

Appendix 1

Review of Plans, Policies and Programmes

KEY POLICY DOCUMENTS

Set out below is a review of the key policy documents identified to date, that provide strategic and local guidance relevant to spatial planning in East Devon. The table gives an overview of objectives and associated targets and indicators. It is stressed that the review of documents is not intended to be comprehensive and 'all embracing' and that to gain a full picture, documents should be referred to in their entirety. Documents are summarised on the basis of whether they exist in the **International** context, the UK/England **National** context, the Devon wide **County** context or the **East Devon District** Context (or localised parts of the District). Web links are provided to documents, where known. However, it should be noted that these links may quickly become out of date.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
-----------------------	--	---

RELEVANT INTERNATIONAL LEGISLATION AND POLICY

Aarhus Convention 1998 (UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision- Making and Access to Justice in Environmental Matters (<http://www.unece.org/env/pp/>))

<ul style="list-style-type: none"> Establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective. The right of everyone to receive environmental information that is held by public organisations. Public authorities are obliged to actively disseminate environmental information in their possession. The right to participate from an early stage in environmental decision-making. The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general. 	<ul style="list-style-type: none"> Relevant to production of Statement of Community Involvement. 	<ul style="list-style-type: none"> Production of Sustainability Report in consultation with relevant organisations in accordance with Government Guidance.
--	---	---

EU Spatial Development Perspective 1999

<ul style="list-style-type: none"> Secure a better quality of life for present and future generations. Ensure future policy making is more coherent and cost effective, as well as promoting technological innovation and 	<ul style="list-style-type: none"> Provides guiding sustainability principles for LDF production. 	<ul style="list-style-type: none"> Sustained economic growth should support social progress and respect the local environment. Plan should have a sustainable vision and provide sustainable spatial policies.
---	--	--

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<p>stronger involvement of civil society and business in policy formulation.</p> <ul style="list-style-type: none"> • Strategies for sustained economic growth should support social progress and respect the local environment. • The deterioration of EU's biodiversity should be ended by 2010. 		
<p>EU Air Quality Directive - The EC Air Quality Framework Directive (96/62/EC) http://europa.eu.int/smartapi/cgi/sga_doc?smartapi!celexapi!prod!CELEXnumdoc&lg=en&numdoc=31996L0062&model=guichett</p>		
<ul style="list-style-type: none"> • Avoid, prevent or reduce harmful effects on human health and the environment. • Make information on ambient air quality available to the public. • Maintain air quality where good and improve it in other cases. 	<ul style="list-style-type: none"> • Provides guiding principles in respect to air quality issues for LDF production. 	<ul style="list-style-type: none"> • Recognition of need to be aware that the location of development can have a direct effect on improving air quality.
<p>EU Birds Directive (79/409/EEC) - The EC Council Directive on Conservation of Wild Birds (1979) (known as the EC Birds Directive) (http://europa.eu.int/eur-lex/en/consleg/pdf/1979/en_1979L0409_do_001.pdf)</p>		
<ul style="list-style-type: none"> • Protection, management and control of all species of naturally occurring birds. • Take measures to preserve, maintain or re-establish a sufficient diversity and area of habitat. 	<ul style="list-style-type: none"> • Plan policies to support overall objectives and the requirements of the Directive. 	<ul style="list-style-type: none"> • Forms part of the overarching guidance in respect to protection of wildlife habitats and species.
<p>EU Habitats Directive (Special Areas of Conservation (SACs) (92/43/EEC) - The EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna & Flora (1992)(Directive 92/43/EC) (as known the EC Habitats Directive) (http://www.environment-agency.gov.uk/business/4442_17/444663/295641/?lang=e)</p>		
<ul style="list-style-type: none"> • Maintain or restore designated natural habitat types, and habitats of designated species. • Take appropriate steps to avoid degrading or destroying SAC's . • Linear structures (rivers/ streams/ hedgerows/ field boundaries etc) that enable movement and migration of species should be preserved 	<ul style="list-style-type: none"> • Plan policies to support overall objectives and the requirements of the Directive. 	<ul style="list-style-type: none"> • Forms part of the overarching guidance in respect to protection of wildlife habitats and species.
<p>EU Sixth Environmental Action Plan (2001) - EC Sixth Environmental Action Program (2002) (http://europa.eu.int/comm/environment/newprg/)</p>		
<ul style="list-style-type: none"> • Priority Areas: • Climate Change; • Nature and Biodiversity; 	<ul style="list-style-type: none"> • Plan policies to support the primary aims of the action plan. 	<ul style="list-style-type: none"> • Forms part of the overarching guidance in respect to protection of wildlife habitats and species.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • Environment and Health, and Quality of Life; • Natural Resources and Waste. • Protect and conserve the marine environment. 		
EU Water Framework Directive (2000/60/EC) - The EC Water Framework Directive (2000/60/EC). (www.europa.eu.int/comm/environment/water/water-framework/index_en.html)		
<ul style="list-style-type: none"> • The Directive is intended to enhance waterways and wetlands throughout Europe, to make sure water is used in a sustainable way, to reduce water pollution and to lessen the effects of floods and droughts. • Directive will establish a strategic framework for managing the water environment and provides a common approach to protecting and setting environmental objectives for all ground and surface waters and the promotion of sustainable water use. • For surface water the Directive requires that environmental objectives are based on the chemical and, more significantly, ecological status of the water body. For groundwater, quantitative and chemical objectives must be set. • The Directive requires that statutory strategic management plans be produced for each River Basin area. 	<ul style="list-style-type: none"> • The Directive forms part of the overarching guidance in respect to protection and enhancement of water quality and informs/advises on relevant policy documents that will need to inform LDF documents. 	<ul style="list-style-type: none"> • The Directive highlights the need to protect ground and surface water from incidental, as well as accidental pollution. •
Kyoto Protocol on Climate Change - Kyoto Protocol to the UN Framework Convention on Climate Change (1992). (http://unfccc.int/resource/docs/convkp/kpeng.html)		
<ul style="list-style-type: none"> • Established to limit the emissions of greenhouse gases. 	<ul style="list-style-type: none"> • Protocol provides a clear recognition of the importance of minimising greenhouse gas emissions and emission considerations will need to feature in policy making. 	<ul style="list-style-type: none"> • Consider how the plan can contribute to the objectives and targets of the Protocol.
Documents Not Yet Reviewed But of Potential Relevance: <ul style="list-style-type: none"> • The World Summit on Sustainable Development, Johannesburg (2002) • The (Ramsar) Convention on Wetlands of international Importance (1971). • The Convention on the Conservation of Migratory Species of Wild Animals (1979) (known as the Bonn Convention) • The Convention on the Conservation of European Wildlife and Natural Habitats (1979) (known as the Bern Convention, ratified by the UK in 1983) • EC Sustainable Development Strategy Revision (2005) • Urban Waste Water Treatment Directive. • The EC Nitrates Directive (91/676/EEC). • The EC Directive to Promote Electricity from Renewable Energy (2001/77/EC). • The EC Waste to Landfill Directive (99/31/EC). • Bathing Waters Directive 		

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> Shellfish Waters Directive 		

UK GOVERNMENT LEGISLATION AND POLICY

UK Sustainable Development Strategy (May 1999) (http://www.sustainable-development.gov.uk)		
<ul style="list-style-type: none"> Statement of Government policy on sustainable development. Four key aims: <ul style="list-style-type: none"> Social progress which recognises the needs of everyone. Effective protection of the environment. Prudent use of natural resources. Maintenance of high and stable levels of economic growth and employment. 	<ul style="list-style-type: none"> Plan policies to support the aims of the Strategy. Provide a sustainable spatial vision. Provide sustainable spatial policies. 	<ul style="list-style-type: none"> Ensure the Sustainability Appraisal fully addresses this national policy. Recognise that it will not always be possible to satisfy all objectives – some 'trade-offs' may have to be made. The Strategy sets out a range of indicators to help inform baseline review and monitoring.
Sustainable Communities Plan 2003 (www.odpm.gov.uk)		
<ul style="list-style-type: none"> The Plan sets out a long-term programme of action for delivering sustainable communities. 	<ul style="list-style-type: none"> Address the housing shortage. Address the shortage of affordable housing. Ensure that social housing is brought up to a decent standard. Improve the local environment and protect the countryside. 	<ul style="list-style-type: none"> Ensure Sustainability Appraisal objectives reflect the aims of this programme.
Urban White Paper: Our Towns and Cities (2000) (www.odpm.gov.uk)		
<ul style="list-style-type: none"> Vision of towns, cities and suburbs which offer a high quality of life and opportunity for all, not just the few. People shaping the future of their community, supported by strong and truly representative local leaders. People living in attractive, well kept towns and cities which use space and buildings well. Good design and planning which makes it practical to live in a more environmentally sustainable way, with less noise, pollution and traffic congestion. Towns and cities able to create and share prosperity, 	<ul style="list-style-type: none"> Plan policies to contribute to achieving objectives. 	<ul style="list-style-type: none"> Ensure that the objectives are reflected in the Sustainability Appraisal Framework.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<p>investing to help all their citizens reach their full potential.</p> <ul style="list-style-type: none"> • Good quality services - health, education, housing, transport, finance, shopping, leisure and protection from crime - that meet the needs of people and businesses wherever they are. 		
<p>Rural White Paper: Our Countryside – the Future (2000) (www.defra.gov.uk)</p>		
<ul style="list-style-type: none"> • Deliver an improved quality of life for everyone in the countryside – as well as in cities and towns. • A living countryside, with thriving rural communities and access to high quality public services. • A working countryside, with a prosperous and diverse economy, giving high and stable levels of employment. • A protected countryside, in which the environment is sustained and enhanced, and which all can enjoy; and a vibrant countryside that can shape its own future and whose voice is heard by government at all levels. 	<ul style="list-style-type: none"> • Plan policies to contribute to achieving objectives particularly in respect to promoting sustainable rural growth and development. 	<ul style="list-style-type: none"> • Ensure that objectives are reflected in the Sustainability Appraisal Framework.
<p>Rural Strategy (2004) (http://www.defra.gov.uk/rural/pdfs/strategy/rural_strategy.2004pdf)</p>		
<p>Strategy seeks to set out a framework to raise the quality of life and the environment in rural areas by:</p> <ul style="list-style-type: none"> • Delivering affordable housing. • Improving local transport/accessibility. • Enhancing the value and natural beauty of the countryside. 	<ul style="list-style-type: none"> • Policies should be included to seek the delivery of affordable housing in rural areas. • Policies should ensure that the countryside is protected for its own sake. 	<ul style="list-style-type: none"> • SA objectives to include measures for improving access to facilities as a means of reducing social exclusion. • Local authorities have a crucial role as community leaders joining up services to deliver high quality services that support the development of sustainable communities.
<p>National Farming and Food Strategy</p>		
<ul style="list-style-type: none"> • To overcome barriers to non-food diversification and market based action on renewable raw materials, alternative crops, wood fuel and tourism. 	<ul style="list-style-type: none"> • Policies should be included for establishment of non-food diversification schemes. • Policies should encourage the installation of clean wood burning plants. 	<ul style="list-style-type: none"> • SA objectives should consider increasing the production and use of renewable energy/fuels. • SA objectives should consider means to support local food production.
<p>Working with the Grain of Nature: A Biodiversity Strategy for England (2002) (http://www.ukbap.org.uk/EBG/england_biodiversity_strategy.asp)</p>		
<ul style="list-style-type: none"> • The Government's response to the Convention on Biological Diversity at the Earth 1992 Summit in Rio de Janeiro which 	<ul style="list-style-type: none"> • Biodiversity needs to become part of development policy on sustainable communities, urban green space and the built 	<ul style="list-style-type: none"> • SA objectives should include an objective to conserve and enhance biodiversity and the baseline review should

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<p>describes the UK's biological resources and commits a detailed plan for the protection of those resources.</p> <ul style="list-style-type: none"> • Strategy contains: • 391 Species Action Plans. • 45 Habitat Action Plans. • 162 Local Biodiversity Action Plans with targeted actions. 	<p>environment, and this should be reflected in policies to promote biodiversity conservation and enhancement.</p> <ul style="list-style-type: none"> • Ensure that construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible. • Ensure that biodiversity conservation is integral to sustainable urban communities – built environment and parks and green spaces. • Ensure that biodiversity conservation is integral to measures to improve quality of life. 	<p>include indicators on biodiversity, where these are available.</p>
<p>Energy White Paper (http://www.dti.gov.uk/energy/whitepaper/index.shtml)</p>		
<ul style="list-style-type: none"> • Government statement on energy policy • Reduce CO2. • Maintain reliability of energy supplies. • Promote competitive markets. • Ensure that energy is affordable. 	<ul style="list-style-type: none"> • Consider how plan policies can support the objectives and targets of the Air Quality Strategy. 	<ul style="list-style-type: none"> • Ensure the objectives are reflected in Sustainability Appraisal Framework.
<p>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Working Together for Clean Air, 2000. http://www.defra.gov.uk/environment/airquality/strategy/pdf/foreword.pdf</p>		
<ul style="list-style-type: none"> • The strategy sets objectives for 8 main air pollutants to protect health • Targets are set for the following pollutants: Benzene; 1,3-butadiene; Carbon monoxide; lead; nitrogen dioxide; ozone; PM10 particles; sulphur dioxide 	<ul style="list-style-type: none"> • Consider how the location of development can have a direct effect on improving air quality/and avoidance of sensitive developments in locations suffering from air quality concerns. 	<ul style="list-style-type: none"> • Ensure that the requirements of the Directive are reflected in the Sustainability Appraisal Framework.
<p>10 Year Transport Plan (2000) (http://www.dft.gov.uk/stellent/groups/dft_transstrat/documents/page/dft_transstrat_503944.hcsp)</p>		
<p>Sets out Government strategy for modernising the transport network. Objectives include:</p> <ul style="list-style-type: none"> • Sharpen the competitiveness of British industry. • Boost economic development of regions. • Promote urban renaissance. • Enhance access and opportunity in rural areas. • Reduce social exclusion. • Lessen impact of transport on environment at local and global 	<ul style="list-style-type: none"> • Consider how the LDF documents can contribute to the national objectives and targets on transport. 	<ul style="list-style-type: none"> • Need to ensure objectives are reflected in the Sustainability Appraisal Framework.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> level. To tackle congestion and pollution by improving all types of transport - rail and road, public and private - in ways that increase choice. 		
Home Office Target Delivery Report 2003		
<ul style="list-style-type: none"> Report on the delivery of public service targets. Aims to promote a safe, stable and secure society. Reduce crime and fear of crime. Increase racial equality and community cohesion. 	<ul style="list-style-type: none"> Design guidance in the LDF to take crime and fear of crime into account. 	<ul style="list-style-type: none"> Potential to ensure objectives are reflected in the Sustainability Appraisal Framework.
UK Climate Change Programme (http://www.defra.gov.uk/environment/climatechange/cm4913/)		
<ul style="list-style-type: none"> The UK programme to deliver Kyoto target of cutting greenhouse gas emissions by 12.5% and moving towards domestic goal to cut carbon dioxide emissions by 20% below 1990 levels by 2010. Improve business use of energy. Stimulate investment and cut costs. Stimulate new, more efficient sources of power generation. Cut emissions from the transport sector. Promote better energy efficiency in the domestic sector. Improve energy efficiency requirements of the Building Regulations. Continue the fall in emissions from agriculture and forestry. Ensure the public sector takes a leading role. 	<ul style="list-style-type: none"> Plan policies to contribute to achieving objectives relating to greenhouse gas emissions. 	<ul style="list-style-type: none"> Ensure that the objectives are reflected in the Sustainability Appraisal Framework.
Waste Strategy for England and Wales (2000) (www.defra.gov.uk)		
<ul style="list-style-type: none"> Statement of Government policy on sustainable management of waste and resources. Local authorities will be required to meet statutory performance targets (BVPIs) for recycling. Decisions about waste management should be based on BPEO. 	<ul style="list-style-type: none"> Whilst many waste issues are addressed by the County Council as Waste Planning Authority there are waste implications/issues for LDF documents. 	<ul style="list-style-type: none"> Ensure that the objectives are reflected in the Sustainability Appraisal Framework.
Documents Not Yet Reviewed But of Potential Relevance:		
<ul style="list-style-type: none"> Securing the Future – UK Government Sustainable Development Strategy (2005) (http://www.sustainable-development.gov.uk) 		

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • 1981 Wildlife and Countryside Act • Natural Environment and Resources Act 2004 • The Future of Air Transport (White Paper: 2003) • UK Regional Air Services: A Study of the Civil Aviation Authority (2005) • The Future of Transport, White Paper (2004) • The Air Quality Strategy for England, Scotland, Wales and Northern Ireland. Working Together for Clean Air, 2000. • Making space for water: Developing a new Government strategy for flood and coastal erosion risk management in England (2004: a consultation exercise) • The First Soil Action Plan For England: 2004-2006 (2004) • BRE's Environmental Assessment Methods (BREEAM inc. Ecohomes) 		

UK GOVERNMENT NATIONAL PLANNING POLICY FRAMEWORK

National planning Policy Framework (March 2012)		
<p>Achieving sustainable development</p> <ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Supporting a prosperous rural economy • Promoting sustainable transport • Supporting high quality communications infrastructure • Delivering a wide choice of high quality homes • Requiring good design • Promoting healthy communities • Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Facilitating the sustainable use of minerals 	<p>Local Plans</p> <ul style="list-style-type: none"> • National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. • Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. • It is highly desirable that local planning authorities should have an up-to-date plan in place. • For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out-of-date simply because they were adopted prior to the publication of this Framework. • Where it would be appropriate and assist the process of preparing or amending Local Plans, regional strategy policies can be reflected in Local Plans by undertaking a partial review focusing on the specific issues involved. Local planning authorities may also continue to draw on evidence that informed the preparation of 	<ul style="list-style-type: none"> • A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors. • To minimise impacts on biodiversity and geodiversity, planning policies should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
	<p>regional strategies to support Local Plan policies, supplemented as needed by up-to-date, robust local evidence.</p> <ul style="list-style-type: none"> • Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. • Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. • Each local planning authority should produce a Local Plan for its area. • Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. 	

SOUTH WEST ENGLAND REGIONAL POLICY

Regional Spatial Strategy for the South West draft, March 2006 (http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=836) – The process of revoking the Regional Spatial Strategy has begun, although the RSS is still considered as a material consideration when making planning decisions.

<ul style="list-style-type: none"> • Spatial framework for the preparation of local authorities' development plans and other strategies and programmes in the region. • Climate change objectives addressed. • Making adequate and affordable housing available for all residents, including a range of different housing types to accommodate the requirements of local communities. • Ensure communities are sustainable. • Identify role and functions of settlements when preparing plans. • Majority of new development to be focused at SSCTs. 	<ul style="list-style-type: none"> • LDF must be in conformity with the Regional Spatial Strategy. • Local Authorities through LDD's should demonstrate how they intend to contribute towards 60% cut in greenhouse gases by 2050. • Housing market assessments should identify the needs of the local communities and provide sufficient housing sites and mix of housing. • LDD's will need to be based on a clear assessment of functional relationships to determine scale and nature of appropriate development. • Development weighted towards Exeter, elsewhere local 	<ul style="list-style-type: none"> • Integrated Regional Framework (IRF) to be taken into account in the development of objectives and indicators. • Level of housing growth and economic growth will be a key issue for SA. • Development will be located in areas where evidence provides support. • Ensuring protection and enhancement of high quality environment. • Deliver development that delivers sustainable communities. • At least 50% new development on previously developed
--	---	---

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • The Regional Economic Strategy identifies priority sectors which RSS should encourage. • Development Policy B Development of Market Towns. Scale and mix of development should increase self containment of places identified. • Support improved design standards. • Realise the economic potential of transport links with provision of sufficient housing linked with job growth. • Ensure that a balance is achieved between homes and jobs. • Flexible supply of land is important. • Develop towns as service centres especially in terms of employment and service accessibility. • Ensure communities and groups of communities are sustainable. • Detailed design guidance/briefs to guide development of key sites. • Should commit to researching existing examples of urban design and sustainable development best practice. • Promotes mixed use developments in urban extensions, high standards of design and access with low levels of energy use. • Local Authorities should maintain up to date local needs assessments/housing market assessments using methodologies from central government to enable a picture of affordable housing needs to be identified in the area. 	<ul style="list-style-type: none"> • significance/function should determine distribution pattern. • Priority sectors of the RES needs to be identified within district and supported through policy. • Settlements outside of SSCT should expect to see growth based on function of area. • Sustainable communities are not just individual towns and villages but wider links are drawn between settlements in a wider geographical context. • The scale and nature of development in rural communities needs to be managed more carefully than has been the case over the last 20 years. • LA's need to co-operate across administrative boundaries. • Development briefs are advocated for key sites. • Design review panels are supported. • LDDs should aim to maximise the opportunities for development within urban areas. • LDDs for East Devon should make provision of further development of the city. • LDDs should provide for enhancement of long distance bus and coach services. • LDDs should maintain an adequate supply of land. 	<ul style="list-style-type: none"> • land. • At least 30% of all housing to be affordable. • Promoting sustainable use of the region's natural resources. • Ensure that climate change is addressed. • 30% reduction in CO2 levels from 1990 levels by 2016. • RSS makes provision of population growth of over 750,000 over 20 year period for the South West region. • 25,000 new dwellings each year will be required in the South West Region. • High density development in Policy F areas with varied tenures of at least 50dph. • Within the Exeter TTWA provision is made for 28,500 jobs over the plan period, 100 hectares of employment land in East Devon District. • Cranbrook New Community - 6,500 houses. • After 2021 a second strategic urban extension should be identified providing at least 1,500 dwelling and 20 hectares of employment land in area of Sarch K. • 65% of new dwelling located at SSCT. • LDF documents should routinely require more than 30% of housing to be affordable. With LA specified rates rising up to 60% or higher in areas of greatest need, where this can be demonstrated to be deliverable over a sustained period. • Typically housing built at between 30 and 50 dph net represents a sustainable density.
<p>South West Regional Housing Strategy (2005-2016) Sustainable Communities in the South West (http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=836) The process of revoking the Regional Strategy has begun, although it is still considered as a material consideration when making planning decisions.</p>		
<ul style="list-style-type: none"> • Focus on funding for social housing but also aims to influence the private market. • Its vision for the South West is a place where the quality of housing is high and people have a choice about the homes they live in. • The strategy strives to create sustainable communities, which make a significant contribution to the quality of life and economic prosperity of the area. • Achieve housing delivery levels in RPG10/RSS in all areas of the region by 2007 and eradicate existing backlogs by 2011. 	<ul style="list-style-type: none"> • LDF should make provision for at least 10 years' potential housing supply. • Policies should reflect minimum density target of 30 dwellings per hectare. • Policies for affordable housing should be included. • Number of unfit dwellings should be reduced. • Use of sustainability checklist for new housing /Building Research Establishment should be advocated. • Rural enablers parish level surveys to provide backing for 	<ul style="list-style-type: none"> • Importance of housing provision, particularly affordable housing, should inform the SA. • Strategy suggests a number of key housing indicators which can inform baseline and monitoring: <ul style="list-style-type: none"> - Progress against decent homes standards. - No. of new homes completed.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • Achieve a clear downward trend in affordability ratios from current levels by 2016. • Promotes role of rural enablers. • Focusing growth in SSCTs. • With high demand and immigration recognises the continued need for growth in the more sustainable and strategically important settlements within the rural areas of the region. • Housing funding supported through Market and Coastal Town Initiative. • Improve quality of social and private sector housing stock. • Improve design. • Supporting Sustainable Communities. 	<ul style="list-style-type: none"> • affordable housing sites. • Decisions on balance between affordable housing for local need and what is realistic in the market place is a decision for LPA based on evidence. • Most development pressure absorbed in and around SSCT of Exeter, although scope outside for housing provision. 	<ul style="list-style-type: none"> - No. of affordable housing completions. • Developments should at least meet the 30 dwellings per hectare minimum density unless there are exceptional circumstances. • For new social sector developments, the Housing Corporation's Scheme Design Standards (SDS) is endorsed. • Urban Design Compendium gives guidance to developers on design. • 50% of new development will meet the requirements of the Code for Sustainable Buildings by 2016. • All new social sector homes to reach <i>good</i> Eco Homes rating. • Increase provision for Gypsy and traveller sites by 2016 .
<p>Regional Economic Strategy (2006 – 2015) (http://www.southwestrda.org.uk/what-we-do/policy/res-review2005/draft-res.shtm) The process of revoking the Regional Strategy has begun, although it is still considered as a material consideration when making planning decisions.</p>		
<ul style="list-style-type: none"> • Framework for the delivery of the economic aspects of the RSDF, formulated by South West Regional Development Agency (SWRDA). • Transport congestion should not be dealt with by building 'our way out', but by promoting changes of behaviour, use of new communication technology and flexible working. • Skills shortage: investment in technology should be matched with an investment in people to ensure that technological capabilities will not be wasted. • Training and development of employees should be encouraged. • The lack of affordable housing is a threat to sustainable growth. It affects employers' abilities to attract and retain workers. There is an unacceptable cost to vulnerable people. 	<ul style="list-style-type: none"> • Businesses require supportive planning system and a range of workspace provision. • Provision of mixed use developments in both urban and suburban locations. • New uses for historic buildings. • Higher densities in town centres and urban areas. • Sustainable development – allowing access to facilities on foot, by cycle or by public transport. • Development of suitable transport infrastructure. • Provision of adequate primary care facilities to meet additional housing provision. • Ensuring that villages retain sufficient population to support services and provision of new services and infrastructure. • Maximising the supply of affordable housing through appropriate policies. Ensuring that a mix of tenures is catered for. • Maximising the use of brown field land. • Policies to encourage housing renewal and reuse of buildings, particularly in town centres. • Undertake Housing Capacity Studies to inform LDF and to maximize the potential for the re-use of previously developed land. • Inclusion of policies to require sustainable building, including energy conservation. 	<ul style="list-style-type: none"> • Sustainability objectives need to reflect the Strategy's recognition of the need for economic growth but within the constraints imposed by the need for development to be sustainable. • It suggests that there is a need for "smart growth" that maximises the benefit gained from scarce resources – growth driven by productivity gains, not by resource intensive and low value added activity. • More traditional forms of growth characterised by physical expansion and higher employment levels still have an important role in parts of the region.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
	<ul style="list-style-type: none"> • To accelerate business start ups. • To enable businesses to grow. • To address deprivation. • To promote urban renaissance. • To support the development of sound community infrastructure and services. • To secure quality affordable housing. • To secure a sustainable transport network. • To reclaim and reuse brown field land. • To achieve sustainable management of water, waste and energy. 	
<p>Regional Renewable Energy Strategy for the South West of England 2003-2010. http://www.regensw.co.uk/search/search.asp?zoom_query=renewable+energy+strategy&zoom_per_page=10&zoom_cat=-1&zoom_and=0</p>		
<ul style="list-style-type: none"> • The key objective of the policies is to promote a more sustainable pattern of energy use by improving the energy efficiency of new and existing development and ensuring that the region contributes effectively towards targets for the generation of renewable energy. 	<ul style="list-style-type: none"> • Local Development Documents may expect the incorporation of high standards of energy efficiency in all development, subject to economic viability considerations. • LAs should encourage the use of energy efficient materials and technologies, encouraging the use of BREEAM/NHER standards. • LAs should actively promote the incorporation of energy efficiency and use of RE, especially where opportunities arise by virtue of the scale of new development. • LDDs and other policies should encourage the integration of combined heat and power (including mini and micro CHP), and district heating, including in the existing stock. • Local authorities and other public bodies, as property owners and managers, should seek to achieve high levels of energy efficiency when refurbishing their existing stock. • LDDs should support, in principle, the development of RE through the inclusion of criteria-based policies. • Early dialogue between all stakeholders (including local communities) should occur at an early stage. 	<ul style="list-style-type: none"> • This guidance, along with PPG22 are some of the key drivers to meet the Kyoto Protocol commitments. The objectives are reflected in providing more than one of SA objectives for this appraisal. • South West renewable electricity generation target of 11-15 per cent by 2010.
<p>Integrated Regional Framework (2004) (http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=2331) The process of revoking the Regional Spatial Strategy has begun, although the RSS is still considered as a material consideration when making planning decisions.</p>		
<ul style="list-style-type: none"> • Over-arching integrated policy document to set out the South West region's key environmental, social and economic aims and objectives. 	<ul style="list-style-type: none"> • Take into account in the development of over-arching plan objectives. • Ensure everyone has the opportunity of a decent and affordable home. 	<ul style="list-style-type: none"> • Take IRF objectives and indicators into account when developing SA objectives and indicators.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
	<ul style="list-style-type: none"> • Improve health and well-being and reducing inequalities in health. • Reduce poverty and social exclusion and closing the gap between disadvantaged communities and the rest. • Enhance economic prosperity and the quality of employment opportunities. • Raise educational achievement levels and develop opportunities for everyone to acquire skills needed to obtain and remain in work. • Reduce crime and the fear of crime. • Create and sustain vibrant communities. • Encourage cultural, creative and sporting development and participation. 	

Documents Not Yet Reviewed But of Potential Relevance:

- Regional Planning Guidance for the South West: RPG10 (2001)
- Statement of Public Participation: Regional Spatial Strategy for the South West (2005)
- Analysis of Community Strategies in the South West, Final Report (2004)
- A Sustainable Future for the South West – A Regional Sustainable Development Framework for the South West of England (2001).
- A Sustainable Future for the South West – Moving in the right direction (Progress Report, 2002)
- Sustainable Communities in the South West – Building for the Future (2003)
- The Way Ahead: Delivering Sustainable Communities in the South West (2005)
- Regional Economic Strategy for the South West of England 2006-2015 (Draft for consultation, 2005)
- The Knowledge –Driven Economy, RES and Regional Spatial Strategy in South West England (2005)
- Regional Economic Strategy for the South West of England 2003-2012 (2003)
- South West Framework for Regional Employment and Skills Action (undated, FRESA)
- An Integrated Regional Strategy for the South West 2004-2026 (2004)
- Towards an Integrated Regional Strategy for the South West – An Analysis of Existing Regional Strategies (undated)
- South West Regional Housing Strategy 2005-2016 (2005)
- Strategic Housing Priorities in the South West (2003)
- Culture and the Regional Spatial Strategy for the South West (2005)
- Vision: Culture and Creative Futures in the South East (2004)
- Culture South west, In Search of Chunky Dunsters: A Cultural Strategy for the South West (2001)
- Joint Up: Culture South West Report 2004
- A Strategy for the Historic Environment in the South West (2004)
- Heritage Counts: The State of the South West's Historical Environment (2003)
- English Heritage in the South West 2003-2005 (undated).
- Life's out there. Be Active in the South West: The Regional strategy for Sport 2004-2008
- Better Planning of Rural Areas in the South West (2004)
- Our Environment: Our Future - The Regional Strategy for the South West Environment 2004-2014 (2004)
- Our Environment: Our Future - The Regional Strategy for the South West Environment 2004-2014: Implementation Plan (2004)
- South West Biodiversity Implementation Plan (Biodiversity: A Natural Advantage for the South West) (2004)
- Natural Advantages: Action for Biodiversity in the South West (Case Studies: 2004)

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> ○ South West Regional Forestry Framework 2005 ○ Promoting Sustainable Tourism in the South West, A discussion paper by the local sustainability group for the South West (2000). ○ Towards 2015 - Shaping tomorrow's Tourism (2005) ○ Developing the Regional Transport Strategy in the South West, Consultation Draft (2004) ○ South West Area Multi Modal Study, SWARMMS Final Report (2002). ○ Development of an Air Transport Strategy for the Far South West of England (2003) ○ The Delivery Plan for a Sustainable Farming & Food Industry in the South West (2004). ○ Action for Biodiversity in the South West – A Series of Habitat and Species Plans to Guide Delivery (1997) ○ A Biodiversity Guide for Planning and Development Sectors in the South West (2000). ○ Revision 2010: Empowering the Region – Renewable Energy Targets for the South West (2004) ○ From Rubbish to Resource - The Regional Waste Strategy for the South West Consultation Document (March 2004) ○ Water Resources for the Future – A Strategy for the South West Region (2001) 		

DEVON WIDE DOCUMENTS		
Devon Structure Plan to 2016 (www.devon.gov.uk)		
<ul style="list-style-type: none"> • Forms part of the development plan for Devon, together with the Local Plans of the Districts, the Minerals Local Plan and the Waste Local Plan. 	<p>Structure Plan provides an over-arching strategic policy framework for the District including policies that:</p> <ul style="list-style-type: none"> • Take key themes into account in the development of policies. • Promote a high quality environment. • Ensure that development does not add to the demand for movement and provision of infrastructure beyond that which can be made available in an environmentally acceptable manner. • Provide for the needs of the people of Devon. • Maintain and renew the wealth-creating capacity of the economy. 	<ul style="list-style-type: none"> • Key themes to be incorporated into sustainability objectives and indicators and development of options.
Devon Community Strategy (http://www.devonsp.org.uk)		
<ul style="list-style-type: none"> • Emphasis the importance of community and place. Rurality is seen as a defining character of Devon with a large number of market and coastal towns spread across the county. The towns provide a wide range of facilities and services for people and communities in the surrounding hinterland, including employment, education and training, shopping and leisure facilities. 	<ul style="list-style-type: none"> • The LDF being a spatial plan needs to be in conformity with the Devon Community Strategy • Ensure that development occurs in the most accessible locations. • Reduce the need to travel. • Facilities are provided in towns that serves a wider population. • The demands from rural population are taken into account . • Recognising the growth within urban areas, whilst extending the 	<ul style="list-style-type: none"> • Key themes to be incorporated into sustainability objectives and indicators and development of options. • Reduce the need to travel • Ensure social cohesion and inclusion • Concentrate development in towns and urban areas reducing the impact on the environment

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • The importance of towns (including coastal towns) is stressed and threats to their future sustainability identified. • Noted that increased mobility has resulted in a concentration of employment opportunities and services in urban areas. • Noted that average population growth of Devon is double national average. A key issue is identified as a need to accommodate growth. • Landscape, open space, countryside, townscape, historic and cultural character are fundamental to the distinctiveness of Devon. 	<ul style="list-style-type: none"> • benefits into surrounding areas and the rural hinterlands. • Access to services by their population. 	
Devon Local Transport Plan 2006 - 2011		
<ul style="list-style-type: none"> • Sets out objectives and targets • Identifies problems and opportunities • Provides a strategy and implementation programmes to move us in the direction of sustainability in Devon. 	<ul style="list-style-type: none"> • Parking standards for development • Locate new development where investment in public transports infrastructure is planned • Reducing long stay parking capacity within town centres • Ensure a consistent approach in charging and capacity management within competing centres • Provision of development should only be made where the infrastructure which is directly required to service • Traffic reduction • Improved accessibility by public transport, cycling and walking • More walking, cycling and public transport use • Road casualty reduction • Reduced vehicle emissions • Increased proportion of major developments located in accessible urban centres • Improved condition of the highway network • Improved provision for freight transport. • Encouraging modal switch through investment in infrastructure • Integrating transport and planning • Demand management • Improve reliability of journey times 	<ul style="list-style-type: none"> • Sustainability Appraisal Framework to include objectives reflecting these targets.
Devon Minerals Local Plan		

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<ul style="list-style-type: none"> • Forms part of the development plan. • Policies and proposals to meet regional minerals apportionment and demand for other minerals balanced against the environmental impact. 	<ul style="list-style-type: none"> • Devon County Council is the Minerals Planning Authority. • LDF will need to reflect any proposed mineral working zones. 	<ul style="list-style-type: none"> • Minerals LDF and therefore SA specific. However, if required to ensure appropriate husbandry of mineral and ensure a high level of environmental protection. It should be taken into full account when formulating SA framework objectives and appraisal criteria.
Devon Waste Local Plan Re-Deposit Version 2016		
<ul style="list-style-type: none"> • The Waste Local Plan is a land use plan and sets out detailed criteria against which planning applications for waste management facilities can be assessed. • Waste Hierarchy/; Reduction, Re-use, Recovery, Recycling, Composting, Energy Recovery from Waste, Disposal • Objectives: Promote public awareness & Prevent environmental degradation. • To encourage the provision of waste management facilities close to major centres of population. • To ensure that, where possible, Devon's waste is treated and disposed of within the region. • To promote the establishment of an effective and integrated network of management 	<ul style="list-style-type: none"> • Options considered for waste to energy plants and CHP. • Location of development in relation to waste capacity. • Provision of sites for recycling centres • Facilities required to allow the recycling of waste e.g. wheelie bins on housing estates. • Construction and demolition waste. • Mechanical Biological Treatment (MBT) with Anaerobic Digestion (AD) by 2010/11 within Honiton. • Energy from Waste Pyrolysis and/or Gasification 245,000 tonnes per annum at four locations within Devon including one at Honiton. • Biological Mechanical Treatment (BMT) capacity of 245,000 across 4 sites in Devon including 1 in Honiton. 	<ul style="list-style-type: none"> • Recycling or composting of 60% of municipal waste by 2020 • The reduction in the amount of biodegradable municipal waste land filled, by 2020, to 35% of that produced in 1995
Devon Biodiversity Action Plan		
<ul style="list-style-type: none"> • Produced in response to the Rio Challenge and produced in 1999 and updated in 2005 the plan identifies 17 of Devon's key wildlife habitats and geological features, and 20 of its species that are under threat of have popular appeal. • Action plans identify common priorities and actions. • Species/habitats Identified: - Devon whitebeam & related species, Golden hair lichen, Primrose, Insects and other Invertebrates, Freshwater pearl mussel, Great green bush-cricket, Marsh fritillary, Pearl-bordered fritillary, Pink seafan, Southern damselfly, White-clawed crayfish, Atlantic salmon, Barn owl, Cirl bunting, Curlew, Nightjar, Brown hare, Dormouse, Greater horseshoe bat, Otter, Water vole, Alder/willow wet woodland, Caves, karst & mines, Cities, towns & villages, Flower-rich meadows & pastures, Lowland heathland, Oak woodland, Parkland & wood pasture, Pits, 	<ul style="list-style-type: none"> • The natural environment is a key resource within the District and habitat for species. • New development will may an impact on these environments including redevelopment of existing urban areas. • Key areas targeted for regeneration are the waterfront sites/estuary sites within Exmouth and Seaton. • Infill development can result in loss of habitat and the reuse of buildings in the open countryside. 	<ul style="list-style-type: none"> • Number of buildings demolished • Findings from surveys submitted with planning applications. • Species/habitats afforded protection.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
quarries & cuttings , Rhôs pasture , Sea cliff & slope , Species-rich hedges , Sea Estuaries , Rocky foreshore , Rocky seabed , Freshwater , Freshwater reedbed , Grazing Marsh , Rivers, streams, floodplains & fluvial processes		

EAST DEVON DISTRICT WIDE CONTEXT		
East Devon Adopted Local Plan (2006)		
<ul style="list-style-type: none"> • Sets out policy for development in East Devon in accordance with Devon Structure Plans (1995 to 2011 and 2001 to 2016). • Local Plan strategy provides for development at the new community and in the major settlements of the District and villages well served by facilities. • Plan boundaries are defined to reflect countryside protection objectives and as a strategy tool to direct development to appropriate locations. 	<ul style="list-style-type: none"> • LDF documents will supersede the Local Plan and set out a new policy framework. However, previous planning policy should valuably inform future policy choices. 	<ul style="list-style-type: none"> • The Local Plan which seeks to accommodate growth in the main centres broadly conforms with RSS policy. • Local Plan includes targets for housing provision and employment provision.
East Devon Sustainable Community Plan (http://www.eastdevon.gov.uk/index/community/community_plan.htm)		
<ul style="list-style-type: none"> • Sets the priorities for the Local Authority in relation to the Councils Corporate Plan and sets the vision for how the district will change over a 10 year period. • Everyone has adequate affordable housing. • Appropriate transport between communities. • Visitors are encouraged to value and recognise East Devon as a distinctive destination. • There are over 3,600 households on the Councils Housing Register waiting list for affordable housing. • Improve access, value, quality and use of our local 	<ul style="list-style-type: none"> • The LDF will align its objectives with the Community Plan. • The key delivery vehicle of the Community Plan. • Community engagement is recognised as critical. 	

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
<p>environment in order to improve the physical and mental health of local communities.</p> <ul style="list-style-type: none"> Increasing opportunities for raising average income through regeneration. 		
East Devon Economic Development Strategy (2005/6 – 2008/9)		
<ul style="list-style-type: none"> The strategy recognises that within the district wage levels are lower than the national average, this coupled together with high house prices can threaten the economic competitiveness of the area. The age demographic is towards the higher and middle ages. There is a shortage of land and buildings for employment related investment and expansion. Many traditional industries within rural areas are going through structural change. Strategy encourages innovation and diversity and recognises that this need to enhance the natural environment. The strategy recognises that the area to the East of Exeter has a strategic sub regional significance. 	<ul style="list-style-type: none"> Tackle the imbalance within the housing market Raise wage levels through higher skilled jobs Provide a 5 year supply of employment land identify sites for employment and expansion of economic base. Provide employment for demographic profile Recognise the importance of the following consideration in policy production: <ul style="list-style-type: none"> House prices; Wage levels; Age demographic; Skill level; Unemployment levels. 	<ul style="list-style-type: none"> Increase in wage levels may have implication on house prices. Increased economic prosperity will place extra pressure on resources. Increases in mobility impact on congestion. Expansion may result in use of more natural resources and increased CO2 emissions.
District Transport Strategy for East Devon (2006)		
<ul style="list-style-type: none"> Transport recognised as a key theme in the Community Plan. Sets the scene for transport and provide some key messages for local organisations behind which local action can galvanise. Transport solutions which eventually permit every adult and young person to have a transport means realistically available to get to, and from: 1. The nearest town for local leisure and health services, banking, support, social events and shopping. 2. Work, 3. The nearest major town/city. 4. The nearest main hospital, 5. School of college (young people), 6. Transport interchanges (bus and train stations in particular). 	<ul style="list-style-type: none"> Location of new development Provision of Interchanges Park and Ride Facilities provision 	<ul style="list-style-type: none"> Number of households with car. Public transport patronage levels. Congestion in towns.

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
A Strategy for Reducing Crime and Disorder in East Devon (2005 – 2008)		
<ul style="list-style-type: none"> • Reduction in the public perception of crime • To analyse local trends in anti social behaviour and take steps to combat and deal with effectively with both root causes and perpetrators. 	<ul style="list-style-type: none"> • Provide recreation facilities. • Designing out crime. • Public realm improvements. 	
East Devon AONB Management Plan		
<ul style="list-style-type: none"> • The primary purpose of the AONB status is to conserve and enhance natural beauty. • Highlight special qualities and issues of the area and importance of its different features. • To present an integrated vision for the future of the AONB as a whole in the light of local, regional and national priorities. • To set out agreed policies and objectives with specific targets which will help secure that vision. 	<ul style="list-style-type: none"> • The Management Plan is not an LDF document or spatial planning document (as such). However it does confirm a considerable number of objectives relevant to the use and management of land, environmental and landscape improvements and sustainable economic growth and recreational tourism development that need to inform LDF documents. 	<ul style="list-style-type: none"> • The AONB Management Plan (and manufacturing mechanisms) outline a series of indicators that are relevant to wider LDF monitoring. These will need (at a future date) to be summarised/identified.
Blackdown Hills AONB Management Plan		
<ul style="list-style-type: none"> • The primary purpose of the AONB status is to conserve and enhance natural beauty. • Highlight special qualities and issues of the area and importance of its different features. • To present an integrated vision for the future of the AONB as a whole in the light of local, regional and national priorities. • To set out agreed policies and objectives with specific targets which will help secure that vision. 	<ul style="list-style-type: none"> • The Management Plan is not an LDF document or spatial planning document (as such). However it does confirm a considerable number of objectives relevant to the use and management of land, environmental and landscape improvements and sustainable economic growth and recreational tourism development that need to inform LDF documents. 	<ul style="list-style-type: none"> • The AONB Management Plan (and manufacturing mechanisms) outline a series of indicators that are relevant to wider LDF monitoring. These will need (at a future date) to be summarised/identified.
Documents Not Yet Reviewed But of Potential Relevance: <ul style="list-style-type: none"> ○ East Devon District Council Housing Strategy (2004 – 2007) ○ Exeter and Torbay Housing Market Assessment (2007) ○ Balancing Housing Markets in East Devon Strategy (2004) ○ East Devon Homelessness Strategy (2003) ○ East Devon Housing 5 Year Business Plan (200/4 – 2007/8) 		

Key Themes and Issues	Key potential Implications for LDF documents	Potential SA Implications & Possible Indicators/Targets
SITE/LOCATION/PARISH SPECIFIC - LOCAL CONTEXT		
New Community SPG (2005)		
<ul style="list-style-type: none"> This SPG sets out policy and guidance for the first 2,900 dwellings of the Cranbrook new community. 	<ul style="list-style-type: none"> The SPG was informed by 'fleshes-out' Local Plan Policy. It will, however set out guidelines potentially relevant to informing LDF documents. 	<ul style="list-style-type: none"> There are a series of objectives and targets set out in the SPG that have not been reviewed in depth but which may be relevant to informing sustainability appraisal.
Affordable Housing Draft SPG		
<ul style="list-style-type: none"> This SPG sets out guidance on the implementation of Local Plan affordable housing policy. 	<ul style="list-style-type: none"> The SPG was informed by 'fleshes-out' Local Plan Policy. It will, however set out guidelines potentially relevant to informing LDF documents. 	<ul style="list-style-type: none"> The affordable housing SPG advised on provision of 40% affordable housing targets on quality sites. Thresholds are for 15 dwellings plus in towns and 5 dwellings plus in rural areas and villages. Of the 40% affordable targets is for 75% social rented and 25% intermediate housing.
Provision of Open Space, Recreation and Play Space on Residential Development Sites Draft SPG		
<ul style="list-style-type: none"> Identifies Local Plan standards required for formal and informal public open space and recreation facilities within the district. 	<ul style="list-style-type: none"> The SPG was informed by and 'fleshes-out' Local Plan Policy. It will, however set out guidelines potentially relevant to informing LDF documents. 	<ul style="list-style-type: none"> SPG sets out open-space provision requirements. These standards may be applicable to LDF documents and inform appraisal processes/steps.
<p>Documents Not Yet Reviewed But of Potential Relevance:</p> <ul style="list-style-type: none"> Re-use and Adaptation of Disused or Redundant Building SPG (2005). Exmouth Cycle Strategy Draft SPG. Trees in New Development Draft SPG. Various Village Design Statements and Parish Plans - Woodbury Village Design Statement (2002), Brampford Speke Village Design Statement (2003), Yarcombe and Marsh Village, Design Statement (2004), Budleigh Salterton Town Design Statement (2004), Otterton Village Design Statement (2004), Tipton St John Village Design Statement (2005), The Avenues, Exmouth Design Statement (2005), All Saints Village Design Statement (2005), Uplyme Village Design Statement (2005), Lymstone Village Design Statement (2005), Yarcombe and Marsh Parish Plan (2004), Talaton Parish Plan (2004), Dunkeswell Parish Plan (2004), Honiton Town Plan (2004), Widworthy Parish Plan (2004), All Saints Parish Plan (2005), Uplyme Parish Plan (2005). Various Location Specific Development Briefs - Chapel Street Honiton Development Brief (2004), Orcombe Point, Exmouth Development Brief (2004), Hillcrest School, Exmouth Development Brief (2005), Rousdon Estate Planning and Design Brief (2002), Marcus Road, Exmouth Draft Development Brief, Exmouth Shopfronts Design Guide (2003), Seaton Town Conservation Area Shopfronts Practice Notes (2002), Sidmouth Town Centre Conservation Area Shopfronts Practice Notes (2002). 		

