

Appendix D Summary of Panel Recommendations

This appendix provides a summary of the recommendations contained in chapters 2 to 13 of the report.

Chapter 2 The Overall Approach

Recommendation 2.1

Modify the plan by:

- (i) putting both the aims and objectives in shaded boxes, to emphasis their equal importance, and to ensure that they are presented separately from the explanatory text;
- (ii) changing the title of the boxes from "Aim" to "High Level Policy Aim"; and
- (iii) showing within the explanatory text how the policies and proposals within the plan derive from the high level policy aims.

Recommendation 2.2

Modify the plan by:

- (i) adding to the explanatory text after paragraph 2.22 clarification of the way in which the aims and objectives of the plan and RPG 10 are linked;
- (ii) removing the RPG objectives from the explanatory text; and
- (iii) deleting the four Themes.

Recommendation 2.3

Modify the plan by:

- (i) indicating within the explanatory text the interaction between the various aims and objectives; and
- (ii) explaining within paragraph 2.22 of the explanatory text that the aims are not set out in priority order.

Recommendation 2.4

Modify the title of Aim 1 by including the word “enhancement”, and re-word the aim to better reflect the RPG 10 objective of maximising the benefits to the environment.

Recommendation 2.5

Modify Aim 4 and the associated objectives 4a, 4c, and 4d in accordance with the revised wording proposed in the Joint Structure Plan Authorities statement for Matter DSP1/1, Appendix 1, taking account of our recommendation 2.1.

Recommendation 2.6

- (i) Within the explanatory text to the aims and objectives, identify the sustainable development themes that have a relationship with the particular higher level policy aims.
- (ii) Further modify Aim 2 to “minimise the risk of flooding to people and places”.

Recommendation 2.7

- (i) Further modify the aims and objectives in accordance with the proposed changes in the Joint Structure Plan Authorities’ statement for Matter DSP1/1, Appendix 1.
- (ii) Further modify objective 5f to read: “Provide for economic restructuring, including the diversification of farm businesses, in the rural areas”.
- (iii) Add to the explanatory text in paragraphs 2.29 - 2.30 a clarification of the meaning of “self sufficiency”.

Chapter 3 Spatial Strategy**Recommendation 3.1**

Modify the plan by deleting the areas of economic activity and amend any elements of the explanatory text and key diagram accordingly.

Recommendation 3.2

- i) Do not modify the plan in accordance with proposed pre-examination change Diagrams 6, 7 and 8, but
- ii) express the principal urban areas on the key diagram only, and there by a generalised line showing the extent of the continuous built up areas,
- iii) indicate the major strategic developments by symbols, and
- iv) modify the explanatory text to make it clear that the delineation of the principal urban areas has no intrinsic policy significance.

Recommendation 3.3

- i) Modify the plan by deleting references to 'market and coastal towns' in the explanatory text and only refer to 'area centres'.
- ii) Delete Table 1 on page 32 of the plan.
- iii) Modify policy ST5 in accordance with the pre-examination changes (subject to Recommendation 3.1) but substitute "area centres" for "market and coastal towns" and delete the final sentence about rural areas and replace it with a form of wording along the following lines:

"In local centres, development should be limited to a scale consistent to meet local needs, where this can be accommodated without generating unnecessary travel."
- iv) Modify policy ST15 to add wording along the following lines at the end of the first sentence "and only those needs".
- v) Modify policy ST16 by deleting the final two sentences relating to rural areas and open countryside.
- vi) Note recommendations in Chapter 4 relating to policies ST15 and ST16.

Recommendation 3.4

- i) Do not modify the plan in accordance with the pre-examination changes to policy ST2, but
- ii) delete policy ST2 and incorporate the text, if required, into the explanatory text.

Chapter 4 Development Provision and Distribution**Recommendation 4.1**

Modify the plan by providing annual house building figures for the local planning authority areas.

Recommendation 4.2

- (i) Do not modify the plan in accordance with the proposed pre-examination changes to policy ST18.
- (ii) Modify policy ST18 to indicate that in providing for housing development in accordance with proposal ST17, local plans should ensure that adequate provision is made for affordable housing based on an up-to-date assessment of need, and should secure affordable housing which best meets the needs of the area.
- (iii) Add to the explanatory text additional guidance on the need for affordable housing in Devon as compared with the south west region, and to identify those parts of the county likely to have affordable housing needs above or below the Devon average — based on a strategic assessment of housing affordability in each area.

Recommendation 4.3

Modify the plan by adding a new policy requiring local plans to include policies about the mix and type of housing which best meets the needs of the local community.

Recommendation 4.4

Modify proposal ST17 by:

- (i) deleting the reference to the provision for the development of a specific quantity of employment land; and
- (ii) deleting the employment land figures from the table.

Recommendation 4.5

Modify the explanatory text by:

- (i) adding the need for local planning authorities to re-assess their employment land provisions in accordance with national and regional guidance so that they accurately reflect the current and future needs of the area;
- (ii) adding an emphasis on the requirement for an increase in the quality of the sites available so a range of employment needs can be met; and
- (iii) changing the title of the section from "Safeguarding Employment Land" to "Re-assessing and Safeguarding Employment Land".

Recommendation 4.6

Modify policy ST20 to more accurately reflect the latest ministerial statement and PPG3 paragraph 42.

Recommendation 4.7

- (i) Add to the explanatory text at paragraph 3.115 a clearer justification for the strategic employment sites in terms of their relationship with other existing and proposed developments and infrastructure.
- (ii) Add to the body of policy ST19 a direction that local plans should include policies to ensure that the strategic sites are developed in a sustainable way and to a high environmental standard.
- (iii) Note our recommendation on further modifications to policy ST19 in Chapter 10.

Recommendation 4.8

- (i) Modify ST21(2) in accordance with the pre-examination changes.
- (ii) Delete ST21(3), and do not modify it in accordance with the pre-examination changes.
- (iii) Replace ST21(3) with:

“ST21(3) those area centres and their associated hinterlands where a need for regeneration has been identified by the local community to address environmental, social or economic disadvantage.”
- (iv) Make clear in the explanatory text that sub paragraphs (1), (2) and (3) are set out in order of priority.
- (v) Set the wider context in the explanatory text for the plan’s role in regeneration.

Recommendation 4.9

- (i) Delete policy ST22 and the Priority Area for Rural Regeneration.
- (ii) Ensure that the additional text referred to in recommendation 4.8(v) explains the role of policy ST21 in regeneration and economic restructuring in the rural areas, referring to policies ST15 and ST16 as we recommend below that they be modified.
- (iii) Modify policy ST15 by adding:

“These towns should generally be the seat of the land use needs for rural regeneration and economic restructuring.”
- (iv) Modify policy ST16 by adding:

“Elsewhere, local plans should make it clear that successful proposals for local regeneration needs will be of small scale, recognising landscape and other constraints (including accessibility) and the spatial strategy generally.”

Chapter 5 Transport

Recommendation 5.1

Modify policy TR1 in accordance with the pre-examination changes and add a further strategic priority:

"6) Minimise the impact of transport on the environment."

Recommendation 5.2

Modify policy TR3 in accordance with the pre-examination changes apart from:

TR3(2): do not delete "discourage car based travel" from line 2;

TR3(3): do not delete "minimise private car use" from line 2; and
insert "and" in line 2 after "...car use".

Recommendation 5.3

(i) Delete policy TR12 and modify policy TR10 in accordance with the pre-examination changes, but:

TR10(2) delete "main Areas of Economic Activity (AEAs)" and replace it with "principal urban areas".

Add "Where a need has been established" to "Provision should be made for new ...", and move this sub paragraph above the previous one.

(ii) Modify proposal TR17 in accordance with the pre-examination changes, but delete:

"A30/A303 — Marsh to Honiton and A35 Eastern Bypass" and the footnote which applies to them; and

clarify the scheme descriptions of "A30 (east)/M5 — improved Junction 29 approach capacity" and "A30 Exeter Airport Junction Link Road" and ensure that the descriptions are consistent throughout the plan.

Chapter 6 Landscape and Renewable Energy**Recommendation 6.1**

Modify policy CO1 in accordance with the pre-examination changes.

Recommendation 6.2

Add to the explanatory text within paragraphs 4.6-4.9:

- (i) clearer guidance on the relationship between the landscape character area approach and the policy designation approach;
- (ii) the need for district councils to work closely together to produce policy frameworks which are cross-border;
- (iii) a reference to the source document for Map 9, and the relevant information that this document contains;
- (iv) the importance of the biodiversity within Devon's landscapes, and the link between policy CO1 and CO9; and
- (v) consistency in the titles of the Landscape Character Zones.

Recommendation 6.3

- (i) Modify policy CO4 by deleting the sentence "New development should therefore only be provided for where it would be limited in scale and visual impact".
- (ii) Consider deleting Map 5, but if it is retained, modify it to reflect areas of strategic landscape and development constraint more accurately.

Recommendation 6.4

Modify policy CO4 in accordance with the pre-examination changes.

Recommendation 6.5

Delete Map 11 from the plan.

Recommendation 6.6

Add to the explanatory text within paragraphs 4.44-4.48:

- (i) an indication of the ways in which Biodiversity Action Plans can link to the work carried out on the Landscape Character Zones, and
- (ii) the relationship between policies CO1 and CO9; and
- (iii) an indication of the ways in which English Nature's Natural Areas Initiative can inform the planning process.

Recommendation 6.7

Add to the explanatory text within paragraphs 4.59-4.65:

- (i) the importance of the need for renewable energy generation, set within the wider national and international context, including the targets and aims of the Energy White Paper; and
- (ii) a paragraph highlighting the importance of joint working between the local planning authorities and interested parties and the commitment to producing supplementary planning guidance in the form of a countywide action plan for renewable energy.

Recommendation 6.8

- (i) Do not modify policy CO12 in accordance with the pre-examination changes.
- (ii) Remove the list of five priorities from the policy, and put them within the explanatory text, with an explanation that they are listed in no particular priority order. To reinforce this, the numbering should be removed and replaced with bullet points.
- (iii) Delete the last sub paragraph of policy CO12.
- (iv) Modify the remainder of policy CO12 along the following lines:

“Provision should be made for renewable energy developments, including offshore developments, to contribute towards the regional target of 11-15% of electricity production from renewable sources by 2010, subject to the consideration of their impact upon the qualities and special features of the landscape and upon the conditions of those living or working nearby.”

Recommendation 6.9

- (i) Modify the area of search identified on the Key Diagram to include the area north of Barnstaple and south of Ilfracombe not covered by landscape designations.
- (ii) Further modify policy CO12 to include a reference to the area of search.

Recommendation 6.10

Add to the explanatory text within paragraph 4.65:

- (i) a clearer justification of the area of search as the area with the greatest potential for on-shore wind to energy development at a strategic scale;
- (ii) an explanation that other sites outside of the area of search will be considered for on-shore wind to energy developments if they prove to be suitable; and
- (iii) a recommendation that each local planning authority draws up its own area of search within their district.

Recommendation 6.11

Remove the reference to the priority area for rural regeneration within policy CO12, the explanatory text, and any other reference to it within the plan.

Chapter 7 Plymouth Sub Region

Recommendation 7.1

Modify proposal ST17:

- (i) to delete reference to allocations in the Plymouth area of economic activity and replace it with allocations in the corresponding principal urban area; and
- (iii) to provide for 10,000 dwellings in City of Plymouth in the plan period and for 4500 in or adjoining the South Hams part of the Plymouth principal urban area.

Recommendation 7.2

- (i) Modify proposal ST19 as follows:

Delete: "Plymouth AEA" and replace it with "Sites at Plymouth principal urban area"

Add "(40ha)" to Plymouth : International Business Park; and

"(50ha) to South Hams : Langage".
- (ii) Note recommendation 4.4 to delete employment land figures from proposal ST17.

Chapter 8 Sherford: the South Hams New Community Proposal

Recommendation 8.1

- (i) Confirm the proposal for a new settlement at Sherford, but modify the plan to increase the target figure to 4000 by 2016; and to make clear both its chosen location and that it is a new settlement and not a *bona fide* urban extension.
- (ii) Modify the plan also to include among the strategic criteria for the proposal the necessity for phasing, the proposed park and ride at the Deep Lane junction of the A38 and the provision from the outset of development of high quality public transport.

Chapter 9 Northern Devon**Recommendation 9.1**

(i) Modify proposal ST17 by re-distributing 500 houses from Torrridge to North Devon within Table 2, and updating the commitments figure for Torrridge. This re-distribution of housing figures should be carried out within local plans in accordance with the spatial strategy of RPG 10.

(ii) Modify policy ST9 along the lines of:

“Within northern Devon there is a need to provide for a balance of economic investment and additional housing to meet the needs of the area.

“The main focus of this development should be Barnstaple, which should maintain and develop its role as a sub regional centre by providing for new development and an increased range of higher order services and facilities. Provision should also be made within Barnstaple for a strategic employment site to accommodate larger scale economic investment.

“Other area centres should be designated which will meet their own development needs and help meet the needs of the wider rural economy.”

Recommendation 9.2

(i) Modify policy ST19 and in respect of the Roundswell site, in accordance with the proposed pre-examination changes.

(ii) Within the explanatory text paragraphs 3.114-3.115 include a justification for the strategic employment site at Roundswell and the type of use that is envisaged for the site.

Chapter 10 Exeter and Eastern Devon**Recommendation 10.1**

Modify proposal ST17 as follows:

- (i) Re-distribute 500 dwellings from the 1000 East Devon (other principal urban area) to East Devon (elsewhere) as shown in Diagram 2b.
- (ii) Delete “Exeter AEA 300” from proposal ST17 pre-examination changes and reallocate it: 150 dwellings to Teignbridge principal urban area and 150 to Teignbridge “elsewhere” as shown in Diagram 2b.

Recommendation 10.2

- (i) Modify proposal ST19 to add to the body of the policy a direction to ensure that local plans include policies which will ensure that these sites will meet, and continue to meet, the strategic or specialist employment needs for which they have been allocated.
- (ii) Modify the “Exeter AEA” section in accordance with the pre-examination changes, and replace “Exeter AEA” with “Sites at the Exeter principal urban area”.
- (iii) Add to the explanatory text an explanation of the science park, its purpose and its distinctiveness, to justify the addition recommended to the policy itself.

Recommendation 10.3

Do not modify policy ST10 in accordance with sub paragraph 4 set out in the pre-examination changes.

Recommendation 10.4

Do not include Exminster in any future definition of the Exeter principal urban area.

Recommendation 10.5

Modify the plan by adding to the text after paragraphs 3.78-3.84 and the new community a section which:

- (i) refers to the policies elsewhere in the plan for the other three major developments east of Exeter;
- (ii) assesses their cumulative strategic impact on transport and any other factors; and
- (iii) refers to the policies and proposals in this plan, and elsewhere if appropriate, which will ensure that this impact is acceptable.

Recommendation 10.6

- (i) Modify TR15 in accordance with the pre-examination changes, and add to TR15(2):

"a freight distribution centre, and limiting the use of any associated buildings to that transfer use."
- (ii) Ensure up-to-date and consistent labelling of the facility and the proposed road link to the A30.

Chapter 11 East Devon New Community Proposal**Recommendation 11.1**

- (i) That the new community to the east of Exeter be confirmed in this plan, and that its location be identified.
- (ii) Delete from line 5 of the pre-examination changes version "be located where it will".
- (iii) Do not modify proposal ST12 in accordance with the pre-examination changes.

Chapter 12 Torbay and East Devon

Recommendation 12.1

- i) Modify the plan in accordance with the pre-examination changes to policy ST13 (subject to recommendation 3.1), but
- ii) modify the plan to identify the Newton Abbot sub regional centre and redistribute that provision from the Torbay/Newton Abbot area of economic activity to Newton Abbot sub regional centre, and
- iii) remove any reference to Newton Abbot performing a complementary role to Torbay.

Recommendation 12.2

Do not include Marldon or Brixham in any future definition of the Torbay principal urban area.

Recommendation 12.3

Modify the plan by deleting proposal ST14.

Recommendation 12.4

Modify the plan by strengthening the explanatory text in respect of the tourism strategy for Torbay.

Chapter 13 Monitoring and Implementation

Recommendation 13.1

Modify the plan to:

- (i) clarify the relationship between its high level policy aims and its policies and proposals;
- (ii) express a policy commitment to plan, monitor and manage;
- (iii) make monitoring reports accessible to the public; and
- (iv) give a commitment to an early review of the plan where emerging circumstances indicate that the high level policy aims are unlikely to be fulfilled.

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