

Appendix XII

Assessment of JLP Vision, Objective and Policies

What is covered in this Integrated Assessment?

- 1.1 This appendix sets out an appraisal of the vision, objectives and policies within the for Joint Local Plan.
- 1.2 Each relevant policy or proposal will be assessed against the IA criteria in the following format. The Integrated Assessment Framework is below. For more information about the process please look at the main report.

Policy	Integrated Assessment Criteria																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
1																		
2																		
<u>Commentary</u>																		
<i>An overall description of the sustainability of each option, which will include consideration of any significant effects and any appropriate measures to improve the overall positive effects of the proposal.</i>																		

The matrix will record the findings of the assessment by using the following:

Score	Significance
++	Major positive effects to achievement of the IA objective
+	Minor positive effects to achievement of the IA objective
0	No effect (either positive or negative) to achievement of the IA objective
-	Minor negative effect to achievement of the IA objective
--	Major negative effect to achievement of the IA objective
?	Impact on the IA objective is uncertain

Integrated Assessment Framework

SEA Topic	Objective		Issues to consider
Population	1	To promote community vitality and resilience by improving health and reducing inequalities.	<p>Does it:</p> <ul style="list-style-type: none"> • Promote a sustainable mix of uses which are compatible to their surroundings? • Promote the retention and development of community services and facilities? • Facilitate flexible working practices which enable people to live near their place of work? • Provide opportunities for communities to respond to unforeseen events and circumstances? • Promote social inclusion? • Promote healthier lifestyles through access to leisure opportunities (e.g. walking/Cycling) • Promote access to health and social care facilities, and to green and open space? • Ensure that land contamination or pollution do not pose unacceptable risks to human health. • Meet the noise standards required by law for specific land uses?
Population and Human Health	2	<p>To improve the health and wellbeing of communities including reducing crime and fear of crime</p> <p>Incorporating HIA. For any health impacts identified during the assessment...</p> <p>Will the health impacts affect the whole population or will there be differential impacts within the population?</p> <p>Will the health impacts be difficult to remedy or have an irreversible impact?</p> <p>Will the health impacts be medium to long term?</p>	<p>Does it:</p> <ul style="list-style-type: none"> • Improve the health of the community and encourage healthy lifestyles? • Have direct impact on health, mental health and wellbeing? • Have an impact on social, economic and environmental living conditions that would indirectly affect health? • Affect an individual's ability to improve their own health and wellbeing? • Lead to a change in demand for or access to health and social care services? • Encourage social interaction in public spaces?

SEA Topic	Objective		Issues to consider
		<p>Are the health impacts likely to generate public concern?</p> <p>Are the health impacts likely to generate cumulative and/or synergistic impacts?</p> <p>Combining the answers, on balance will the health impacts have an important positive or negative impact on health.</p> <p>Can the policy be improved?</p>	<ul style="list-style-type: none"> • Improve access to open space and sports, leisure and recreation facilities? • Improve the walking and cycling provision • Help people remain independent • Promote a safe environment through designing out crime and fear of crime • Discourage anti-social behaviour?
Population and Human health	3	To help provide access to a suitable mix of good quality housing	<p>Does it:</p> <ul style="list-style-type: none"> • Improve the mix and quality of housing stock, including open market and affordable housing to meet a range of needs? • Increase needed provision for specific sectors of the community eg the elderly, disadvantaged, gypsies and travellers, • Promote improvement to the existing and future housing stock?
Population and Human Health	4	To improve access to a range of basic services and amenities	<p>Does it:</p> <ul style="list-style-type: none"> • Improve the access to key services (education, shops, employment, recreation, health, community services and cultural assets)? • Provide physical access for those with disabilities? • Improve and/or sustain public transport or other sustainable transport modes
Population and Human Health	5	To provide access to opportunities for education and skills development.	<p>Does it:</p> <ul style="list-style-type: none"> • Ensure the provision of education and training facilities that meet local needs and that are accessible to all • Support skills and training development in the local community and will it contribute to meeting identified skills shortages • Will it support collaboration between educational

SEA Topic	Objective		Issues to consider
			establishments, businesses and industry?
Population and Material Assets	6	To support the growth potential of business sectors to provide jobs and encourage sustainable economic growth and prosperity.	<p>Does it</p> <ul style="list-style-type: none"> • Provide for the needs of the economy, particularly local businesses (such as choice of premises, services, infrastructure, skilled workforce)? • Support the growth of existing businesses and business and business sectors? • Improve efficiency, competitiveness, vitality and adaptability of the local economy • Encourage investment in businesses, people and infrastructure long term? • Encourage the provision of jobs which are accessible to all • Sustain and active and working countryside, including rural diversification? • Promote competitive town centres which enhance customer choice, retail offer and the individuality and vitality of the town centre? • Improve access to high quality communications infrastructure • Facilitate the creation of, or sustain local supply chains and retention of spending in the local economy.
Material Assets and Climatic Factors	7	To help develop a low carbon economy which will help to prepare the area for climate change for example by reducing energy demand and promoting energy generation for renewable sources.	<p>Does it:</p> <ul style="list-style-type: none"> • help to protect the community from changing weather patterns and environmental conditions and adapt to climate change? • Will it minimise the demand for energy? • Will it encourage efficiency in the use of energy? • increase the ability of the community to be more self-sufficient? • reduce the need for energy use and/or reduce fuel

SEA Topic	Objective		Issues to consider
			<p>poverty?</p> <ul style="list-style-type: none"> • support decentralised low carbon and renewable energy generation? • facilitate the generation and use of renewable energy? • support reductions in greenhouse gas emissions? • Promote the production of community owned energy? • Enable increased local retention of the benefits of energy generation?
Population and Human Health	8	To reduce the need to travel, encourage alternatives to the car, and make best use of existing transport infrastructure	<p>Does it:</p> <ul style="list-style-type: none"> • Improve transport of goods/people by more sustainable means? • Encourage walking, cycling and use of public transport? • Help to reduce traffic congestion and improve road safety? • Reduce the need to travel, especially by car? • Help provide walking/cycling/public transport infrastructure? • Integrate well or improve the existing public transport infrastructure?
Biodiversity, Fauna and Flora	9	To protect, conserve and enhance biological and geological diversity.	<p>Does it:</p> <ul style="list-style-type: none"> • Protect and enhance species, habitats, soils and geologically important sites? • Enhance and improve connectivity of green infrastructure and the natural environment? • Provide opportunities for habitat creation or restoration and link existing habitats as part of the development process? • Ensure the sustainable management of natural habitats • Help address any identified recreational impacts on biological and geological diversity
Landscape	10	To conserve and enhance the distinctive character and special qualities and features of green and blue spaces	<p>Does it:</p> <ul style="list-style-type: none"> • Conserve and where possible enhance landscape character? • Conserve and enhance the natural beauty and special

SEA Topic	Objective		Issues to consider
			<p>qualities of protected landscapes and their settings in particular the AONB and Dartmoor National Park?</p> <ul style="list-style-type: none"> • Maintain the character of the undeveloped coast? • Protect and enhance natural networks, the living networks of green spaces (including parks, nature reserves, woodlands and allotments) and blue spaces (including rivers, streams, the coast and sea). throughout the area? • Will it improve access to public open space?
Cultural Heritage	11	To protect and enhance the cultural and historic environment	<p>Does it:</p> <ul style="list-style-type: none"> • Continue to protect and or enhance historical, archaeological and cultural assets and their settings? • Make a positive contribution to existing landscape, townscape and villages and their settings? • Promote or enhance local culture? • Protect or enhance designated or non-designated heritage assets (including landscapes) and their settings including the World Heritage Site?
Population and Human Health	12	To respect, maintain and strengthen local distinctiveness and sense of place by providing high standards of design.	<p>Does it:</p> <ul style="list-style-type: none"> • Enhance the quality and character of places? • Promote good design including density and site layout appropriate to the character of the location? • Encourage the use of local materials? • Minimise pollution from light and noise?
Water and Climatic Factors	13	To avoid development in areas of high flood risk and reduce vulnerability to flooding	<p>Does it:</p> <ul style="list-style-type: none"> • Help to manage and minimise the risk of flooding and coastal erosion to existing and new development and infrastructure? • Help to discourage inappropriate development in areas at risk from flooding and coastal erosion. • Reduce the risk of flooding to the development and surrounding areas?

SEA Topic	Objective		Issues to consider
			<ul style="list-style-type: none"> • Help reduce the rate of run off? • Promote sustainable flood risk management • Encourage sustainable drainage
Soil and Water	14	To minimise resource use including greenfield land, minerals and water and to maintain and improve land quality	<p>Does it:</p> <ul style="list-style-type: none"> • Make the most efficient use of land including previously developed land where appropriate? • Help remediate contaminated sites? • Minimise the loss of good quality agricultural land? • Safeguard mineral resources and encourage their efficient use? • Increase efficiency in the use of raw materials and promote recycling? • Conserve water resources and quality? • Improve the quality of rivers, the sea and groundwater? • Protect and improve freshwater and estuarine quality? • Provide adequate utilities infrastructure that does not adversely impact on the environment • Protect soils of high environmental quality • Provide appropriate soil management and storage
Material assets, water, soil, Human Health and Population	15	To minimise the production of waste and encourage the sustainable use of resources	<p>Does it:</p> <ul style="list-style-type: none"> • Reduce the use of primary resources and promote the use of recycled materials? • Encourage the use of local products and services?
Air, Climatic Factors, Human Health	16	To protect and improve air quality	<p>Does it:</p> <ul style="list-style-type: none"> • Help improve air quality • Support specific actions in designated AQMAs? • Help reduce pollution from traffic? • Minimise atmospheric pollution and enhance air quality?

SEA Topic	Objective	Issues to consider
Equality Objectives		
Equality and Diversity	17 To promote equality of opportunities and eliminate discrimination	Does it <ul style="list-style-type: none"> • Ensure equality of opportunity and equal access to facilities and infrastructure for all? • Ensure no discrimination based on the 'protected characteristics' defined in the Equality Act 2010?

The purpose of the framework is to assess the impact of policies and proposals on our area and carefully consider what the impacts could be. It will consider any significant effects and identify and opportunities to overcome challenges that may help improve the overall sustainability of a policy of proposal.

Vision

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Vision	0	0	++	++	0	++	0	0	0	0	++	++	0	0	0	0	0

Commentary

The vision for Plymouth and South west Devon sets out how the highly successful sub region will look in 2034. The vision is clearly articulated to set out the vision of a growing vibrant city and a network of high quality market towns and sustainable rural communities. This vision will be delivered through the objectives and policies of the Joint Local Plan, once implemented the vision will have significant benefits for the residents, workers and all those who use the JLP area for leisure

Objectives of the Plan

Objectives	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	++	+	++	+	0	++	0	+	?	+	+	+	0	0	0	0	++
2	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
3	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
4	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
5	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
6	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
7	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+

8	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
9	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
10	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
11	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+
12	++	++	++	++	++	++	0	++	0	0	0	0	0	0	0	0	+

Commentary

The objectives within the JLP help to provide more detail for how the vision will be realised within the JLP area. The JLP comprises of a diverse mix of settlement types surrounded by important historic and natural environment which includes the Dartmoor National Park , the Tamar and South Devon AONBS , the Heritage Coast and the West Devon and Cornwall Mining Heritage Site. There are also a number of important European Protected sites which also need to be carefully considered in determining the levels of growth needed to meet the objectively assessed need and to ensure the Councils significantly boost housing supply whilst carefully ensuring that development does not have negative impacts on these important characteristics of the area.

The objectives clearly set out the aims of the plan to deliver a strategy which meets the objectively assessed housing and other needs of the area in the most sustainable manner. This strategy actively seeks to boost growth within the Plymouth Policy Area and to allow for more moderate patterns of growth in the Thriving Towns and Villages. This strategy along with all the other policies within the JLP seek to deliver a sustainable future for the area

JLP Policies: Spatial Strategy

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPTI Delivering Sustainable Development	++	+	0	++	0	++	++	+	+	0	0	0	+	+	+	+	0

Commentary

This policy sets out the JLP approach to sustainable development. The policy seeks to ensure that the development strategy takes full account of the three different strands of sustainability including economic, social and environmental. The policy has benefits for the assessment criteria and sets out from the outset the specific criteria which development is expected to meet.

- The policy promotes the development of neighbourhood and communities which have a mix of services and facilities; this will help promote resilient communities.
- The SA suggested that the policy could be improved at Criteria 3ii by adding the words ‘by protecting and enhancing species, habitats, and geological sites’. This was amended
- The assessment recommended a new criteria at 3 setting out that ‘Development should respect. Maintain and strengthen local distinctiveness and

sense of place by providing high standards of design. This was amended

- The SA recommended that Criterion 2 could be expanded to ensure that development includes equality of opportunity and equal access for all for example by adding the words ‘Development promotes equality of opportunities, eliminates discrimination and supports equal access to facilities and infrastructure for all.. This was amended.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT2 Sustainable linked neighbourhoods and sustainable rural communities	++	++	++	++	+	+	0	+	+	+	++	++	0	0	0	0	++

Commentary

This policy sets out an approach to the creation of sustainable linked neighbourhoods and sustainable rural communities to guide how development and growth will take place in the plan area

- The assessment recommended that for clarity the policy could benefit from an initial criterion which sets out that proposals should ‘Meet with the overall development or spatial distribution of housing within the JLP area, this will ensure that development proposals meet with the overall sustainable pattern of development. This was amended
- The policy is positively worded in terms of the provision of a mix of good quality housing, access to basic services and facilities including education, training and employment and also encourages walking, cycling and the use of public transport.
- The assessment recommended that the policy could benefit from a criterion which relates to reducing energy demand or promoting opportunities for the use of renewable energy eg ‘explore opportunities for the use of renewable energy including community energy schemes, where appropriate and reduce the use of energy through design and energy efficiency . This was amended.
- The policy is very positively worded in terms of promoting social inclusion and equality of opportunities for all. Criterion 9 sets out meeting the needs of all the community.
- Within the reasoned justification for this policy there are a number of characteristics and measures which help the LPAS to determine if a community is sustainable. The LPA are clear that these are aspirational and that other standards may be set out through future SPD. The assessment recommended that It would be good to ensure that that necessary hooks are within the policy to enable work to be done on setting standards simply by adding criteria 12 which states....’provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any SPD linked to this JLP. This was amended.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT3 Provision of new homes	+	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	?

Commentary

This policy sets out the overall objectively assessed need for the HMA and how this will be distributed throughout the plan area. The provision of 26700 new homes has a number of effects depending on their location etc but this policy deals purely with the numbers and has been assessed on that basis. It sets out specific figures for the City Plan Area and the Thriving Towns and Villages. The provision of housing in different locations will have specific effects on the 17 different sustainability criteria but as this is a high-level distribution policy it is only possible to comment on the provision of the numbers and the delivery of the full OAN.

- This policy will provide sufficient housing to meet the needs arising from the forecast population and household change. This will help deliver affordable housing and help young people and families stay within the JLP area.
- The dispersal of the development will mean that housing will be provided in different locations where there is access to essential services and facilities and will also help to avoid sensitive landscapes and designated areas.
- Having a development strategy clearly set out in the JLP enables the impacts of development proposals to be assessed, it also helps with the provision of key infrastructure and helps determine the impacts on transport networks.
- The policy has scored lots of '0' s but this is because it is very difficult to determine the specific effects of the development on the different locations. This will be picked up within the individual settlement based allocation policies.
- The level of AH to be provided will enable those people who are most in need of an affordable home to find accommodation within the HMA
- The provision of 19,000 homes within the PPA also needs to take into consideration the vision for the city and the provision of 7,700 new homes within the TTVS will need to be carefully planned against the designated landscapes and other constraints in the area.... this will be picked up later on in the plan but the assessment recommended that it might be worthwhile setting it out at the beginning...for example *In line with the vision and Strategic objectives for the JLP, the LPAS will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with the Spatial Strategy, Site allocations and the other relevant policies within this plan...* The Plan was amended.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT4 Provision for employment floor space	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	?

Commentary

This policy sets out the high-level provision of employment land within the JLP area. Like policy 4 this policy will have a number of effects on the

sustainability criteria depending on what types of jobs and floorspace are actually provided within each of the locations. This will be assessed through the individual allocation for key locations within the JLP area. The JLP provides for 312,700sq.m of employment land which equates to 82ha of employment land, this has been divided across the JLP area to ensure that development is placed in the right location to meet employment needs. The distribution has been based on a number of principles which seek to ensure that employment land is available to provide employment opportunities for people living in the new homes, to enable the City to meet its economic transformation and to also ensure that the vitality and viability of the thriving towns and villages also maintained. The policy also breaks down the figures into different use classes to ensure that development proposals meet with the specific needs set out in the evidence,

The policy sets out the importance of Langage as a strategic employment site

Like the overall housing strategy, this policy scores a large number of 0, this is because it is a very high level policy which sets out the figures to support employment development within the plan area. The JLP is seeking to meet all of its identified requirements for employment land

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT5 Provision for shops	0	0	0	++	0	+	0	0	0	0	0	0	0	0	0	0	?

Commentary

This policy sets out the provision for new retail floorspace within the JLP area. Again, this is a high-level policy which sets out there that there is no quantitative need for retail floorspace. Development will be assessed in relation to other policies within the JLP which are set out. The policy also mentions development which meets compelling 'qualitative' need will be looked upon favourably.

- The provision of shops within the JLP will have benefits in terms of the provision of services and facilities for the communities within the plan area.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT6 The spatial provision of retail and main town centre uses	+	0	0	++	0	+	0	+	0	0	+	0	0	0	0	0	+

Commentary

This policy sets out the retail shopping hierarchy and provides the basis against which applications for retail uses will be determined. This policy is a key strategic policy for the distribution of retail development and other uses within the city and thriving towns and villages. Supporting the city and town centres could have benefits for the community as when schemes are implemented it will help achieve better access to essential services and facilities. If adequate services are provided locally to people then this could also reduce the need to travel and provide further benefits in terms of equal access to services and facilities.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT7 Working with neighbouring areas	0	0	0	0	0	+	0	0	0	+	0	0	0	0	0	0	0
<u>Commentary</u> This policy sets out the approach for working with neighbouring authorities. The policy focuses mainly on the economic functional relationship between the Joint Local Plan area and its wider regional context.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT8 Strategic connectivity	0	0	0	+	0	0	0	++	0	0	0	0	0	0	0	+	0
<u>Commentary</u> This policy sets out the approach toward strategic connectivity, it includes criterion which safeguard the airport, support the expansion of port activity, support the delivery of rail improvement, support investment in the strategic road network and continues to improve digital connectivity. <ul style="list-style-type: none"> • This policy will have positive impacts in terms of increasing accessibility and connectivity which could in turn help improve the economy. • This policy is a very high level policy which aims to help support the strategic connectivity of the JLP area, this will have benefits for the JLP area but at a strategic level. • The policy is a supportive policy which sets out some aspirations for connectivity rather than setting out the specific which would be required 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT9 Strategic principles for transport planning and strategy	+	+	+	++	+	+	+	++	0	0	0	0	0	0	0	+	+
<u>Commentary</u> This policy sets out the strategic approach to the delivery of transport planning within the JLP through 9 key principles. The policy has a number of positive impacts as it seeks to encourage travel by means other than the car and aims to enable more journeys to be taken by walking, cycling and public transport. <ul style="list-style-type: none"> • The strategic principles for transport could help improve access to housing areas. . The assessment process recommended that Criterion 4 could be expanded to say ‘.... have genuine alternative ways to travel from home to work and other facilities’. This was amended 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT10 Balanced transport strategy to support growth and healthy and sustainable communities	+	+	0	0	0	0	0	+	0	0	0	0	0	0	0	?	+

Commentary

This policy sets out how the Councils will deliver the principles set out in policy 10. The policy sets out a range of different modes of transport which will be delivered

- The policy does refer to how a balanced transport strategy could help support healthy and sustainable communities.
- This policy could have some benefits in terms of air quality in the city by providing alternative transport modes other than the car – however it is difficult to identify what the specific implications will be. The JLP area should continue to monitor air quality to see what the implications are.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT11 Strategic Approach to enhancing Plymouth and SW Devon's natural environment	+	+	0	0	0	0	0	0	++	++	++	0	0	0	0	+	0

Commentary

This policy sets out the strategic approach to the natural environment of the JLP area. It is a very comprehensive policy which clearly sets out the status of different designations within the plan area and the protection which is given to them

- The enhancement of the natural environment will have secondary benefits in terms of health and wellbeing of the community of the JLP area
- The policy will have significant benefits in terms of biodiversity
- The policy could have secondary benefits in terms of air quality and help with reducing flood risk if areas within flood zones are left undeveloped.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT12 Strategic infrastructure to deliver the spatial strategy	+	+	0	+	0	?	0	+	+	+	0	0	0	0	0	0	+

Commentary

This policy sets out the key strategic infrastructure required to deliver the spatial strategy. The success of policies within their plan and the ability to deliver sustainable development will also rely on the delivery of key infrastructure alongside strategic development. This policy currently contains a list of the types of infrastructure which could be required to be delivered alongside the plan. The infrastructure listed will have specific benefits for a number of the sustainability criteria. The most important part of this policy is ensuring the right delivery mechanisms are in place to ensure that the key pieces of infrastructure come forward in a timely manner. The policy does not set out any timescales for delivery and it is assumed that this will be set out in an infrastructure delivery plan which will set out when infrastructure is require eg short term, medium term, long term. .

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
SPT13 European Protected Sites – mitigation of recreational impacts from development	0	0	0	0	0	0	0	0	++	++	+	0	0	+	0	0	0

Commentary

This policy sets out how any impacts on the European Protected Sites will be mitigated for, particularly from recreational uses. This policy will have positive impacts for the special designated sites within the JLP area

Strategy for Plymouth Policy Area

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY1 Enhancing Plymouths Strategic Role	+	+	0	+	+	+	0	0	0	0	0	0	0	0	0	0	+
<u>Commentary</u> This policy sets out how Plymouth intend to work together in partnership to enhance the strategic role of Plymouth. This policy begins to unpick the key strategic role that Plymouth plays. The policy will have some benefits by setting out the key policy objectives but could go further by explaining how development can help to implement these policy objectives.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY2 Unlocking Plymouth's Regional Growth Potential	+	+	++	++	0	+	0	0	0	0	0	0	0	0	0	0	+
<u>Commentary</u> This policy sets out how the Councils will unlock Plymouths growth potential and sets out an approach for a number of key areas including the City Centre/Waterfront Growth Area, the Derriford and Northern Growth Area and the Eastern Corridor.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY3 Utilising Plymouth Regional Economic Assets	+	+	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0
<u>Commentary</u> This policy seeks to promote Plymouths regional assets by working with partners to strengthen higher value industries. This policy feels more like a policy aim or objective and could benefit from further clarification. If implemented effectively it could have significant benefits for the future sustainability of the plan area by helping create higher value jobs within the area. This could have significant impact on the communities within the joint local plan area.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY4 Protecting and strengthening Devonport Naval Base and Dockyard's Strategic role	0	0	0	0	0	+	0	0	0	0	+	0	0	?	0	0	0
<u>Commentary</u>																	
<p>This policy relates specifically to the continuation and ongoing support which the Plymouth City Council places on the dockyard. The policy could be strengthened to set out the role of the dockyard in the wider Joint Local Plan area, it no doubt provides jobs and supports many businesses and local services with its presence. The policy could benefit from being more explicit in the case of MOD land use. This could relate back to the spatial policies 1,3 and 5 in the shared chapter of the plan.</p> <ul style="list-style-type: none"> The assessment set out that the policy could set out the special relationship between the water and the dockyard and that any proposals for land release should have regard to their possible impacts on the special designations in the area. 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY5 Safeguarding Plymouths mineral resources	0	0	0	0	0	0	0	0	+	+	0	0	0	++	+	0	0
<u>Commentary</u>																	
<p>This policy seeks to safeguard Plymouth's mineral resources. Its main impacts will be on resource use and also the environmental objectives. The policy sets out the strategic framework for the use and extraction of minerals within the Plymouth Policy Area. There are no specific minerals of national importance within Plymouth but within the Plan area as a whole the Devon County Minerals Plan Is the relevant Minerals Plan.</p>																	

Plymouth's growth areas and its spatial priorities

City Centre and waterfront growth area

The policies within this section of the plan are seeking to meet a specific set of objectives set out in SO3, these objectives clearly set out the ambition of the city centre and waterfront area to fully realise its potential by allocating land to meet the development needs within the city. The policies within this section along with the allocations will collectively transform this part of the Plymouth Policy Area into a vibrant mixed use regional shopping centre, an attractive

visitor destination whilst providing high quality jobs and homes for the community, this will all be achieved alongside recognising the cherished natural and historic environment.

The development within the City will be in accordance with an agreed masterplan which ensures that the development comes forward in an integrated way and meets with five priority themes for the city centre to achieve its potential

This strategy for this part of the Plymouth Policy Area will have significant benefits, not just for the immediate surroundings but for the whole of the JLP area. It will continue to ensure that Plymouth realises its potential and achieves its strategic objective of achieving regionally significant growth. The city centre and waterfront area will collectively provide 3742 new homes and 82,445 sq m of employment floorspace, as well as strategic retail, cultural, tourist, leisure and sports related uses.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY6 Improving Plymouth's City Centre	++	++	++	++	++	++	0	+	0	0	++	++	0	++	0	0	+
<u>Commentary</u> This policy sets out a strategy for improving the city centre. This policy when implemented will have significant benefits for communities within the city and also those that use the city for essential services and facilities including shopping. A vibrant city will have significant benefits for the JLP area as a whole by attracting people to the area and helping to create jobs This policy will also help ensure that the city centre becomes accessible to all																	

City Centre Allocations

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY7 Colin Campbell Court	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY8 Land at Royal Parade (between Armada ay and Old Town street	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY9 Mayflower Street East, city	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+

centre																	
PLY10 Cornwall Street East	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY11 Cornwall Street West	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY12 New George Street	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY13 Royal Assurance Site, Armada Way	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY14 Land at 19, The Crescent, Derry's Cross, city centre	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY15 Civic Centre and Council House Site	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY16 Railway Station	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY17 Plymouth University and Plymouth College of Art	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY18 Plymouth History Centre and Land at Tavistock Place/Chapel Street	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY19 Central Park strategic green Space	++	0	0	+	0	0	+	+	++	+	0	0	?	++	0	++	++

Commentary

The provision of a range of sites within the city centre and waterfront locations will provide maximum opportunities to improve the city environment for all who live there and also those that visit to use the shops and services. The policies will enable the city to continue adapting and modernising to meet the changing nature of its community and to ensure that the city continues to deliver a modern, high quality, vibrant, accessible and adaptable centre. This will have benefits for all of the communities who live within this city as it will continue to look for more opportunities to adapt and change along with the people who live, work and use the city. The policies mainly set out the specific requirements for each of the locations such as the need to protect specific frontages, iconic buildings or the need to ensure that mixed uses are compatible with one another. Each of the allocations has been worked up to ensure that the development makes full use of the existing assets on the site and integrates well into the city centre and meets the key objectives of the City Centre Masterplan.

- A number of the allocations mention the introduction of ‘active ground floor uses’, it is important to ensure that those uses do not affect the general amenity of any residential development within those allocations. This can be tested through the general amenity policy within the Plan
- The policies do not have any specific criteria which relate to energy efficient design, this can be picked up in the general design policies but it will be important to try and take new opportunities as they arise

The Waterfront

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY20 managing and Enhancing Plymouth’s waterfront	++	++	0	0	0	++	+	+	0	0	+	++	++	0	0	0	0

Commentary

This policy sets out an approach for the redevelopment of the waterfront area. The waterfront area is the one of the city’s most valuable assets and therefore it is important that the policy sets out an approach for the sustainable redevelopment of the area. The policy is very comprehensive and contains a number of principles which would help to guide development within the location.

- Development on and around the waterfront could have impacts on the quality of water and on the recreational uses that take place on and in the water. The policy does make references to water quality and also the international designations within the location, this is key to the successful development of the area

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY21 Supporting the visitor economy	0	0	0	0	0	++	0	?	?	?	?	?	?	0	0	0	0

Commentary

This policy aims to support the visitor economy within the core tourism area which includes the waterfront stretching from Sutton Harbour /the Barbican to the Royal William Yard as well as the city centre. The policy could benefit from highlighting some of the other possible impacts and benefits of encouraging development of the visitor economy. It is difficult to assess the real implications of this policy as the impacts would depend very much on the type of proposal put forward.

- Encouraging visitors to the waterfront areas could have impacts on travel and transport and the policy could mention that this would be carefully assessed with proposals. This is covered by other policies within the plan, it is important to ensure that proposals which open tourism areas for better access for pedestrians and cyclist or provide facilities for this type of tourism such as bike stores and lockers etc would help encourage transport by means other than the car.
- It is important that proposals within the waterfront areas do not have negative impacts on the special environment within the special area of conservation

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY22 Cultural quarters	0	0	0	0	0	++	0	?	?	?	?	?	?	0	0	0	++

Commentary

These policy supports proposals for cultural development within the three cultural hubs of the city. It is not clear what the impacts from this policy could be on the criteria as this would depend very much on individual proposals.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY23 Plymouth Fruit Sales	+	0	+	++	0	+	0	++	0	0	++	++	0	0	+	?	++
PLY24 Sutton Road West Sutton Harbour	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY25 Sugar House, Sutton	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+

Harbour																	
PLY26 Sutton Harbour Fish Quay	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY27 Register Office, Lockyer street	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY28 land north of Cliff Road, The Hoe	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY29 Millbay Waterfront	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY30 Bath street West	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY31 Bath Street East	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY32 Stonehouse Barracks	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY33 Oceansgate	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY34 Union Street	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+
PLY35 Drakes Island	0	0	0	0	0	+	0	?	+	+	++	++	0	++	0	?	+
PLY36 Other Site allocations within the city centre and waterfront growth area	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+

Commentary

The provision of a range of sites within the city centre and waterfront locations will provide maximum opportunities to improve the waterfront environment for all who live there and also those that visit to use the shops and services. The policies will enable the waterfront to continue adapting and modernising to meet the changing nature of its community and to ensure that the city continues to deliver a modern, high quality, vibrant, accessible and

adaptable centre. This will have benefits for all of the communities who live within this city as it will continue to look for more opportunities to adapt and change along with the people who live, work and use the city. The policies mainly set out the specific requirements for each of the locations such as the need to protect specific frontages, iconic buildings or the need to ensure that mixed uses are compatible with one another. Each of the allocations has been worked up to ensure that the development makes full use of the existing assets on the site and integrates well into the city centre and meets the key objectives of the City Centre and Waterfront Masterplan. Policies DEV34, DEV35, DEV36 and DEV37 set out criteria against which development proposals would be judged in terms of appropriate measures to manage development in a coastal location, including flood risk and to ensure appropriate measures to reduce emissions and maximise the use of low carbon energy.

- A number of the allocations mention the introduction of ‘active ground floor uses’, it is important to ensure that those uses do not affect the general amenity of any residential development within those allocations. This can be tested through the general amenity policy within the Plan
- The policies do not have any specific criteria which relate to energy efficient design, this can be picked up in the general design policies but it will be important to try and take new opportunities as they arise

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY37 Strategic Infrastructure measures for the City Centre and waterfront growth area	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+

Commentary

This policy sets out the key infrastructure required to serve the development in the city centre and waterfront areas. This policy sets out the key transport, public realm, drainage and flood mitigation requirements and other key infrastructure required to serve the new development. The provision of infrastructure alongside the proposed development. This will have benefits for the communities within the new developments but also for those that use the city and waterfront for leisure, shopping and other services’.

Derriford and the Northern Corridor Growth Area

This part of the plan sets out a number of policies and strategic policies to deliver a new heart for the north of Plymouth. Collectively these policies work together to create a regionally significant growth hub which helps consolidate the area around a mixed use commercial and district centre and provides opportunities for the health, economic and other learning opportunities within the area to expand and grow. The delivery of a new district centre is an important policy aspiration which aims to bring major benefits to the communities within the area and for those who use this location for work and leisure

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY38 Derriford Commercial Centre	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY39 Glacis Park	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY40 Seaton Neighbourhood	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY41 Derriford Community Park Strategic Greenspace	++	0	0	+	0	0	+	+	++	+	0	0	?	++	0	++	++
PLY42 Plymouth Airport	++	+	0	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY43 University of St Mark and St John	++	++	0	+	+	0	0	+	0	0	0	0	0	0	0	0	++
PLY44 Woolwell Sustainable urban extension and community park	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY45 Ply Valley Strategic Greenspace	++	0	0	+	0	0	+	+	++	+	0	0	?	++	0	++	++
PLY46 Other Site allocations in Derriford and Northern Corridor Growth Area	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

The growth in this part of the plan area will deliver 4336 homes and 100180 sq m of employment space together with strategic greenspace and a safeguarded airport. Creating a growth area in this part of the city will enable the provision of a new heart for this part of the city. The proposals collectively provide an opportunity to deliver a real sense of change in this location and provide much needed facilities and services for this part of the city. The policies are very detailed having been informed by master planning and a wide range of evidence to support the site allocation process. The key to

success will be the coordinated delivery of the development and the proper and appropriately timed provision of infrastructure. These proposals also include the provision of an urban extension and strategic greenspace. The urban extension at Woolwell will provide major opportunities to create a new gateway to the city.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY47 Strategic infrastructure measures for the Derriford and Northern Corridor growth area	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	?	+

Commentary
 This policy sets out the key infrastructure required to serve the development in the Derriford and Northern Corridor areas. This policy sets out the key transport, public realm, drainage and flood mitigation requirements and other key infrastructure required to serve the new development. The provision of infrastructure alongside the proposed development. This will have benefits for the communities within the new developments but also for those that use the city and waterfront for leisure, shopping and other services’.

Eastern Corridor Growth Area

This part of the JLP sets out a strategy for delivering growth in an area comprising key strategic opportunities of Sherford and Saltram Meadows, sites within Plympton and the Fringe, Marsh Mills and the Forder Valley junctions and opportunities around Laura Bridge. The allocations in this area recognise the need to have a coordinated approach to the provision of sites and infrastructure to ensure that the development comes forward in the most coordinated way and delivers sustainable opportunities for growth.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY48 Sherford new community	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY49 Sherford Community Park and Strategic Greenspace	++	0	0	+	0	0	+	+	++	+	0	0	?	++	0	++	++
PLY50 Saltram	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Meadow																	
PLY51 Langage	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY52 Land at West Park Hill, Newnham	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY53 Former china clay dryer complex Coypool	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY54 Saltram Countryside Strategic Park	++	0	0	+	0	0	+	+	++	+	0	0	?	++	0	++	++
PLY55 Hazeldene quarry mineral safeguarding area and buffer zone	+	0	0	0	0	0	0	0	?	?	0	?	?	?	?	?	0
PLY56 Other site allocation in the eastern corridor growth area	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

Development in this location will bring significant change to this part of the Plan area. The creation of a new community at Sherford has been a strategic aspiration for some time and has been pursued through various strategic level plans and also the former South Hams Core Strategy. The proposals has planning permission and is now being implemented with houses beginning to be completed on site. The planning of the new community has been extensive and the proposals aim to deliver a quality environment including a town centre, several smaller local centres, schools, leisure , other community infrastructure, employment and an extensive community park. There are also a number of other key strategic sites within this part of the plan area which collectively seek to deliver significant levels of growth and change, including Saltram Meadow, sites in Plympton and the Urban Fringe, Marsh Mills and Forder Valley junctions and development opportunities around Laira Bridge. Alongside the development a number of sites have been allocated for important open space to ensure that there are appropriate amounts of greenspace within this part of the plan. This will be important in terms of ensuring that the communities have appropriate levels of greenspace close to them to meet their recreational needs. Collectively the development proposals seek to deliver better access to the city by improving connectivity by public transport and securing improvements to key junctions , this alongside the proposed housing, employment and other growth within the area will help the local community to be able to better

access services and facilities, delivering significant benefits for both the new and existing communities.

Protection of the mineral resource at Hazeldene has potential implications for adverse impacts on the environment. Policy PLY55 and DEV policies seek to ensure appropriate mitigation is incorporated where new extraction takes place.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY57 Strategic infrastructure measures for the eastern corridor growth area Transport Infrastructure	++	0	+	++	0	+	0	++	0	0	++	++		++	0	?	+

Commentary

This policy sets out the key infrastructure required to serve the development in the Eastern Corridor areas. This policy sets out the key transport, public realm, drainage and flood mitigation requirements and other key infrastructure required to serve the new development. The provision of infrastructure alongside the proposed development, will have benefits for the communities within the new developments but also for those that use or live in this part of the city. Many of the measures seek to improve how the area currently functions and if implemented will bring significant benefits for many who live within existing communities as well as the new development areas proposed.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY58 site allocations for South Plymouth	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY59 Site allocations in the north of Plymouth	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
PLY60 Site allocations in the east of Plymouth	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

Alongside the growth area a number of other sites have also been allocated within the south, north and Plympton and Plymstock. The focus of development in these locations is about supporting the needs of the existing neighbourhoods through appropriate small scale development in areas which

are well related to the city and established transport networks

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
PLY61 Strategic Infrastructure Measures	++	0	+	++	0	+	0	++	0	0	++	++		++	0	?	+

Commentary
 This policy sets out the key transport, public realm, drainage and flood mitigation requirements and other key infrastructure required to serve the new development. The provision of infrastructure alongside the proposed development, will have benefits for the communities within the new developments but also for those that use or live in this part of the city. Many of the measures seek to improve how the area currently functions and if implemented will bring significant benefits for many who live within existing communities as well as the new development areas proposed.

Thriving towns and villages

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTVI Prioritising growth through a hierarchy of settlements	0	0	+	0	+	+	0	0	0	0	0	0	0	0	0	0	0

Commentary
 This policy sets out a hierarchy of settlement which will take growth within the Thriving Towns and Villages. The policy simply sets out the hierarchy and provides no further detail regarding the key locations or how the growth will be distributed. The policy also sets out that villages in the first three levels of the settlement hierarchy will have settlement boundaries defined for them. This policy is based on an understanding of the settlement pattern within the TTV, the RJ sets out that a background paper will be written to set out how the development boundaries will be defined
 The key aims of the policy is to ensure that the approach for the thriving towns and villages will strengthen the role of the six main towns and recognising that after Plymouth, these are the most suitable locations for sustainable growth as they provide a good range of services and facilities not only to their immediate community but also to a wider hinterland, these towns are Dartmouth, Ivybridge, Kingsbridge, Okehampton, Tavistock and Totnes. The second tier of villages includes Bere Alston, Chillington, Dartington, Hatherleigh, Lifton, Modbury, North Tawton, Salcombe, Stokeham and Yealmpton, these settlements provide a more limited range of services than the main towns but nevertheless play an important role in supporting the dispersed villages and hamlets that are located within the rural areas. The next level consists of numerous villages which have been designated as sustainable villages, these villages have a limited but vital provision of services and amenities. The JLP envisages growth in these sustainable villages to meet local needs and encourages communities to identify sites to meet these needs through neighbourhood plans.

Outside of these areas the plan recognises that it is significantly more challenging to meet the requirements of sustainable development. Paragraph 54 of the NPPF highlights that isolated homes in the countryside should be avoided and only allowed in special circumstances, a small amount of planned requirement has been given to these settlements.

This hierarchy of settlements will help the TTV ensure that development comes forward in a sustainable manner and meets the needs of the local community and also the communities which live in the rural hinterlands surrounding these key settlements.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV2 Delivering Sustainable development in the Thriving Towns and Villages	++	+	++	?	+	++	0	+	+	?	++	?	0	0	0	0	++

Commentary

This policy seeks to both reinforce the sustainable settlement pattern in South West Devon. The policy contains a number of criteria which will influence development in the TTV so that it comes forward in a sustainable manner. This policy is clear that the criteria are in addition to SPT1 and SPT2 which make the policy criteria very thorough.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV3 Strategic infrastructure measures for the main towns	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	++

Commentary

This policy sets out the Strategic infrastructure measures for the main towns in the thriving towns and villages. This policy sets out the key infrastructure required to serve the new development including key transport, public realm, drainage and flood mitigation requirements. The provision of infrastructure alongside the proposed development, will have benefits for the communities within the new developments but also for those that use the city and waterfront for leisure, shopping and other services'

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV6 Spatial priorities for development in Dartmouth	0	0	++	++	0	++	0	+	0	??	?	0	?	0	0	0	++
TTV5 Land at Cotton	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV6 Noss on Dart	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

These policies set out the spatial priorities and allocated sites for development in Dartmouth. The town is key location within the TTV and some of the land proposed for development within the town is located within and adjacent to the AONB.

As set out in the NPPF, development in this location will need to ensure that it meets the tests in NPPF 115 and 116. Both of the policies setting out the allocations do outline the importance of the AONB. Land at Cotton is located adjacent to the AONB and development here needs to have regard to the special qualities and characteristic of the AONB, this is clearly set out in the policy

Land at Noss- on Dart is outlined for a mixed used development which seeks to enhance the existing facilities, it is set out in the reasoned justification that the policy proposals to improve the existing facilities could provide opportunities to enhance the existing facilities

Collectively the policies provide opportunities to deliver the spatial priorities for the town and will deliver 550 new homes and 10,800 sq m of new employment floorspace

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV7 Spatial priorities for development at Ivybridge	0	0	++	++	0	++	0	+	0	??	?	0	?	0	0	+	++

TTV8 East of Ivybridge	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV9 Land at Fillham	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV10 Land at Stibb Lane	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV11 Other Site allocation at Ivybridge	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

These policies set out the spatial priorities for Ivybridge and a number of allocations to deliver those priorities. Ivybridge is the largest town in South Hams and is well connected to the strategic road and rail networks making it a good location for further development. One of the key issues which affects the town is the AQMA which means that development proposals need to ensure that it doesn't have negative impacts on air quality. Development proposals allocate land for 1079 new homes and 10,400 sq m of employment floorspace, this level of growth is considered to provide opportunities to deliver the spatial priorities for the town

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV 14 Spatial priorities for development at Kingsbridge	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV13 The Quayside	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV14 West of Belle Hill	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV15 Other Sites allocations at Kingsbridge	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

This policy sets out the spatial priorities for Kingsbridge. The town is a key location within the TTV.

Some of the land proposed for development is located within and / or adjacent to the AONB. As set out in the NPPF, development in this location will need to ensure that it meets the tests in NPPF 115 and 116. Both of the policies setting out the allocations do outline the importance of the AONB.

Policy criteria have been included for the allocations to address this and other sustainability matters.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV16 Spatial priorities for development at Okehampton	0	0	++	++	0	++	0	+	0	0	0	0	+	0	0	0	++
TTV17 Land at Exeter Road, Okehampton	++	+	+	++	++	+	+	++	++	+	++	++	+	++	0	?	+
TTV18 East of Okehampton	++	+	+	++	++	+	+	++	++	+	++	++	+	++	0	?	+
TTV19 Land at Stockley	++	+	+	++	++	+	+	++	++	+	++	++	+	++	0	?	+

Commentary

This policy sets out the spatial priorities for Okehampton. The town is a key location within the TTV.

Some of the land proposed for development would have an impact on the setting of the Dartmoor National Park. Policy criteria have been included for the allocations to address this and other sustainability matters. Of notable importance is the need to address highway congestion.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV20 Spatial priorities for development at Tavistock	0	0	++	++	0	++	0	+	0	0	0	0	+	0	0	0	++
TTV21 Land at Callington Road	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

TTV22 Plymouth Road, Tavistock	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV23 Pixon Lane Employment Area	+	+	+	+	+	+_	0	+	0	0	0	+	0	0	0	0	0
TTV24 other Site allocations in Tavistock	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

This policy sets out the spatial priorities for Tavistock. Some of the land proposed for development would have an impact on the setting of a World Heritage Site. Policy criteria have been included for the allocations to address this and other sustainability matters. Of notable importance is the need to address highway congestion and accessibility between Tavistock and other major settlements, including Plymouth.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV 25 Spatial priorities for development at Totnes	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0
TTV26 Land at KEVICC	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV27 Land at Baltic Wharf	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+
TTV28 Other Site allocations in Totnes	++	+	+	++	++	+	+	++	++	++	++	++	+	++	0	?	+

Commentary

This policy sets out the spatial priorities for Totnes. Some of the land proposed for development would have an impact on the setting of sensitive landscapes. Policy criteria have been included for the allocations to address this and other sustainability matters. Of notable importance is the need to address heritage / character; and highway congestion and the related issue of the Air Quality Management Area.

Key Towns and villages

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV29 Site allocations in key towns and villages	0	0	++	++	0	++	0	+	0	0	0	0	+	0	0	0	++

Commentary

This policy sets out a number of site allocations within the towns and key villages within the TTV area of the JLP. It covers the settlements of Bere Alston, Dartington, Hatherleigh, Lifton, Modbury, North Tawton, Salcombe, Stokenham/chillington and yealmpton. These settlements are characterised by a level of services and amenities that can support the daily needs of a rural population including the offer of a choice of food and retail outlets that are regularly accessed by people from smaller settlements.

- These settlements play an important role in the way in which the TTV functions and it is important to the future sustainability of the plan area that these settlements can continue to function and provide the essential services and facilities to meet the needs of their communities.
- A number of these settlements are located within adjacent to Tamar and South Devon AONB including Bere Alston, Modbury, Salcombe, and Stokenham and Chillington. It is important that the proposed development in these locations carefully tested for impacts on the character and landscape of the AONB. Any major development to be located within the AONB will also require some further evidence to support the test set out in 115 and 116 of the NPPF.
- These towns and villages are providing for a further 865 new dwellings and 3.7 ha of employment floorspace

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV30 Empowering local residents to create strong and sustainable communities	0	0	++	++	0	++	0	+	0	0	0	0	+	0	0	0	++

Commentary

This policy sets out an approach for the delivery of neighbourhood plans with the TTV Policy area. This policy will bring benefits to those communities within the TTV policy area by providing them with opportunities to plan for development within their villages, one of the key issue to address here is that some of these settlement could be located within the AONB and it is important that any major development is carefully considered in the context of that location.

The policy needs to ensure contingency plans are in place to ensure delivery of housing within the rural villages

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV31 Development in the Countryside	++	+	++	?	+	++	0	+	+	?	++	?	0	0	0	0	++
<u>Commentary</u> This policy sets out the approach to development proposals within the countryside. It is not clear if development in the open countryside is in exceptional circumstances or if the criteria relate to each other or stand alone. The policy is also not clear on what is defined as countryside, is it defined as areas outside of defined settlement limits. This policy relates to the TTV area only – it could be the case that countryside (depending on the definition) areas exist in the PPA.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TTV32 Residential extensions and replacement dwellings in the countryside	++	+	++	?	+	++	0	+	+	?	++	?	0	0	0	0	++
<u>Commentary</u> This policy sets out the approach to residential extensions and replacement dwellings in the countryside. The policy is also not clear on what is defined as countryside, is it defined as areas outside of defined settlement limits. This policy relates to the TTV area only – it could be the case that countryside (depending on the definition) areas exist in the PPA.																	

Development policies

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEVI protecting health and amenity	+	0	0	++	0	0	0	0	0	0	0	0	0	0	+	0	+

Commentary

This policy sets out how proposals for development should ensure that the health and amenity of local community t ls protected. The policy has benefits for a number of the sustainability criteria.

- Criteria 1 could also be expanded to cover light pollution
- The policy refers to the need to submit a HIA alongside a planning application but it ls not clear under what circumstances this will be required
- The RJ sets out the need for parking standard to vet set out in a SPD, it would be good to have a hook in the main policy relating to carparking

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV2 Air Water Soil , noise and land	+	+	0	+	0	0	0	0	0	0	0	0	0	++	0	0	0

Commentary

This policy has benefits for the sustainability criteria by clearly setting out what is required from development proposals in terms of any impacts on air, water, soil, noise and land. This specific policy will have a number of secondary benefits in terms of health and wellbeing by ensuring that development does not have negative impacts in terms of pollution. It ls important that possible impacts are measurable and that in areas where the cumulative impact of development could lead to pollution that indicators are in place to ensure that possible negative impacts are measured and monitored

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV3 sport and recreation	+	+	0	+	+	0	0	?	0	+	0	0	0	0	0	0	0

Commentary

This policy sets out that facilities for sport and recreation will be protected from alternative development opportunities unless they are no longer required or alternative provision can be made elsewhere. The provision and retention of sport and recreation facilities will have benefits for the health and wellbeing of the community.

- The retention of sports facilities could have impacts in terms of travel and transport depending on their location. If alternative provision ls to be made elsewhere then it ls important that the potential impacts on travel and transport are also measured

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV4 Playing pitches	+	+	0	+	+	0	0	0	0	+	0	0	?	0	0	0	0

Commentary

This policy relates to the protection playing pitches and resists their redevelopment unless alternative provision is made elsewhere or an off-site Contribution Is made. This policy recognises the importance of playing pitches for the community in terms of providing opportunities to play sport and improve health and wellbeing.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV5 community Food growing and allotment	+	+	0	+	0	0	+	0	0	+	0	0	?	+	0	+	

Commentary

This policy supports and encourages local food growing and allotments by protecting existing sites from inappropriate development and also seeking the provision of new allotments in major development where there is a deficiency. This policy relies on the need for effective monitoring of the use of existing allotments and also the need for new provision. The provision of allotments has benefits for the local community who wish to be able to grow their own food, allotments also provide other benefits in terms of health and wellbeing. The provision of allotments also has benefits in terms of the provision of green space this will have secondary benefits for wildlife, soil resources and also air quality

- The policy could be extended to look for opportunities to create food growing opportunities within development such as edible landscaping, planting orchards etc

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV6 Hot food takeaways in Plymouth	+	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0

Commentary

This policy seeks to restrict the opening of hot food takeaway facilities within 400 metre radii of secondary school education to protect the school's food environment.

The policy could be extended to include primary schools as well., although the policy is aimed at preventing too many alternatives to lunchtime eating, students can also buy food on the way to and from school. Children who are in the years 5 and 6 at primary are often encouraged to start making their own way to and from school and parents may purchase hot food takeaway for their children on their way home.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV7 Meeting local housing need in the Plymouth policy area	++	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	++

Commentary

This policy sets out how local housing need will be met within the Plymouth Policy Area. The policy sets out how housing will be delivered and how things such as mix, types and tenure of housing will be determined. This policy will provide opportunities for the Plymouth Policy area to provide homes within the plan period that meet the needs of the local community. The policy is positively worded and covers all aspects of housing

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV8 Meeting local housing need in the thriving towns and villages	++	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	++

Commentary

This policy sets out how housing development will be delivered in the TTV policy area. The policy sets out requirements to ensure that housing development meets the needs of the local community. The policy is positively worded and will bring benefits for those who are most in housing need

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV9 Accessible Housing	++	0	++	0	0	0	0	0	0	0	0	++	0	0	0	0	++

Commentary

This policy sets out housing standards which will apply to housing across the whole of the plan area. The policy has positive outcomes in relation to the criteria which relate to health and wellbeing and equal opportunities. To be able to ensure that homes are accessible and adaptable will ensure that people can stay in their homes for their lifetimes

- Criteria 4 – question – are the high value areas defined on the proposals map?

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV10 Delivering high quality housing	+	0	+	0	0	0	0	?	0	0	0	++	○	0	0	0	++

Commentary

This policy sets out how new housing development will be designed, its main aim being to ensure that new development is delivered to a high standard.

- The assessment suggested that an additional criterion could be added which sets out that the development provided for levels of on-street parking that cannot be reasonably accommodated . The policy was amended.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV11 Houses in multiple occupation in Plymouth Article 4 Direction Area	+	+	+	+	+	+	0	0	0	0	0	+	0	0	0	0	0

Commentary

This policy set out the criteria by which applications for HMOs within the city centre Article 4 Area will be determined. This policy could form part of a wider policy dealing with different types of housing as set out above. It has positive attributes since it seeks to ensure that housing stock meets needs and that development is not out of character with communities. other aspects of sustainability would be addressed by the application of other policies in the JLP.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV12 Purpose built student accommodation in Plymouth	0	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0	+

Commentary

This policy sets out the criteria for application for student accommodation. The policy is negatively worded and could be revised to take a more positive stance. The policy could be merged into the policy above to have one policy dealing with these different types of accommodation but if it is considered it gives more clarity it is suggested that the wording of the policy positively sets out when student accommodation will be acceptable.

The provision of purpose built student accommodation in Plymouth will be supported where the following criteria can be adequately addressed

The assessment suggested that the policy could be expanded to include the following criteria

- There is adequate storage for recycling/refuse and cycles
- The assessment suggested that an additional criterion could be added which sets out that the development provided for levels of on-street parking that cannot be reasonably accommodated .

The policy was amended

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEVI3 Consideration of traveller's sites	0	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	++
<u>Commentary</u> This policy sets out the criteria by which proposals for new traveller's sites will be considered. The policy contains relevant criteria for the impact of any proposals to be carefully assessed in order to ensure that development takes place in the right location.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEVI4 Maintaining a flexible mix of employment sites	0	0	0	0	++	++	0	?	0	0	0	0	0	?	0	0	+
<u>Commentary</u> This policy sets out the how the JLP will main a flexible mix of employment sites. The policy gives protection to existing employment sites. The policy will have benefits for the existing economies for the JLP area It will be important to set out how a proposal will be assessed to see if it has future employment prospects.																	
<ul style="list-style-type: none"> • The reasoned justification could set out what is meant by employment...for example. Employment sites in the policy wording refers to sites, premises and floorspace which are use, were last used or are allocated for employment uses. Employment uses are generally those activities falling within Use Classes b1-B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) 																	

Policy	Integrated Assessment Criteria
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV15 Supporting the rural economy	0	0	0	0	0	++	0	?	0	0	0	0	0	0	0	0	+

Commentary

This policy sets out how the JLP will support proposals for employment uses within rural areas. As with Policy XX this policy could benefit from having some definition of what is meant by employment uses.

- The policy could also make a reference to connectivity to the internet, this is especially important for rural business as they can rely on this to ensure success

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV16 Providing retail and town centre uses in appropriate locations	0	0	0	++	0	++	0	0	+	0	0	0	0	0	0	0	++

Commentary

This policy sets out how the JLP will assess proposals for retail uses. The policy could benefit from greater clarity around out of town centre uses

- Criteria 2 could be expanded in the following way: where there are no suitable sites to meet the needs for such uses in centres, edge of the centre may be appropriate provided that the proposal would support the role of the centre and would be of a scale and intensity proportionate to the centre's position in the identified hierarchy. Out of centre development of main town centre uses will only be acceptable where
 - No centre or edge of centre sites are available and the proposal would be in a location already accessible on foot, by cycle and by public transit, or
 - The proposal is of a small scale and aimed at providing for local needs
 Retail, leisure or office development outside of town centres will not be permitted where
 - It will not have a significant adverse impact on the vitality, viability and diversity of existing centres; or
 - It would impact on existing, committed and planned investment

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV17 Promoting competitive town	+	+	+	+	+	+	0	0	0	0	0	+	0	0	0	0	0

centres																	
<u>Commentary</u>																	
This policy seeks to encourage development which supports the town centre																	
<ul style="list-style-type: none"> The policy aims to support the role of town centres and allow for their changing role in the 21 Century. It produces positive sustainability effects across SA objectives The policy could be made stronger if there was a clause on good design and schemes having to make a good contribution to the existing townscape. Other aspects of sustainability would be addressed by the application of other policies in the JLP. 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV18 Protecting local Shops and Services	+	0	0	++	0	++	0	+	0	0	+	?	0	0	0	0	++

<u>Commentary</u>																	
The policy aims to protect local services and facilities from change of use, it will be allowed where there is no significant harm to the level of service locally. On the whole this policy provides sustainability benefits across a range of objectives particularly on promoting community vitality and reliance and access to services and facilities. The primary and secondary shopping frontage's have been defined through evidence and these are important to ensure the future viability of town centres																	
<ul style="list-style-type: none"> The policy could also cover the need to ensure good design and to encourage the designing out of crime and making places safer. 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV19 Provision for local employment and skills	0	0	0	0	++	++	0	0	0	0	0	0	0	0	0	0	++

<u>Commentary</u>																	
This policy sets out the requirements to ensure that major development proposals are required to help to support local employment and skills on the construction industry																	
<ul style="list-style-type: none"> It would be helpful to define which major development proposals the policy relates to for clarity 																	

Policy	Integrated Assessment Criteria																
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV20 Place Shaping and the quality of the built environment	+	++	0	0	0	++	0	0	0	+	++	++	0	0	0	0	++
<u>Commentary</u> This policy sets out the criteria to help support quality design. This policy will have significant benefits on a wide number of sustainability criteria <ul style="list-style-type: none"> this policy could set out criteria to which encourages the use the of features which will help make development more energy efficient such as rain water harvesting, solar orientation, green roofs, 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV21 Conserving the historic environment	+	++	0	0	0	0	0	0	0	+	++	++	0	0	0	0	++
<u>Commentary</u> This policy sets out how the LPAs will seek to protect the historic environment and historic asset. This policy will have significant positive benefits for those objectives which relate to the built environment. <ul style="list-style-type: none"> The policy could reference the need to ensure that the OUV of the WHS is considered carefully in any development proposals 																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV22 Development affecting the historic environment	0	0	0	0	0	0	0	0	0	+	++	++	0	0	0	0	++
<u>Commentary</u> This policy sets out how development affecting this historic environment and asset will be carefully considered <ul style="list-style-type: none"> The policy could reference the need to ensure that the OUV of the WHS is considered carefully in any development proposals 																	

Policy	Integrated Assessment Criteria
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV23 World Heritage Site	0	0	0	0	0	0	0	0	0	+	++	++	0	0	0	0	++

Commentary

This Policy sets out how development affecting the Cornwall and West Devon landscape must have regard to the World Heritage Site and it's setting. Policy should be supplemented by an SPD or other document that wil provide detailed guidance.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV24 Landscape character	0	0	0	0	0	0	0	0	++	++	0	++	0	+	+	+	++

Commentary

This policy sets out how the special landscapes within the JLP will be conserved and enhanced. The policy could make a reference to Dev27 which relates to nationally projected landscapes.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV25 Undeveloped coast	0	0	0	0	0	0	0	0	++	++	0	++	0	+	+	+	++

Commentary

This policy sets out the position regarding the area defined as the undeveloped coast. It would support benefits for related sustainability criteria in addition to landscape, notably including biodiversity and well being of the community.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV26 Strategic landscape areas	+	+	0	0	0	+	+	0	++	++	+	+	+	+	+	+	0
<u>Commentary</u>																	
This Policy includes a list of criteria for assessing development proposals within Strategic Landscape Areas as identified on the Proposals Map. It would support benefits for related sustainability criteria in addiotn to landscape, notably including biodiversity.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV27 Protecting and enhancing biodiversity and geological conservation	+	+	0	0	0	+	+	0	++	++	+	+	+	+	+	+	0
<u>Commentary</u>																	
This Policy states that Areas of Outstanding Natural Beauty and their settings and Dartmoor National Park's setting will be protected from inappropriate development. It would support benefits for related sustainability criteria in addiotn to landscape, notably including biodiversity.																	
This Policy identifies specific provisions to ensure that development supports the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area.																	
It would support benefits for related sustainability criteria in addiotn to landscape, notably including landscape.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV29 Green and play Spaces	+	+	0	0	0	+	+	0	++	++	+	+	+	+	+	+	0
<u>Commentary</u>																	
This Policy sets out the approach towards green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)																	

within the Plan Area where an emphasis is placed on protecting and supporting a diverse and multifunctional network of green space. It would support benefits for related sustainability criteria in addition to landscape, notably including biodiversity.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV30 Trees, woodlands and hedgerows	+	+	0	0	0	+	+	0	++	++	+	+	+	+	+	+	0
<u>Commentary</u>																	
This Policy sets out the approach to be taken where development would result in the loss or deterioration of the quality of trees, woodlands and hedgerows.																	
It would support benefits for related sustainability criteria in addition to landscape, notably including biodiversity.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV31 Specific provisions relating to transport	+	+	+	+	+	+	0	+	0	0	0	0	0	0	+	+	0
<u>Commentary</u>																	
This Policy makes specific provisions relating to transport to ensure that development positively contributes to the delivery of a high quality, effective and safe transport system in the Plan Area. It would support benefits for related sustainability criteria in addition to landscape, notably including well being of the community.																	

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV32 meeting the community infrastructure needs of new homes	++	0	+	++	0	+	0	++	0	0	++	++	0	++	0	0	+
<u>Commentary</u>																	

This Policy seeks to ensure the development of new homes contributes to the delivery of sustainable communities with an appropriate range of community infrastructure. It would support benefits for related sustainability criteria notably including well being of the community.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV33 Waste management	0	+	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0

Commentary
 This Policy makes provisions to support the implementation of the waste management hierarchy. It would support benefits for related sustainability criteria in addiotn to landscape, notably including reducing emissions and pollution.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV34 Delivering low carbon development	0	+	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0

Commentary
 This Policy sets out the need to deliver low carbon developments in order to help reduce the UK’s green house gas emissions. It would support benefits for related sustainability criteria notably including well being of the community / the economy.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV35 Renewable and low carbon energy	0	+	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0

Commentary
 This Policy includes a list of criteria for assessing renewable and low carbon energy. It would support benefits for related sustainability criteria in addiotn to landscape, notably including well being of the community / the economy.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV36 Community energy	0	+	0	0	0	+	+	+	0	0	0	0	+	+	+	+	0

Commentary

This Policy sets out the approach towards community-led energy efficiency and energy generation projects in the Plan Area. It would support benefits for related sustainability criteria notably including well being of the community / the economy.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV37 Managing flood risk	+	+	0	+	0	+	+	+	+	+	0	+	+	+	+	+	0

Commentary

This Policy sets out the approach towards managing flood risk and water quality impacts in the Plan Area. It would support benefits for related sustainability criteria notably including well being of the community / the economy.

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DEV38 Coastal change management areas	+	+	0	+	0	+	+	+	+	+	+	+	+	+	+	+	0

Commentary

This Policy sets out the approach towards Coastal Change Management Areas as defined on the Proposals Map. It would support benefits for related sustainability criteria notably well being of the community / the economy.

Delivery and monitoring

Policy	Integrated Assessment Criteria																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
DELV I Approach to development delivery and	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

viability, planning obligations and CIL																	
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Commentary
This Policy sets out the approach to development delivery and viability, planning obligations and the Community Infrastructure Levy. Through managing the performance of the plan against its objectives, the best chance exists for delivering benefits.