of uncertainties that exist regarding the potential for the North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution, it is not yet possible to conclude that there will be no likely significant effects as a result of implementing the new Mid Devon local Plan in-combination with the North Devon and Torridge Plan. Further work has been commissioned to determine this impact; the Habitat Regulations Assessment will be updated to reflect the latest	



evidence.

<b><u>Climate change mitigation and energy</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Climate Change Act 2008	The act sets a framework for the UK to achieve its long-term goals of reducing greenhouse gas emissions and ensures steps taken towards adapting to the impact of climate change. The act sets statutory emissions reductions targets to be achieved by 2050 and beyond. The act sets out procedures for assessing the risks of the impact of climate change and requires Government to develop an adaptation programme which contributes to sustainable development.
The Carbon Plan: Delivering our Low Carbon Future (HM Government, 2011)	The Carbon Plan sets out how the UK will achieve decarbonisation within the framework of energy policy. Within the next 10 years the plan requires the development and deployment of new technologies that will be needed to halve emissions in the 2020s. By 2050, all buildings will need to have an emissions footprint close to zero, using better insulation, energy-efficient products and having heating from low carbon sources. Manufacturing processes will need to deliver a fair share of emissions cuts. By 2050 emissions from the power sector will need to be close to zero, electricity likely being delivered by wind farms, nuclear power stations and gas and coal-fired power stations.
UK Renewable Energy Roadmap (DECC, 2013)	The UK has made very good progress against the 15% target introduced in the 2009 EU Renewable Energy Directive. In 2012, 4.1% of UK energy consumption came from renewable sources, up from 3.8% in 2011. In Quarter 2 of 2013, renewables accounted for a record 15.5% of all electricity generated. This represents a significant increase in generation since the publication of the last Update. Overall capacity has grown by 38% over the period July 2012 to June 2013 and now stands at 19.5 GW. This, alongside a healthy set of deployment pipelines, demonstrates the progress that is being made to decarbonise our economy and secure our future electricity supply.
UK Government Sustainable Development Strategy (2005)	The strategy for sustainable development aims to enable all people to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. The strategy sets out measure to realise the vision of sustainable communities within England, in both urban and rural areas, which will ensure the delivery of sustainable development, by placing it at the centre of the planning system.
National Planning Policy Framework (DCLG, 2012)	Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon technologies. Local authorities should adopt proactive strategies to mitigate and adapt to climate change. To support the move to a low carbon future, plan for new development in locations and ways to reduce greenhouse gas emissions; actively support energy efficiency improvements to existing buildings; set standards that are consistent with Government’s zero carbon buildings policy. New

	development should consider the inclusion of decentralised energy supplies; take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. To increase the use and supply of renewable and low carbon energy developments all communities should contribute to their generation.
Planning Practice Guidance – Renewable and Low Carbon Energy (DCLG, March 2014)	The guidance assists local councils in developing policies for renewable energy in their local plans, and identifies the planning considerations for a range of renewable sources such as hydropower, active solar technology, solar farms and wind turbines. Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
Planning Practice Guidance – Minerals (DCLG, March 2014)	Guidance on the planning for mineral extraction in plan making and the application process. Oil and gas (hydrocarbons) underpin key aspects of modern society, supplying energy to power industry and heat homes, fuel for transport to carry goods and people all over the world, and raw materials to produce everyday items. Hydrocarbons remain an important part of the UK’s energy mix whilst the country transitions to low carbon energy supplies. This guidance provides advice on the planning issues associated with the three phases of extraction of hydrocarbons.
Code for Sustainable Homes (DCLG, 2010)	Category 1 (energy and carbon dioxide emissions) of the code aims to limit CO <sub>2</sub> emissions arising from the operation of a dwelling, improving the fabric energy efficiency of dwellings, encouraging the specification of low and zero carbon energy sources, promotion of cycling and the need for cycle storage. Category 3 (materials) aims to specify the use of materials with lower environmental impacts over their life-cycle.
Housing Standards Review	The Government propose a “Building Regulations only” approach, with no optional additional local standards in excess of the provisions set out in Part L of the Regulations. In Budget 2013 the Government reaffirmed its commitment to implement the zero carbon homes policy for new homes from 2016. This will be achieved through a strengthening of the energy performance requirements in Part L of the Building Regulations (incorporating carbon compliance, energy efficient fabric and services), and the delivery of allowable solutions.
Housing Standards Review Consultation (DCLG, August 2013)	It was a fundamental review of the building regulations framework and voluntary housing standards which aimed to rationalise the large number of codes, standards, rules, regulations and guidance that add unnecessary cost and complexity to the house building process - while delivering quality, sustainability, safety and accessibility. The review was undertaken by a wide range of cross sectoral stakeholder working groups and this consultation sets out their proposals on: accessibility, space, security, water efficiency, energy, indoor environmental standards, materials and process and compliance.
Devon Sustainable Community Strategy 2008-18	The county needs to reduce its carbon emissions, and incorporate necessary adaptations to manage the effects of climate change into new developments.

**Climate change mitigation and energy – sustainability conclusions**

The UK is committed to achieving targets in reducing greenhouse gas emissions in order to tackle climate change. Development has a significant part to play to help achieve these targets for reducing carbon emissions. Planning needs to minimise vulnerability to the impacts of climate change, and support the delivery of renewable and low carbon energy development. Improving the energy efficiency of the fabric of buildings, particularly by encouraging low or zero carbon energy sources will limit CO<sub>2</sub> emissions.

<b><u>Community and wellbeing (including equalities and health)</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Localism Act 2011	The aim of the act was to devolve more decision making powers from central government to local communities. The act contained a number of changes to the planning system, including the abolition of the regional strategies and the new 'duty to cooperate'. The act contains more rights for communities, including the community right to bid for assets of community value, community right to build, and neighbourhood planning.
Lifetime neighbourhoods (DCLG, 2011)	The report contains guidance on the design of neighbourhoods to make them inclusive regardless of age or disability. The components that make up lifetime neighbourhoods include good access (enabling residents to get out and about in the area they live), services and amenities (neighbourhoods with a mix of residential, retail and employment uses and access to services including health, post office, banking facilities or cash machines), safe and inclusive built environments, with locally accessible greenspace and a range of affordable housing choices (based on inclusive design principles with adaptable space/layout to meet changing needs).
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	Housing and planning policies should widely positively reflect the wide range of circumstances and lifestyles of older people, who already occupy nearly a third of all homes. Planning for homes and communities where older people can remain involved with their families, friends and communities and able to choose where and how they live. New housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	Planning policies should aim to achieve places which promote opportunities for meetings between members of the community, including through mixed-use developments, strong neighbourhood centres and active street frontages; safe and accessible developments; high quality public space, which encourage the active continual use of public areas. Policies should deliver the social, recreational and cultural facilities and services the community needs, to enhance the sustainability of communities and residential environments; should guard against the unnecessary loss of valued facilities and services; ensure that local facilities can develop in a sustainable manner; and ensure an integrated approach to considering the location of housing, economic uses and

	community facilities and services. Local authorities should take a proactive, positive and collaborative approach to ensuring sufficient choice of school places to meet community needs. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
Planning Practice Guidance – Neighbourhood Planning (DCLG, March 2014)	Provides advice on the neighbourhood planning system introduced by the Localism Act including key stages and decisions (e.g. deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum).
Code for Sustainable Homes (DCLG, 2010)	Category 7 of the code (health and well-being) aims to provide homes that promote good daylighting thereby improving quality of life, improved sound insulation to reduce noise complaints from neighbours, provision of inclusive outdoor space which is at least partially private and construction of homes that are easily accessible and adaptable.
Housing Standards Review	<p>Local authorities should plan for the current and future housing needs of a wide range of households including older and disabled people. Subject to Parliamentary approval of the necessary amendments to the Building Act 1984, Part M (access to and use of dwellings) of the Building Regulations will be amended to include two optional requirements which set out alternative provisions for accessibility and adaptability which can help to meet the needs of older and disabled people.</p> <p>The Government believe that it is right that local communities and neighbourhoods have the ability to shape the nature of new development in their local areas. However, a proliferation of localised and varying space standards creates a potentially significant barrier to delivery of housing. A new national standard is proposed – not a Building Regulation - which will offer a consistent set of requirements with regard to the internal area of new homes. This will have one set of specifications, based on a consolidation of existing space standards used by authorities across the country. Application of the standard will be optional for local authorities to use and they will need to justify its application according to evidenced needs and subject to local plan viability testing. This will help to balance the needs of local communities whilst ensuring that the home building industry can deliver at volume in a cost effective manner.</p> <p>The Government recognises the value of a single minimum security standard for new homes, based on industry’s best practice. The Government is considering the evidence on whether such a standard should be applied to all new homes, as a Building Regulation applied nationally or whether it would be more proportionate if applied on a local basis.</p>
Devon Sustainable Community Strategy 2008-18	The strategy values diversity, using equality of opportunity for everyone as a guiding principle. Another guiding principle is the need to improve access to services and opportunities. There is a wide range in life expectancy between different communities, whilst Devon has a higher proportion of older people than the rest of the South West, with the number of older people due to reach one third of the population in the next 15 years. People will also need the opportunities to influence decision making which affects them.

Mid Devon Corporate Plan 2012-2015	'Better Homes' and 'Empowering our Communities' are objectives of the plan. Actions to meet the objectives include working with partners to provide extra care schemes in Tiverton and Cullompton, improve the most deprived areas of the district, work with partners to look at issues around rural isolation and access to services.
Mid Devon Sustainable Community Strategy 2010-15	The population of the district has grown by 20% over the last 20 years and much of this increase is down to inward migration from other parts of the UK. The largest increase is among those of retirement age, and meeting the service needs of the ageing population is a priority. There also needs to be good quality education and leisure facilities for children and young people.
<b><u>Community and wellbeing – sustainability conclusions</u></b>	
The reviewed plans and strategies set out the importance of delivering an integrated approach to new development. Building mixed inclusive communities, around a strong neighbourhood centre, with a mixture of housing, economic uses, community uses and services is a priority. Access to services, the creation of safe neighbourhoods and the availability of local greenspace and quality education and leisure facilities for young people are vital in the creation of healthy, inclusive communities. The provision of accessible, adaptable properties also allows older residents or those with disabilities to remain in their communities, close to family and friends, rather than having to move as their needs change. Residents should be able to influence decisions that affect them.	

<b><u>Economy and employment</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
The Plan for Growth (HM Treasury/BIS, 2011)	The Government's economic policy objective is to achieve strong, sustainable and balanced growth evenly shared across the country and between industries. Goals include making the UK one of the best places in Europe to start, finance and grow a business (through the implementation of a presumption in favour of sustainable development, liberalisation of use classes and guarantees on planning application decision timetable) and encouraging investment and exports as a route to a more balanced economy (including through increased investment in low carbon technologies).
The Government's Response to the Mary Portas Review (DCLG, 2012)	High Streets have been left in a fragile state as people opt to visit out-of-town centres offering free parking and a range of outlets, or choose to do their shopping online. High Streets cannot rely on retail alone, and need to offer something new and different.
National Planning Policy Framework	The planning system should do everything it can to support sustainable economic growth, by planning proactively to meet the needs of business and support an economy fit for the 21 <sup>st</sup> century. Local authorities should set out a clear economic vision and

(DCLG, 2012)	strategy for their area, and set criteria or identify strategic sites for local and inward investment to meet anticipated needs. Local authorities should also support existing business sectors, whether expanding or contracting and be flexible in accommodating needs not anticipated in the plan. Long term protection of sites not likely to come forward for employment should be avoided.
Heart of the South West Local Enterprise Partnership (LEP) Business Plan	Objectives include promoting infrastructure to connect markets. Priorities include addressing existing and future constraints on business growth (emphasising the need for ongoing public and private investment to improve connections into and within the area where current connectivity is impacting on productivity and competitiveness), encouraging the roll out of future electronic communication technologies for the region, encourage a joined up approach to future housing development to secure economic prosperity (including social infrastructure and appropriate affordable housing), ensure an integrated approach to economic development recognising the constraints the planning system can place on business growth, particularly affecting rural businesses wishing to expand.
Heart of the South West Local Enterprise Partnership (LEP) Strategic Economic Plan 2014-2030 & Growth Deal 2015/16	Key to our strategy is that taking advantage of transformational opportunities should have a lasting local legacy and create area-wide benefit. This approach has been translated into three core aims. Creating the conditions for growth by Infrastructure and services to underpin growth (transport infrastructure, broadband and mobile connectivity, skills infrastructure), Maximising Productivity and Employment by stimulating jobs and growth across the whole economy to benefit all sectors (including tourism, agriculture and food and drink) and Capitalising on our Distinctive Assets by Utilising our distinctive assets to create higher value growth and better jobs (transformational opportunities, strengthening research,). The Growth Deal does not attempt to take forward all of the Strategic Economic Plan priorities, instead it focuses its attention on those priorities, where support from Government, either through the Local Growth Fund, or through other freedoms and flexibilities, can be most beneficial now.
Devon Sustainable Community Strategy 2008-18	The conditions need to be created for the county to have a strong and growing economy, ensuring maximum opportunities are available for everyone to contribute and benefit from it. There needs to be sustained investment, including in business infrastructure, communications and transport infrastructure, whilst the development of the knowledge economy should be encouraged.
Mid Devon Corporate Plan 2012-2015	'Thriving economy' is one aim of the corporate plan, in order to create a prosperous economy, sure and well-paid jobs and a sustainable environment. The aims are to increase inward investment, provide start up, relocation and expansion opportunities for businesses, provide opportunities and support to new and existing businesses and regenerate and improve the market towns.
Mid Devon Economic Development Strategy (2012)	Priorities include: increasing inward investment in the district; providing start up, relocation and expansion opportunities for businesses; provision of opportunities to support new and existing businesses; regenerating and improving the market towns; and raising skill levels, education attainment and income.
Mid Devon Sustainable Community Strategy	The economy of the district is dominated by retail and manufacturing businesses primarily focused on the three market towns. Encouraging businesses to set up or locate within Mid Devon by providing sufficient land for development is a priority. Work needs to be undertaken with local businesses to reduce the number of empty shops in the market towns.

2010-15	
<b><u>Economy and economic development – sustainability conclusions</u></b>	
<p>The planning system should support the development of strong, sustainable and balanced economic growth. Opportunities for meeting the needs of local and inward investment should be met by facilitating the growth of local businesses, both urban and rural, and providing sufficient land for employment. There should be sustained investment in business and transport infrastructure to improve connectivity. The regeneration of the market towns of the district should be supported with a particular aim to reduce the number of empty shops.</p>	

<b><u>Historic environment</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
National Heritage Protection Plan (English Heritage, 2012)	The plan seeks to ensure that England’s historic environment is not needlessly at risk of damage, erosion or loss; is experienced, understood and enjoyed by local communities; contributes to sustainable and distinctive places to live and work; and helps deliver positive and sustainable economic growth.
National Planning Policy Framework (DCLG, 2012)	Local authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, recognising that heritage assets are irreplaceable, and should be conserved in a manner appropriate to their significance.
The Historic Environment in Local Plans – Consultation Draft (English Heritage, July 2014)	The purpose of this English Heritage Good Practice Advice note is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).
Mid Devon Sustainable Community Strategy 2010-15	The district has a rich cultural heritage with many listed buildings, conservation areas and scheduled monuments. The district will need to balance development with the need to maintain and enhance the built environment.
Killerton Park Setting Study (Land Use Consultants, 2013)	The document sets out a ‘zone of potential influence’ around the historic park and garden which delineates its setting. The document identifies discrete areas within the setting that have a high significance to Killerton Park, and where impacts on the setting of the historic asset are most likely to occur.
Knightshayes Setting	The document describes the setting for the historic park and garden, which it states extends beyond the visual envelope, and

Study (The Parks Agency, 2007)	includes an assessment of the views into and out of the site and their designed or opportunist nature. The document notes that if the character and appearance of Knightshayes is to be preserved, it is necessary, as far as reasonable, for the setting to be protected from intrusive development, and that the effect on any development on the setting should be a material consideration in the planning process.
<p><b><u>Historic environment – sustainability conclusions</u></b></p> <p>The planning system should set out a positive strategy for the conservation and protection of the historic environment, considering the value it plays in delivering sustainable, distinctive places that are enjoyed by local people. A balance needs to be struck where the priorities of maintaining and enhancing the built environment are balanced against the district’s development needs. The impact on heritage assets of development should be proportionally considered in relation to their significance, with the most important nationally significant assets being given the utmost protection.</p>	

<b><u>Housing</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Laying the Foundations: A Housing Strategy for England (HM Government, 2011)	The document sets the strategy for getting the housing market moving. Priorities include increasing the supply of housing, by supporting locally planned large scale development; planning reforms to give communities more control over development, including through the Community Right to Build; stronger support for custom home building (self build); need to deliver more new affordable housing, both for rent and affordable home ownership; homes need to be well-designed, of the highest quality and environmentally sustainable; delivery of Zero Carbon Homes from 2016; new housing developments need to make suitable provision for ageing populations in the long-term, ensuring a mix of property types, including Lifetime Homes.
National Planning Policy Framework (DCLG, 2012)	The supply of housing should be significantly boosted. In order to deliver a wide choice of high quality homes, local authorities should widen opportunities for home ownership, by planning for a mix of housing basing for different groups of the community; identify the size, type, tenure and range of housing required in a location and reflecting local demand; provide affordable housing where it is needed. Housing should be located where it accords with sustainable development, and new homes within the countryside should be avoided unless there are special circumstances.
Planning Practice Guidance – Housing and Economic development needs assessment (DCLG, March 2014)	Guides councils in how to assess their housing and economic development needs.



Planning policy for traveller sites (DCLG, 2012)	There should be fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community. Local planning authorities should work collaboratively to develop fair and effective strategies to meet need through the identification of land for sites, planning over a reasonable timescale. In doing so, the Green Belt should be protected, and plan-making should aim to reduce the number of unauthorised developments. New policies should be fair, realistic and inclusive, and should increase the number of traveller sites in appropriate locations, reducing tensions between settled and traveller communities and enabling provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure whilst having due regard to the protection of local amenity and the environment.
Code for Sustainable Homes (DCLG, 2010)	The code sets nine categories of sustainable design against which new dwellings can be assessed to consider their environmental sustainability. The code sets minimum standards, which are in excess of building regulations, ranging from levels 1 to 6 (6 being the highest) against a range of criteria including energy and CO <sub>2</sub> emissions, water, materials, surface water run-off, waste, pollution, health and well-being, management, and ecology.
Housing Standards Review	As a result of the Housing Standards Review many of the requirements of the Code for Sustainable Homes will be consolidated into Building Regulations. This will require substantial changes to the content of the current Code, as well as a reconsideration of its role. In the light of this, the Government thinks that the current Code will need to be wound down to coincide with the changes incorporating the new standards coming into force. The Government will make further announcements in due course on the winding down, the transitional arrangements, and the handling of legacy developments, existing consents and affordable housing commitments being built out to current Code requirements.
The Way We Live Now (RIBA, 2012)	Consumers in the 21 <sup>st</sup> century have particular requirements within modern housing that have not always been met by housing developments in recent decades. These requirements include larger windows for natural light and higher ceilings; large main living areas for eating and socialising; layouts which take into account technology used within the home; space for private time away from other members of the household; private outside space, particularly for families, or access to green public space in urban locations; long-term and short-term storage for functional items; dedicated space for domestic utility tasks, including washing, drying and ironing clothes, as well as storing vacuum cleaners, rubbish bins and recycling; and, options for different layouts.
Devon Sustainable Community Strategy 2008-18	The shortage of affordable housing is a significant issue as average house prices are nearly 10 times average earnings in Devon. Demand for affordable housing has increased. The county will need to deliver good quality, affordable housing, with sufficient development to respond to projected growth, and include provision for the homeless and vulnerable people.
Commissioning Strategy for Extra Care Housing (Devon County Council, 2010)	Increasing numbers of people are living longer, but with more complex conditions such as dementia and chronic illnesses. By 2022 20% of the English population will be over 65, and this figure is predicted to be even higher in Devon. The provision of Extra Care Housing for older people is an important element in preventing older people from moving into residential care and increasing choice and independence. Devon intends to develop an extra care housing programme to promote the health and well being of older people who wish to live independently.

A Community Housing Strategy for Mid Devon 2010-2015	Mid Devon’s housing vision is to provide good quality housing both in terms of the condition and surroundings of existing stock and the supply of new housing. Large housing waiting lists indicate the existence of a problem with the availability of affordable housing, both in the social rental sector and home owner sector. Provision of rural affordable housing is also a priority, though local opposition to such development can be an issue, though good consultation has helped the process. The plan contains an objective of locating a suitable site in Tiverton for an extra care facility.
<b>Exeter Strategic Housing Market Assessment, (DCA, 2014)</b>	
Mid Devon Corporate Plan 2012-2015	‘Better Homes’ is a priority for the corporate plan. High rates of inward migration from other parts of the country have led to house price inflation, with prices now far outstripping local average wages. This situation is even further felt within the rural parts of the district. An ageing population also needs support to live in their own homes and suitably adapted accommodation. The district needs to ensure that there is sufficient decent housing for local residents and key workers who cannot afford to pay market prices.
Mid Devon Sustainable Community Strategy 2010-15	High inward migration has led to house price inflation, where prices have more than doubled in the last ten years, making them unaffordable for many in the district. There needs to be sufficient decent affordable housing for local residents and key workers. Also, people need to be able to remain in their homes longer as they get older.
<p><b><u>Housing – sustainability conclusions</u></b></p> <p>Nationally the country has not been building enough homes to house its population, and therefore significantly boosting the supply of homes is a priority. The proportion of the population of people above retirement age has increased and there is a need to provide appropriate housing in response. Providing for an ageing population or people with disabilities may need to be addressed through the delivery of homes that can be adapted as peoples circumstances change, or through the delivery of extra care housing. Wide variety of home types should be provided, across a range of tenures to meet the needs of the population. In response to the fact that house prices are nearly ten times local earnings, there is a need to provide affordable housing to address long social housing waiting lists. Such issues are also acutely felt in some of the more rural locations of the district, where house prices may be even higher, and will need to be addressed through affordable housing delivery to meet an identified need. Provision for the needs of gypsies and travellers should be made planned for which seeks to balance their locational, economic and social needs with the protection of amenity and the environment. There is a need for modern homes to be environmentally sustainable, and meets the consumer demands of the population, including provision of sufficient storage space and private outdoor space.</p>	

**Infrastructure**

<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
National Infrastructure Plan 2013 (HM Treasury & Infrastructure UK)	The government recognises that meeting the UK's infrastructure ambitions requires a long-term sustainable plan, which means taking a cross-cutting and strategic approach to infrastructure planning, funding, financing and delivery. That is why it published the first ever National Infrastructure Plan (NIP) in 2010, with subsequent updates in 2011 and 2012, which enabled it to take a holistic view of the challenges facing UK infrastructure and its approach to meeting them. The National Infrastructure Plan 2013 takes this further and sets out the government's plan for the next decade and beyond. For the first time brings together analysis of the UK's infrastructure needs across different sectors now and in the future, articulates the government's approach, sector by sector, to identifying and delivering the infrastructure that is needed, top 40 priority investments and is published alongside a robust forward-looking infrastructure pipeline.
Gas Generation Strategy (DECC, 2012)	Gas in an integral part of the UK's generation mix and is a reliable, flexible source of electricity. The government expects that gas will continue to play a major role in our electricity mix over the coming decades, alongside low-carbon technologies as we decarbonise our electricity system. Measures outlined in the plan are designed to ensure that: adequate gas generation capacity is available, including ensuring we maintain an appropriate capacity margin to maintain security of electricity supply; flexible plant is available to meet the intermittency associated with renewables and that the necessary gas supply infrastructure is in place to support the role of gas in generation.
National Planning Policy Framework (DCLG, 2012)	Planning policies should recognise and seek to address potential barriers to investment including a lack of infrastructure, and should identify priority areas for infrastructure provision. Local authorities should work with neighbouring and transport authorities to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities, and other major generators of travel demand. The provision of advanced, high quality communications infrastructure is essential for sustainable economic growth, and local plans should support the expansion of electronic communications networks. To meet the needs of local communities, planning policies should plan positively for community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of workshop. Policies should also take a positive, proactive approach to ensuring there is a sufficient choice of school places available to meet the needs of existing and new communities.
Mid Devon Infrastructure Plan (2014)	Mid Devon has prepared a new Local Plan for the district, which will cover the period 2013-33. The purpose of Infrastructure Plan is to identify what further infrastructure requirements are required over the 20 year period of the plan. The document sets out what infrastructure improvements will be needed to support the additional development set out in the plan, the timescale for when these will be needed, and who will provide them. It also sets out the level of resources needed to deliver the improvements, and how much will be sought from development. Ensuring development is supported by adequate infrastructure is fundamental to delivering the vision as set out in the new Local Plan.

**Infrastructure – sustainability conclusions**

The reviewed plans and strategies highlight the importance of delivering infrastructure to meet the needs of existing and new communities. The Government places great importance on the delivery of the following infrastructure as part of ensuring sustainable economic development: transportation, flood protection, communications, research, energy and waste. Community facilities and schools are important infrastructural elements that are required to meet the needs of local communities as part of the delivery of sustainable development.

<b><u>Land (including agricultural land, brownfield land and contaminated land)</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Safeguarding Our Soils: A Strategy for England (DEFRA, 2009)	Soil is a fundamental and essentially non-renewable natural resource, providing an essential link between the components that make up our environment. Soils vary hugely from region to region and even from field to field. Soils perform valuable functions including nutrient cycling, water regulation, carbon storage, support for biodiversity and wildlife, and providing a platform for food and fibre production and infrastructure. Soils have been degraded by human actions, and are vulnerable to erosion, compaction and loss of organic matter; such changes are likely to be exacerbated by climate change. By 2030 all England’s soils will be managed sustainably and degradation threats tackled successfully. Planning decisions must take sufficient account of soil quality, particularly when significant areas of the best and most versatile agricultural land are involved. The document also considers the need for local authority officers to make proportionate and robust decisions regarding the remediation of contaminated land. Sustainable remediation that does not involve the wholesale removal and replacement of soil should be encouraged.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute and enhance the natural environment by protecting and enhancing soils. It should prevent new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability. The planning system should, where appropriate, seek the remediation and mitigation of despoiled, degraded, derelict, contaminated and unstable land. Plans should allocate land with the least environmental or amenity value. The re-use of land that has been previously developed (brownfield) should be encouraged (provided it is not of high environmental value). The development of lower quality land should be prioritised over the best and most versatile agricultural land. Local authorities can set their own approach to determining housing densities to reflect local circumstances.
Code for Sustainable Homes (DCLG, 2010)	Category 9 (ecology) of the code aims to promote development on land that already has a limited value to wildlife and discourages the development of ecologically valuable sites. An additional aim is to promote the most efficient use of a building’s footprint by ensuring that land and material use is optimised across the development.

Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan under DM13 Housing sizes.
<p><b><u>Land – sustainability conclusions</u></b></p> <p>Soil is a fundamental natural resource that has been degraded by human action. Soils should be protected and enhanced. Planning should consider allocating or developing land with the least environmental value, prioritising lower quality land. Consideration of the soil quality of best and most versatile agricultural land, and the need to remediate contaminated land should be a planning consideration. When considering development, the use of land should be optimised across a site to ensure the efficient use of building footprints whilst setting a density of development appropriate to local circumstances.</p>	

<b><u>Landscape</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Countryside and Rights of Way Act 2000	Places a duty on relevant authorities in exercising their functions, to have regard to the effect on land in an AONB, and to have regard to the purpose of conserving and enhancing the natural beauty of the AONB.
National Character Areas (Natural England)	National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.
National Planning Policy Framework (DCLG, 2012)	The planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes. Great weight should be given to conserving landscape and scenic beauty of National Parks and Areas of Outstanding Natural Beauty, and planning permission for major development in these designated areas should be refused except in exceptional circumstances.
Devon Landscape Policy Group Advice Note No. 2: Guidance on the siting, design and assessment of wind and solar PV developments in	Devon is faced with a wide range of challenges arising from a changing climate. Balancing the need to support the transition to a low carbon future and the need for energy security with the management of Devon’s unique and valued landscape is one of these challenges. The landscape is also a major contributor to a strong tourism industry. The conservation of special landscape character is a core principle of the NPPF. However, Devon also has good conditions to produce wind and solar electricity, but it is important that the characteristics of Devon’s landscape are not unacceptably harmed by poor design or inappropriate siting of renewable or low carbon technologies.

Devon (June, 2013)	
Dartmoor National Park Authority Core Strategy (2008)	Purposes of the park are to conserve and enhance the natural beauty of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities. The core strategy sets a vision for the park, highlighting the distinctive characteristics and special qualities of Dartmoor and points to the role of planning in sustaining those qualities.
Blackdown Hills AONB Management Plan 2014-19	The Management Plan sets out the policy framework for the conservation and enhancement of the Blackdown Hills AONB for the next five years. It describes the special qualities of the area and why the AONB is important, sets out an agreed vision for its future, identifies the challenges and opportunities for the area, and how these will be tackled. The Management Plan sets out the objectives and policies for managing the AONB that will work towards achieving the longer term vision. There are three main themes divided into several topics; Landscape - topics related to the primary purpose of conserving and enhancing natural beauty, Sustainable Development – topics related to the secondary purposes of recognising the economic and social needs of the local community, promoting sustainability and recreation and finally Communication and Management – the core functions of AONB management.
<b><u>Landscape – sustainability conclusions</u></b>	
Devon has a unique and valued landscape, which also contributes towards the tourism attraction of the county. Mid Devon has borders that are adjacent or in close proximity to two national parks, whilst the Blackdown Hills Area of Outstanding Natural Beauty crosses the east part of the district. Planning policies should offer protect valued landscapes, offering protection and enhancement of the most valued landscapes such as national parks and AONBs. The protection of the landscape needs to be balanced against the challenge of mitigating the effects of climate change through the transition to a low carbon future, particularly achieved through the development of renewables technologies, which are often located in rural areas.	

<b><u>Minerals</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
National Planning Policy Framework (DCLG, 2012)	Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, minerals represent a finite resource, and it is important to make best use of them to secure their long-term conservation.
Planning Practice Guidance – Minerals (DCLG, March 2014)	Guidance on the planning for mineral extraction in plan making and the application process.
Code for Sustainable Homes (DCLG, 2010)	Category 3 of the code (materials) states that consideration of the environmental impact of materials can contribute to the development of sustainable homes. This part of the code aims to specify materials with lower environmental impacts over their life-

	cycle; to promote the specification of responsibly sourced materials for the basic building elements, as well as finishing elements.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
Devon Minerals Plan 2011-2031 (Options Consultation, 2011)	Devon has minerals that are of national, and in some cases, international importance. The objectives of the document include: securing mineral development with minimal transportation by road while conserving environmental assets; making prudent use of existing resources; reinforce the distinctiveness of Devon's built environment through appropriate use of local sources of materials; safeguard mineral resources and associated infrastructure; manage mineral development in a manner that protect Devon's communities from adverse impacts and conserves the environment.
Minerals Local Plan (Devon County Council, 2004)	Objectives of the plan including: striking a balance between the demand for minerals and the need to protect the environment, having regard to sustainable development; to maintain a stock of reserves; to re-use waste minerals to reduce the requirement for new resources; to protect the County's earth science and nature conservation interest, historic environment, water environment and landscape character; to identify Mineral Working Areas; to consult with communities; and to prevent sterilisation of mineral resources by other development.
<b><u>Minerals – sustainability conclusions</u></b>	
There needs to be a sufficient supply of minerals to ensure the long-term ability to deliver infrastructure and development. The need for a supply of minerals needs to be balanced with the priority of protecting the environment. Planning for minerals extraction does not fall within the remit of Mid Devon District Council, being instead undertaken by Devon County Council. However, the consideration of the environmental impact of materials used in buildings and the desire to promote locally sourced materials is a district issue, as is the effect on local communities who are close proximity to mineral workings.	

<b><u>Rural areas</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Rural Statement (DEFRA, 2012)	Rural areas are home to one-fifth of the English population, and 28% of England's businesses. The key priorities include wanting rural businesses to make a sustainable contribution to national growth; engaging directly with rural communities; wanting rural people to have fair access to public services and be actively engaged in shaping the places in which they live.
Rural Economy Growth Review (DEFRA, 2011)	Businesses in rural areas make a substantial contribution to the national economy, generating about 22% of employment. Between 2001 and 2009, the population of England's rural areas grew 10% faster than urban areas. There are strong interdependencies between market towns and their rural hinterlands. Smaller businesses play a relatively strong role in rural areas, accounting for

	over 50% of employment in rural areas, whilst home working rates are more than twice as high in rural than urban areas. Growth of rural businesses is restricted by broadband coverage, with 23% of rural household having no or slow connections. Populations of rural areas tend to be older than urban populations, and there are a substantially lower proportion of ethnic minority backgrounds.
Foresight. The Future of Food and Farming (Government Office for Science, 2011)	The global food system will experience an unprecedented confluence of pressures over the next 40 years. Population size will increase, raising demand, whilst competition for land, water and energy will intensify, while the effects of climate change will become increasingly apparent. Priorities for action include making sustainable food production central in development; working on the assumption there is little new land for agriculture; promoting sustainable intensification; including the environment in food system economics; reducing waste; anticipate major issues with water availability for food production and work to change consumption patterns.
National Planning Policy Framework (DCLG, 2012)	National planning policy encourages supporting economic growth in rural areas to create jobs and prosperity. This can be achieved through supporting sustainable business growth, development and diversification of agricultural activities, supporting rural tourism and retaining local services. The economic value of retaining the best and most versatile agricultural land should be considered.
Planning Practice Guidance – Rural Housing (DCLG, March 2014)	Guides councils in how to consider rural housing policies.
Mid Devon Sustainable Community Strategy 2010-15	In a rural district, access to vital services can be a significant problem. Communities in rural areas need access to facilities and services they need. Isolated small rural communities experience issues with transport and declining services. Broadband speeds needs to be increased in rural areas.
<b><u>Rural areas – sustainability conclusions</u></b>	
The population in rural areas has grown at a greater rate than urban areas in last decade. Rural businesses make a substantial contribution to the economy and should be supported to grow. Agriculture remains an industry that has faced many challenges in recent decades and such enterprises should be supported to diversify in order to benefit the rural economy. Rural areas experience social issues such as poor access to services and facilities, whilst the growth of their economies may be hampered by poorer broadband speeds.	

<b><u>Transport</u></b>	
<b>Plans/programmes/ strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Department for	DfT priorities include: continuing to develop the preparations for a high speed rail network; improving existing rail network and



Transport Priorities (gov.uk, 2014)	creating new capacity; tackling congestion on roads; continuing to improve road safety; encouraging sustainable local transport; promoting lower carbon transport, such as walking and cycling; supporting the development of the market for electric and other ultra-low emission vehicles; supporting the development of aviation; and maintaining high standards of safety and security for passengers and freight.
Door to Door: A strategy for improving sustainable transport integration (DfT, 2013)	The government wants more journeys to be made by public transport, cycling and walking. The vision is for an inclusive, integrated and innovative transport system where the use of sustainable transport is made more attractive for the entire door-to-door journey. Specific actions to achieve these goals include investing in high-quality cycling and walking environment, particularly close to train and bus stations; and ensuring the future needs of society are considered at the beginning of any new developments, so that interchange facilities can be designed around expected customer needs from the outset.
Creating Growth, Cutting Carbon: making sustainable local transport happen white paper (DfT, 2011)	The document sets a vision for a transport system that is an engine for economic growth, but is also greener and safer and improves quality of life. It notes that investment on its own is not enough, as people will need to make transport choices that are good for society as a whole. Two-thirds of all journeys are less than five miles – many of which could be easily walked, cycled or undertaken on public transport. Many drivers would be willing to drive less (particularly for shorter trips), if practical alternatives were available. The report highlighted key areas which needed to be addressed to encourage more people to use sustainable travel options including: making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities.
National Planning Policy Framework (DCLG, 2012)	Transport policies have an important role to play in facilitating sustainable development. The transport system needs to be balanced in favour of sustainable transport modes, giving people a choice about how they travel. Different approaches will be required within different communities. Developments that generate significant movement should be located where the need to travel is minimised and the use of sustainable modes of travel maximised. Developments should exploit opportunities for sustainable development and designed to: accommodate efficient delivery of goods; give priority to pedestrian and cycle movements and have access to high quality public transport facilities; create safe and secure layouts which minimise conflicts between different transport groups; incorporate facilities for charging low emission vehicles; and consider the needs of people with disabilities.
Local Transport Plan: Devon and Torbay Strategy 2011-2026	Devon and Torbay's transport system will offer business, communities and individuals safe and sustainable travel choices. The transport system will help to deliver a low carbon future, a successful economy and a prosperous, healthy population living in an attractive environment. Objectives include: deliver and support new development and economic growth; making best use of transport network and protect existing transport assets; work with communities to provide safe, sustainable and low carbon transport choices; strengthen and improve the public transport network; and make Devon the 'place to be naturally active'.
Code for Sustainable Homes (DCLG, 2010)	Category 1 of the code (energy and carbon dioxide emissions) can be delivered in part by the provision of cycle storage space within new dwellings. The code states that the wider use of bicycles as transport reduces the need for short car journeys and the

	associated CO <sub>2</sub> emissions.
Housing Standards Review	Government considered a range of issues in the Housing Standards Review consultation. The Government subsequently considered a Technical consultation for a Nationally described Space Standard. These standards are reflected in the Local Plan in DM13 Housing sizes.
<b><u>Transport – sustainability conclusions</u></b>	
Reducing carbon emissions produced as a result of transportation is a national priority. This can be achieved by increasing opportunities for the use of sustainable modes of transport, such as public transport, walking and cycling; through the delivery of opportunities to increase the use of electric vehicles and improving the connections between various modes of transportation. Improve the condition of local transport network, protecting existing transportation assets. Ensure safe and sustainable transport options are available to communities.	

<b><u>Waste</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
Department for Communities and Local Government: Waste Priorities (gov.uk, 2014)	The main objective of government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource where possible. Waste should be managed according to the ‘waste hierarchy’ of prevention, reuse, recycling and composting, and then using waste as a source of energy, with disposal (waste going to landfill) being a last resort. Objectives of government waste policy include: preparation of planning strategies by local authorities in which communities take more responsibility for their own waste; handling waste safely, without endangering human health and without harming the environment, and disposing of waste on one of the nearest appropriate places; assessing the suitability of waste sites, including the physical and environmental constraints on development and the cumulative effect of previous waste disposal facilities on the well-being of the local community.
Planning Policy Statement 10: Planning for Sustainable Waste Management (DCLG, 2011)	Key objectives for local authorities include: helping to deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be catered for; providing a framework within which communities take more responsibility for their own waste; help implement the national waste strategy; help secure the recovery or disposal of waste without endangering human health and harming the environment; ensure the design and layout of new development supports sustainable waste management.
Updated national waste planning policy: Planning for	Alongside the intention to have a more streamlined policy approach on waste, National policy has been revised to reflect the Government’s aspirations for waste management and changes made necessary due to the implementation of provisions in the Localism Act 2011. Changes include emphasising the need to increase the use of waste as a resource, placing greater emphasis on

sustainable waste management (Consultation, July 2013)	the prevention and recycling of waste, while protecting human health and the environment, as well as reflecting the principles of proximity and self-sufficiency. The policy stresses the importance of close co-operation between waste planning authorities, encourages the use of heat as an energy source where energy from waste development is being considered and removes the former reference in policy that waste planning authorities should give significant weight towards locational needs and wider environmental and economic benefits when considering waste planning applications in the Green Belt.
Waste Strategy for England (DEFRA, 2007)	Objectives of the strategy are to: decouple waste growth from economic growth and put more emphasis on prevention and re-use; meet and exceed landfill diversion targets; increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; secure investment in infrastructure needed to divert waste from landfill; and get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Code for Sustainable Homes (DCLG, 2010)	Category 5 of the code (waste) has the aim of providing adequate internal and external storage space for non-recycling waste and recyclable household waste. The code also aims to promote resource efficiency via the effective and appropriate management of construction site waste. Additional credits can be achieved by promoting the provision of compost facilities to reduce the amount of household waste sent to landfill.
Housing Standards Review	This consultation also includes changes to guidance contained in Approved Document H on external waste storage. The Government is committed to do all it can to tackle “bin blight” and the proposed changes will clarify the existing provisions and help to ensure external waste storage is properly considered in new housing development.
Devon Sustainable Community Strategy 2008-18	Waste production will need to be reduced so that resilience on landfill is decreased, whilst the need to process waste overall is reduced, whilst recycling of all types needs to increase.
Devon Waste Plan: Pre-submission (2013)	The Devon Waste Plan provides the policy framework for decisions by Devon County Council on planning applications for waste management development over the period to 2031. The Vision is supported by six Objectives that identify how sustainable waste management will be achieved, including targets for recycling and energy recovery and measures for the provision of waste management capacity, addressing climate change, supporting communities and businesses, conserving and enhancing Devon’s environment, and the transportation of waste.
Devon County Waste Local Plan (2006)	The objectives of the plan are: to promote encourage communities to take more responsibility for the waste they create; to minimise any adverse effects on human health and the environment caused by the introduction of waste management facilities, and to enhance the local environment when considering plans for site restoration, after-use and aftercare; to ensure than any proposal for a waste management facility is achieved in as sustainable a manner as possible; to ensure that the management of waste is undertaken in accordance with the ‘waste hierarchy’ of reduction, re-use, recycling and composting, energy recovery and disposal; to encourage the provision of waste management facilities at or close to major centres of population; to ensure Devon’s waste is treated or disposed of within the County; and to promote the establishment of an effective and integrated network of

	waste management facilities to serve national, regional, sub-regional and local needs.
Mid Devon Waste Strategy & Recycling Plan 2008 to 2013	Priority 1 is to reduce waste, particularly the amount of municipal waste going to landfill, increasing the 'dry' recycling rate, offering opportunities to participate in organic waste composting, and work with Devon County Council to secure provision of a Recycling Centre in the Culm Valley area.
Mid Devon Corporate Plan 2012-2015	A priority of the plan is to reduce the amount of waste going to landfill and increase recycling/composting.
Mid Devon Sustainable Community Strategy 2010-15	The district needs to reduce the amount of waste that goes to landfill.
<b><u>Waste – sustainability conclusions</u></b>	
National waste priorities are to protect human health and the environment whilst ensuring the delivery of sustainable waste management. Reducing the carbon footprint of waste will also contribute towards tackling climate change. New development should contribute to sustainable waste management, through the application of the waste hierarchy where disposal is the last resort, instead prioritising re-use, recycling or recovery.	

<b><u>Water</u></b>	
<b>Plans/programmes/strategies reviewed</b>	<b>Key messages for Local Plan and SA</b>
European Water Framework Directive (European Commission, 2000)	The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. It provides an opportunity to plan and deliver a better water environment, focussing on ecology. It provides an opportunity to plan and deliver a better water environment through river basin management planning.
Flood and Water Management Act 2010	The act gives the Environment Agency a strategic overview of the management of flood and coastal erosion risk in England. It also requires upper tier authorities (locally this is Devon County Council) responsibility for preparing a strategy for managing flood risk from groundwater, surface water and other watercourses. The act places a duty on local authorities to aim to make a contribution towards the achievement of sustainable development when discharging flood management functions. The act introduces standards for the design, construction, maintenance and operation of new rainwater drainage systems, including sustainable drainage systems, and introduces an approving body (which is generally the local authority).
Water for people and the environment	The strategy sets out how the Environment Agency believes water resources should be managed to 2050 and beyond, to ensure that there will be enough water for people and the environment. The strategy sets out the EAs role to manage the water resources,

<p>– Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>and plan how to use them in a sustainable way. It notes that pressures on water resources are growing, given that more houses are being built, population is increasing and forecasts show we will use more water. The strategy sets out how the EA believes water resources should be managed to deliver a secure supply and safeguard the environment.</p>
<p>Water Resources Strategy Regional Action Plan for the South West (Environment Agency, 2009)</p>	<p>The action plan shows how the South West region will meet the challenges posed by pressures on water resources over the next 50 years. Actions include ensuring the water supply and demand is resilient to the effects of climate change, reducing carbon emissions associated with the supply of water, managing catchments better to protect water resources, enhancing biodiversity, reducing flood risk and improving the water efficiency of new housing and commercial developments.</p>
<p>National Planning Policy Framework (DCLG, 2012)</p>	<p>The NPPF requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk and water supply and demand considerations. New development should be planned to avoid increased vulnerability to the impacts arising from climate change. Local authorities should prevent new and existing development from contributing to or being put at unacceptable risk from water pollution. Local authorities should plan strategically and work with other authorities for the provision of infrastructure for water supply and flood risk. Development should be directed away from areas at highest risk of flooding. Land should be safeguarded that is required for current and future flood management. New development should reduce the causes and impacts of flooding, and should not increase flooding elsewhere.</p>
<p>Planning Practice Guidance – Water Supply, Waste Water and Water Quality (DCLG, March 2014)</p>	<p>Advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure.</p>
<p>Planning Practice Guidance – Flood Risk and Coastal Change (DCLG, March 2014)</p>	<p>Advises on how planning can take account of the risks associated with flooding and coastal change in plan-making and the application process.</p>
<p>South West River Basin Management Plan (Environment Agency, 2009)</p>	<p>The plan is prepared under the European Water Framework Directive, which requires all EU countries throughout the European Union to manage the water environment to consistent standards. Priorities for local government include ensuring that local planning documents take into account the objectives of the SWRBMP, actions to reduce the physical impacts of urban development on artificial or heavily modified water bodies, promotion of the use of sustainable urban drainage systems and promote sustainable</p>

	water management best practice through pre-application discussions with developers.
Code for Sustainable Homes (DLCG, 2010)	Category 2 (water) of the code is mandatory, and requires a reduction of potable water in the home from all sources, through the use of water efficient fittings, appliances and water recycling systems. Category 4 (surface water run-off) is mandatory and requires the design of surface water drainage for housing developments which avoid, reduce and delay the surcharge of rainfall run-off to watercourses and public sewers using sustainable drainage techniques. This protects receiving waters from pollution and minimises the risk of flooding.
Housing Standards Review	The Government propose to introduce a new, tighter level of water efficiency into the Building Regulations, to be set at 110 litres/person/day (lpd). This would be an optional higher level in addition to the current level of 125 lpd which could only be applied in areas with specific local needs (such as water stress). This would be chosen by the local authority. Government is considering the best way to define areas of water stress to ensure this works in practice.
A Warm Response - Our Climate Change Response (Devon County Council, 2005)	A strategic objective of the plan is to adapt to climate change by 'climate-proofing' for current and future weather hazards, in particular the impact of flooding. Consideration of actions required for the maintenance or adaptation of strategic infrastructure such as the built environment, transport network and utilities.
Devon Sustainable Community Strategy 2008-18	The county will need to incorporate necessary adaptations to mitigate the effects of climate change and flooding into new development.
Mid Devon Strategic Flood Risk Assessment (2014)	The Mid Devon SFRA update has considered all sources of flooding, including fluvial, pluvial, groundwater, canal, reservoir and sewer flooding, within the Mid Devon District. An assessment of the flood defences in the District has been undertaken, including defence condition and standard and the residual risk. Flood risk has been assessed on all sites highlighted within the draft Local Plan. Guidance for the requirements for a site specific Flood Risk Assessment for these sites is provided, as well as general guidance, throughout the SFRA, on flood risk assessment for any development proposals within the Mid Devon District. The updated Flood Map for Surface Water is provided, indicating the likelihood of surface water flooding in the Mid Devon District. Surface water flooding is a risk in many of the areas. Advice has been provided regarding suitable SuDS options. A broad scale assessment of Critical Drainage Areas has been undertaken.
<b><u>Water – sustainability conclusions</u></b>	
Managing flood risk and the effects of climate change is a key European, national and local priority, particularly as Mid Devon has suffered serious flooding in the past. There is also growing pressure on water resources and a need to improve resource efficiency. In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce surface water run-off which can contribute to flooding. Water bodies should be protected from the effects of pollution, and there should be no reduction in their quality or status.	