

Local Plan Evidence – briefs/options/resources

Economic Development Needs Assessment (Potential Lead: Communities Officer)

Aims

To identify the functional economic market area (FEMA) provide a complete Economic Development Needs Assessment (EDNA), with an overview of the Dartmoor economy, including employment rates, sectoral make up, value added, productivity, skills, market analysis and sites (employment land review and identification of future allocation).

Background guidance/policy/evidence

- [Paragraph 30 of the National Planning Practice Guidance](#)
- In understanding the current market in relation to economic and main town centre uses, plan makers should liaise closely with the business community to understand their current and potential future requirements.
- [Defra plan for National Parks](#)
- Dartmoor Economic Profile (draft) (DCC, May 2016)
- STEAM Reporting
- Dartmoor and Exmoor Economic Prospectus (2015)
- [Valuing England's National Parks](#) (Cumulus, 2015)
- Dartmoor Employment Land Review

Scope

- To identify/confirm the Functional Economic Market Area (FEMA)
- To provide economic growth projections for the period up to 2045
- To develop a series of objective growth scenarios (to be identified) and a policy neutral (business as usual) scenario
- To establish a range of potential new jobs that could be created per annum to 2040 and provide a sectoral breakdown based on Experian and Cambridge projections and the agreed growth scenarios
- Provide annual projections of the economic activity rate, unemployment rate and commuting ratios
- Provide an outline of the key locational and site characteristic requirements for different business sectors and consider how this will influence where businesses decide to locate within the HMA
- To identify the future land requirements for economic development uses according to the economic growth scenarios and sectoral breakdown, and provide a breakdown in terms of amount, type and location

Options

- 1) **Rely on existing information** – not feasible to rely upon historic studies, does not satisfy current national guidance, high likelihood plan would be found unsound
- 2) **Joint study with Greater Exeter LP**
 - a. Expand the scope of the Greater Exeter LP EDNA to cover the whole of DNPA - consequential issues around robustness of the FEMA and consistency with SHDC/WDBC evidence. Requirement for a separate DNPA appendix or summary report with standalone findings and recommendations.
 - b. Cover just the Teignbridge part of the NP through Greater Exeter LP EDNA and the same for SHDC/WDBC side bolting the two together - challenges of consistent methodology and conflicting outcomes, danger that the two cannot be simply 'bolted together', requirement for either one or other commission to provide overarching report, or for a separate commission by DNPA to consolidate and summarise.
- 3) **Direct commission of consultants by DNPA** -

Preferred option – 2a – to seek to have entire coverage from the Greater Exeter

Resources

Budgeted £5,000 for Employment Land Review – overall HEDNA is a new requirement in the NPPG not within original budget estimate. Need to discuss further with DCC (leading on commissioning) to influence the scope of the Brief and Specification, and identify an appropriate financial contribution.

Risks

- Insufficient budget identified – given the increased amount of work required as a result of new government guidance it is likely the current identified budget is inadequate
- Time limited report, delays in the preparation of the local plan could mean an update is required
- Linkage with another LP, if this work is not commissioned in an appropriate timetable for DNPA we may need to direct commission and standalone Dartmoor report (or potential joint procure, with the Exeter area study to follow)
- Failure to specify the appropriate work (mitigated through appointing an appropriate professional, and through a brief prepared as consortium – therefore options 2 are lower risk than 3)

Infrastructure (Potential Lead: Forward Planner)

Aims

To provide a clear overview of infrastructure requirements and constraints, with evidence to support/inform:

- the Infrastructure Delivery Plan (IDP)
- a discussion paper regarding S106 and Community Infrastructure Levy
- site deliverability
- plan viability

Background guidance/policy/evidence

- [NPPG Para 62](#) (and Para NPPF 162) sets out need to:
 - assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
 - take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.
- [NPPF](#) (para 177)
 - It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan.
- Existing Dartmoor IDP
- Other published plans (e.g. SWW 5 year plan, DCC Transport Plan)
- LEP or other sub-regional analysis relating to infrastructure

Scope

Should cover; transport, telecommunications, waste management, water supply, wastewater, flood risk, minerals and energy (including heat), health, security, community and cultural infrastructure and other local facilities. Potential addition of Green Infrastructure/recreational infrastructure/management arising from Recreation Impacts Study.

- 1) Review of current infrastructure requirements (through discussion with providers/agencies/local authorities, and community consultation, and review of current IDP)
- 2) Implications of development upon infrastructure requirements (through site appraisal – liaison with providers/agencies/local authorities, and community consultation)
- 3) Infrastructure constraints on growth
- 4) Analysis of priority (desirable/necessary/critical), costs, deliverability, provider/delivery mechanism, and input to IDP

Options

- 1) In house standalone piece of work through direct liaison with DCC and other providers/agencies
- 2) Linked conversations through GELP/Plymouth JLP with providers/agencies
- 3) Commissioned study

A combination of 1 and 2 are likely to be most appropriate.

Resources

No budget identified. Officer capacity/skills available; support from DCC available. Need to identify appropriate contacts for each provider. Need to ensure infrastructure requirements are included as part of early issues paper and as part of any consultation on sites and the IDP reviewed. Necessary and critical infrastructure to be factored into SA/SEA and screened through HRA.

Risks

- Failure to identify a specific shortfall in provision (mitigated through good project planning)
- Failure to identify a critical requirement for a new site (mitigated through good project planning)
- Failure to relate to Duty to Co-operate

Strategic Flood Risk Assessment (Potential Lead: Assistant Forward Planner)

Aims

To ensure there is appropriate and robust evidence regarding flood risk matters, through either review/refresh of previous study, or more comprehensive study.

Background guidance/policy/evidence

- [NPPF](#) Para 100:
 - Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.
- [DNPA SFRA \(Level 1\)](#) Scott Wilson (2010)

Scope

The key objectives of the SFRA are to:

- Identify existing and historic flood risk from all known sources of flooding within the study area taking the potential effects of climate change into account;
- Identify existing flood risk management infrastructure with an indication of how much of the area is defended by flood risk management infrastructure;
- Determine location and extent of Functional Floodplain with a focus on designated Local Centres within study area;
- Provide guidance on application of the Sequential Test and the scope for application of the Exception Test where required;
- Provide guidance on the preparation of Flood Risk Assessments (FRAs) for sites of varying risk across the Flood Zones, including specific FRA requirements for potential sites within the designated Local Centres;
- Provide guidance on information about the use of SuDS techniques to manage surface water runoff from development within the study area;
- Identify areas where flood risk should be considered in more detail via Level 2 work or at the site specific FRA level;
- Provide meaningful recommendations to inform policy, development control and technical issues.

Options

- 1) Seek to rely on existing SFRA (Scott Wilson 2010)
- 2) Update the current Level 1 SFRA (commission consultant)
- 3) Commission a joint Level 1 SFRA with GELP or Plymouth JLP

Option 2 refresh is the simplest and most likely cost effective option subject to the advice of the EA and DCC.

Resources

£10,000 identified in budget for review of Level 1 SFRA. Need to discuss in further detail with Environment Agency and Devon County Council (as LLFA) necessary scope of any refresh and potential options.

Risks

- Time limited report, delays in the preparation of the local plan could mean an update is required
- Failure to specify the appropriate work (mitigated through appointing an appropriate professional, and with advice of EA and DCC in Brief)
- Failure to have an appropriate and robust SFRA will result in the LP being found unsound

Whole Plan Viability (Potential Lead: Senior Forward Planner)

Aims

To provide an appropriate (proportionate) level of assessment to understand, inform and justify strategy and policy direction across the local plan as a whole, and individual sites, infrastructure or issues as required.

Background guidance/policy/evidence

- [NPPF](#) – Para's 173-177, in particular:
 - Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
 - It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.
- [Viability Testing Local Plans - Advice for planning practitioners](#) (Harman 2012)
- [NPPG – Viability and Plan-Making](#)
 - Viability assessment should be considered as a tool that can assist with the development of plans and plan policies. It should not compromise the quality of development but should ensure that the Local Plan vision and policies are realistic and provide high level assurance that plan policies are viable. Development of plan policies should be iterative – with draft policies tested against evidence of the likely ability of the market to deliver the plan's policies, and revised as part of a dynamic process. [Evidence](#) should be proportionate to ensure plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability or where the evidence suggests that viability might be an issue – for example in relation to policies for strategic sites which require high infrastructure investment.
- [DNPA Strategic Housing Viability Assessment](#) (20xx)

- [DNPA Standard Commuted Sum Contribution Report](#) (2013)

Scope

Likely split into two key stages, with potential to require review or refresh subject to strategy/policy amendments at publication stage.

- Early assessment (Issues/Options stage)
 - inform overall strategy
 - identify key viability issues (e.g. housing, land value, infrastructure)
 - informed CIL v Section 106 discussion
 - reconsider standard commuted sums
- Later assessment (Preferred options stage)
 - more detailed appraisal of preferred strategy/policies
 - more detailed appraisal of specific sites or policy areas as required
- Review/update (publication stage – as required)
 - update of appraisal in response to any policy amendments or other issues which might impact upon viability

Options

1. Do not carry out viability assessment (high likelihood that the local plan is found unsound)
2. Engage jointly with the GALP or the Plymouth JLP to:
 - a. Commission a single piece of work and expand the scope to cover Dartmoor, or
 - b. Jointly procure a piece of work from a single contractor, to achieve a cost saving
3. DNPA seek to appoint a consultant as a standalone piece of work
 - a. Direct appointment through written or formal quotation procedure
 - b. Potential to appoint through the Devon Procurement Partnership
4. Carry out the assessment in house (inadequate skills/resources – likely to be not robust)

Either routes of options 2 or 3 may be appropriate. Option 2 likely to be preferred (lower risk through joint working), so explore timings in first instance. If this is not possible explore suitable contractors through option 3b, than option 3a as final choice.

Resources

£15,000 identified in local plan review budget.

Risks

- Time limited report, delays in the preparation of the local plan could mean an update is required
- Failure to specify the appropriate work (mitigated through appointing an appropriate professional)
- Failure to have an appropriate and robust viability appraisal will result in the LP being found unsound

Sustainability Appraisal/Strategic Environmental Assessment (Potential Lead: Assistant Forward Planner)

Aims

Sustainability Appraisal (incorporating Strategic Environmental Assessment) is required of local plans under the 2004 Act (incorporate the SEA Directive). Its purpose is to help the authority to assess how the local plan will contribute to the achievement of sustainable development.

Background guidance/policy/evidence

- [The Environmental Assessment of Plans and Programmes Regulations 2004](#)
- [Planning Practice Guidance](#)
 - **Sustainability appraisal** is a systematic process that must be carried out during the preparation of a [Local Plan](#). Its role is to promote sustainable development by assessing the extent to which the

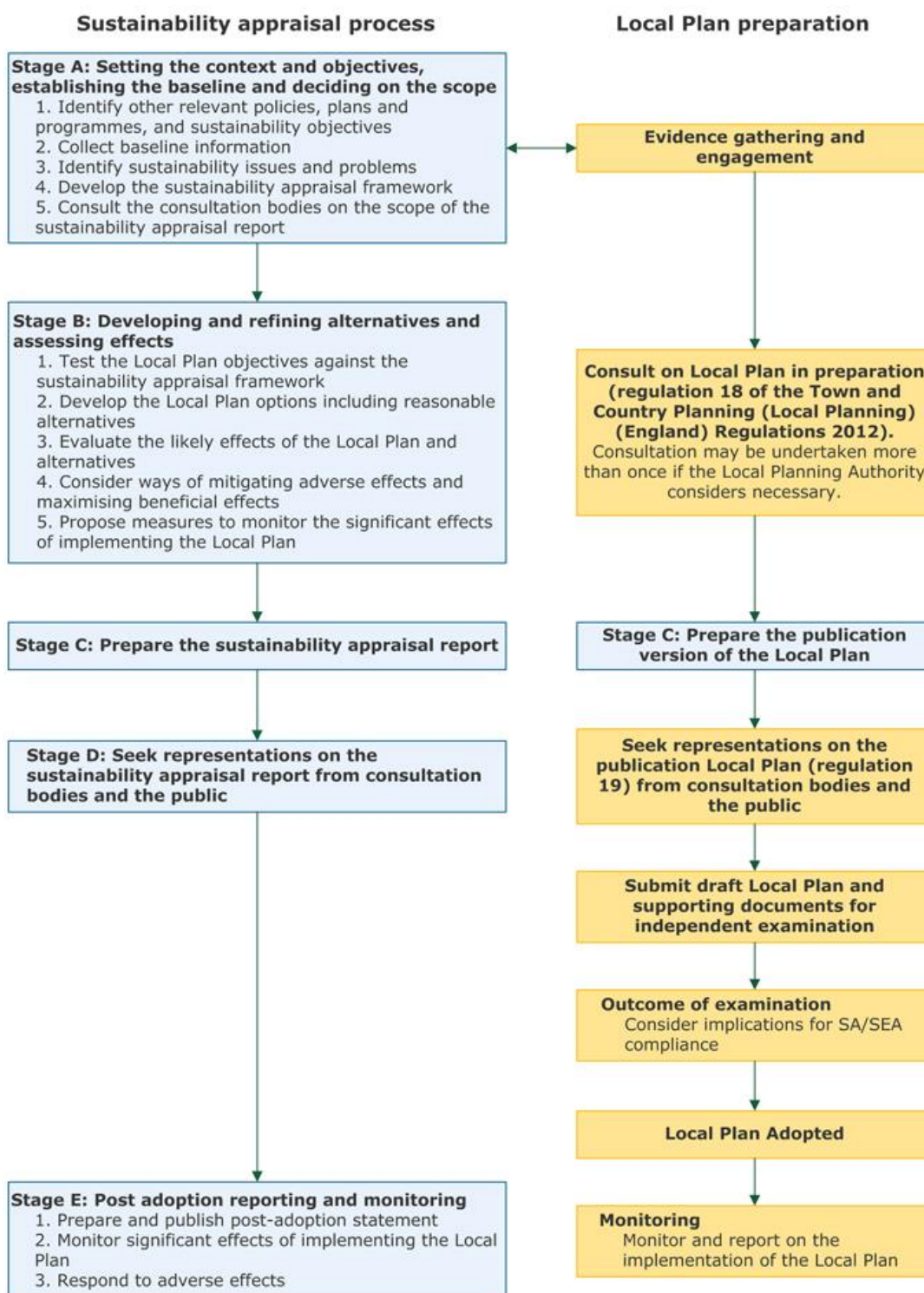
emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

- Sustainability appraisals incorporate the requirements of the [Environmental Assessment of Plans and Programmes Regulations 2004](#) (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the [European Directive 2001/42/EC](#) (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment.

- [Planning and Compulsory Purchase Act 2004](#)
- [A Practical Guide to the SEA Directive](#)

Scope

The scope of the SA/SEA process is the entire plan, following Stages A-C (in respect of commissioned work) below. This includes the process of identifying the baseline, setting sustainability objectives, scoping, consideration of alternatives and a final sustainability appraisal report of the local plan.



Options

1. Carry out SA/SEA in house
2. Carry out SA/SEA in house with critical friend support
3. Seek a joint procurement of SA/SEA with either the GELP or Plymouth JLP
4. DNPA seek to appoint a consultant as a standalone piece of work

It is unlikely the timing will be appropriate for joint procurement. DNPA may be able to commission a small consultant on a fixed fee basis to carry out each stage. It is not currently considered that in house preparation of the SA/SEA presents the best use of resources; though may be more viable with critical friend support - this should be explored on appointment of the Forward Planner.

Resources

£20,000 identified in local plan review budget.

Risks

- Time limited report, delays in the preparation of the local plan could mean an update (in particular of the baseline) is required
- Failure to specify the appropriate work (mitigated through appointing an appropriate professional)
- This is a highly procedural process, and as such is a common route for challenges and objections to local plans. The risk of failing a specific procedural stage can be mitigated through clear project planning.

Strategic Housing Market Needs Assessment (Potential Lead: Senior Forward Planner)

Aims

To provide an Objectively Assessed Housing Need figure for Dartmoor National Park, within the context of the Plymouth and Exeter Housing Market Areas. To progress this to a potential local plan target (annual housing allocation) and inform Duty to Co-operate discussions as required.

Background guidance/policy/evidence

Scope

- Demographic based need
- Jobs Led need - to be consistent with economic projections/proposals will need to await economic needs assessment and be kept under review as plan progresses.
- Affordable Housing need - consistent with Jobs Led need, consider implications of recent government policies. Option to refresh existing DCA document or tender for new.
- Specific housing needs – elderly, self build, accessibility, etc... – consider what specific sources of information and advice are available or need for particular further studies
- Market/Price signals
- Consider need for below-SHMA figures eg by LA Pre-submission refresh of above

Options

Resources

Risks

Historic Environment (Potential Lead: Forward Planner)

Aims

To provide a short consolidating report which identifies key issues, evidence, and options in respect of historic and listed buildings, and archaeology. Also to inform the SA/SEA Baseline.

Background guidance/policy/evidence

- [NPPF](#) (para 169)
 - Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.
- [Good Practice Advice in Planning – Note 1 \(Local Plans\)](#) (English Heritage, 2015)
- [The Historic Environment and Site Allocations in Local Plans](#) (Advice note 3) (Historic England, 2015)
- DNPA Historic Environment Record
- DNPA Historic Farmsteads Assessment
- DNPA Listed Buildings, Buildings at Risk data
- Relevant DNPA application, appeal and casework history, and policy review
- Conservation Area Appraisals

Scope

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Options

- Historic buildings officer support?

Resources

Risks

Natural Environment (Potential Lead: Forward Planner)

Aims

To provide a short consolidating report which identifies key issues, evidence, and options in respect of natural environment, including; habitats and species, statutory and local designations, landscape matters, and trees and hedgerows. Also to inform the SA/SEA Baseline.

Background guidance/policy/evidence

- [NPPF](#) (Section 11 and para. 67, 109, 110, 120, 121, 165)
- [NPPF](#) – trees (para. 118) focus is on aged or veteran trees
- [NPPG – TPO and trees in conservation areas](#)
- HM Government - [The Natural Choice: securing the value of nature](#) (2011)
- [Natural England](#)
- [Joint Nature Conservation Committee](#)
- Section 3 Mapping (Moorland and Woodland of Conservation Importance)
- SSSI (/SAC) Condition Surveys & other appropriate habitat and species data
- Tranquillity Mapping
- Linkages with Landscape Character Assessment
- Linkages with separate study – *Impacts of Residential Development on Protected Landscapes*
- Policy use, applications and appeal data

Scope

Drawing together evidence which supports either a policy status quo, or justifies or evidences policy alteration, with the likely scope:

- Habitats, species and natural environment designations
- Landscape, landscape character, tranquillity
- Trees, woodlands, including ancient woodlands and veteran trees
- Review of Section 3 mapping (Woodland and Moorland of Conservation Importance)
- Discussion regarding biodiversity offsetting
- Discussion/linkage with Green Infrastructure matters

Options

- Internal paper (support of the DNPA and DCC Ecologists, Trees, and Landscape Officers)
- Commissioned research paper
- Joint work with Plymouth JLP or GELP

Likely a short internally produced paper. Enables a focus upon National Park matters and evidence, and enables linkages with SA/SEA Baseline, State of the Park reporting, and National Park Management Plan.

Resources

No budget identified

Risks

Key 'First Purpose' evidence; whilst much may be considered given, an Inspector will expect to see evidence based policy making, and failure to support or inform policy with appropriate evidence could lead to either weakened policy, or the Local Plan being found unsound.

Core Demographic and Community Evidence (Potential Lead: Assistant Forward Planner)

Aims

To provide a short consolidating report which sets out key evidence, trends and analysis of demographic data, and evidence relating to individual settlement, their services and facilities in order to inform settlement strategy. Also to inform the SA/SEA Baseline.

Background guidance/policy/evidence

- NPPF (para.50) "...plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community..."
- [2011 Census – key statistics with graphs](#)
- Household incomes – [Paycheck](#) data (2014)
- ONS Data release – [small area population estimates](#) (mid 2014)
- [Deprivation](#) (2015)
- [Mosaic profile](#) (2010)
- [LGInform report](#) (Feb 2016)

Scope

Part 1 - Data to include: demographic profile, distribution, employment, skills and education, transport and commuting, migration, households, property tenure and ownership, and incomes

Part 2 - Community data to ascertain an understanding of current services and facilities including: Hospital, Doctors, Dentists, Library, Primary School, Information Centre, Bus Service, Shopper Bus, Post Office, Swimming Pool, High Speed Broadband, Pub, Café/Restaurant, General Store, Public Park/Open Space, Church, Petrol Station. Links also with the desire to understand 'what makes a sustainable settlement' or 'an appropriate location for new development' from a community's perspective, to inform settlement strategy.

Options

Part 1 -

- 1) **Subscription to [LGIinform](#)** – cost £735
- 2) **Internal assessment** – may need to purchase some data e.g. Paycheck
- 3) **External consultant to complete assessment** – important we have access to their data for potential future requirements
- 4) **Joint Commission** – potentially via and ongoing SLA with DCC for provision of additional support on demographic evidence; profiling, population/household projections etc.

Part 2 –

- 1) **Officer site survey (visits)**
- 2) **Written or online survey of Parish Clerks**
- 3) **Written or online survey of communities**
- 4) **Desk based research (web/local knowledge)**
- 5) **Commissioned research**

Likely Part 1 will be a combination of internal work and external datasets. Part 2 likely through survey of parish clerks 'checked' through issues consultation.

Resources

£3,000 identified in Local Plan Review budget.

Risks

- Time limited report, delays in the preparation of the local plan could mean an update (in particular of the baseline) is required
- Potential LGIinform does not meet all requirements – need to explore in further detail
- If consultants complete work may not be able to readily update figures at a later date if required

Minerals and Waste Matters (**Potential Lead: Senior Forward Planner**)

Aims

To provide a robust evidence base to support minerals and waste strategy and policies (or absence of)

Background guidance/policy/evidence

- [NPPG – specific minerals guidance](#)
- [National Planning Policy for Waste](#)
- [NPPF](#) (section 13 – sustainable use of minerals) including that local plans should -
 - identify and include policies for extraction of mineral resource of local and national importance in their area
 - take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials
 - define Minerals Safeguarding Areas
 - set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place
 - set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed
 - put in place policies to ensure worked land is reclaimed at the earliest opportunity
- Devon Minerals Plan (2016 Submission Version)
- Devon Waste Plan
- Devon Local Aggregate Assessment
- [Building Stone Atlas](#)
- DNPA planning application, policy and appeal data

Scope

- Sites – active, inactive, dormant - risk register – ROMPs, IDOs and outstanding minerals permissions

- Best practice conditions, environmental and operational monitoring
- Aftercare and restoration
- Exploratory drilling
- Resource, reserves, market and economy
- Heritage building stone
- Aggregate supply
- Recycled and secondary aggregates
- Mineral and infrastructure safeguarding
- Recycling, waste transfer and disposal (data and needs)

Options

1. Commission consultants to prepare a comprehensive paper
2. Undertake work in house (using evidence already in support of the Devon Minerals Plan and Waste Plan)
3. Do not undertake work on minerals and waste

Most viable approach is to undertake in house consolidating evidence from existing sources (including that which informed the Devon Minerals Plan and Waste Plan, with scope within budget for additional specialist support as required).

Resources

£4,000 identified in budget for research

Risks

- Time limited report, delays in the preparation of the local plan could mean an update is required
- Failure to specify the appropriate work (mitigated through appointing an appropriate professional)
- Failure to have an appropriate and robust viability appraisal will result in the LP being found unsound

Land Availability Assessment Review (Potential Lead: Assistant Forward Planner)

Aims

To identify potential sites for housing and employment development, by assessing site suitability, availability and deliverability. This will create a 'portfolio' of sites to ensure we have a sufficient five year land supply and highlight any potential site allocations.

Background guidance/policy/evidence

- Exeter Housing Market Area [SHLAA methodology](#)
- [NPPF](#) (para. 48, 159 and 161)
- [NPPG](#)
- [2014 SHLAA Report](#)

Scope

- Refresh information following 2014 SHLAA
- Call for sites to include employment and housing sites
- Windfall forecast
- Five year supply calculation
- Need to consider economic/employment aspect also
- The assessment should:
 - Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

Options

- 1) **Rely on existing information** – not feasible as data would be too dated
- 2) **Refresh and call for sites**
 - Only assess new sites or those where the situation has changed, for previously submitted sites retain panel view
- 3) **Could provide guidance on generally appropriate locations for each**
- 4) **Site assessment could be expanded to include consideration of wider planning issues** therefore helping with allocations
- 5) **An assessment of site deliverability** could include panel considerations and viability work

Resources

No budget identified. Officer capacity/skills available with support from Exeter SHLAA group regarding methodology and panel changes. Panel meeting will be required, may need to identify new DNPA members if membership has changed.

Risks

- Information is likely to need to be refreshed before submission
- Failure to identify sufficient five year land supply
- Late land submissions that will want to be considered – can reduce this risk by promoting the call for site widely and making clear that submissions could help identify land allocations for the Local Plan

Open Space, Sport and Recreation (Potential Lead: Assistant Forward Planner)

Aims

To create a full and comprehensive open space, sport and recreation study. Open space includes all spaces of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. Update and combine existing reports and fill in the Teignbridge gap. To provide a robust evidence base to inform and support an open space, sport and recreation strategy.

Background guidance/policy/evidence

- Sport England [Forward Planning Guide](#) and [Assessing Need Guidance](#) and [Field in Trust](#) (formerly National Playing Field Trust) for guidance and information
- Policy context has changed since the last report (from PPG17 to [NPPF](#) para.73 and 74)
- [South Hams West Devon PPS Needs Assessment](#) (Jan 2015)
- Teignbridge [Green spaces strategy](#) (Dec 2009), [open spaces list](#), [open space provision standards](#) and [Green Infrastructure Strategy](#)
- [DNPA Open Space Report](#) (2011)

Scope

- The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area
- Information gained from the assessments should be used to determine what open space, sports and recreational provision is required
- Could include the designation of Local Green Space – although where land is already protected by a designation, then consideration should be given to whether any additional local benefit would be gained by this additional designation

Options

- 1) **Rely on existing information** – this is dated and would not address Teignbridge data gap
- 2) **Joint study with Greater Exeter LP** – we would only need the work for the Teignbridge area, which could be added into this project, timetable of work may not match

3) Direct Commission of consultants by DNPA

Resources

- District studies
- Previous DNPA Open Spare Report (now out of date)

Risks

- Need to have regard to the duty to cooperate where open space serves a wider area
 - Need to ensure methodology for West Devon and South Hams work matches or is compatible with Teignbridge study to enable them to be combined to create a DNPA assessment
-

Hazardous land and development (Potential Lead: Assistant Forward Planner)

Aims

To map all such zones from official sources. To prepare the Local Plan by taking into account the likely advice on applications within these zones, enabling us to have regard to the objective of preventing major accidents and limiting their consequences. To identify the need for policy on unstable and contaminated land.

Background guidance/policy/evidence

- LPAs should know the location of hazardous installations as they will have been informed of consultation zones by the [Health and Safety Executive](#) and consultation distances by the Office for Nuclear Regulation
- For licensed explosives sites the license holder will provide the local authority with a safeguarding plan for the site
- [NPPF](#) (para 109)

Scope

- Map hazardous installations on QGIS
- Discuss any emerging issues with the Health and Safety Executive
- Identify existing NPPF policy
- DNPA application data, policy use and appeals

Options

- Internal exercise (short paper)
- Joint exercise with Plymouth JLP or GELP

Likely preferred option is a short internally prepared paper.

Resources

No budget allocation. Officer time required to map and analyse evidence.

Risks

- Not identifying a hazardous installation - chance of this is reduced by checking sources
 - If a neighbourhood plan is being developed in an area where a consultation zone applies we will need to take this into account when exercising our duty to advise and assist
-

Landscape Character Assessment (LCA) – (Potential Lead: Senior Forward Planner)

Aims

Update the assessment completed in 2010; develop it to include a landscape sensitivity assessment. Ensure the LCA remains fit for purpose and consider a more detailed evidence on landscape sensitivity to help inform the ability to deliver new development in and around Dartmoor's larger settlements. The sensitivity study will aim to identify landscape zones adjoining Dartmoor's larger settlements and assess the relative sensitivity of the areas to different development types to enable DNPA to consider a reasonable plan target for housing delivery. For the LCA to act as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place.

Background guidance/policy/evidence

- In accordance with the Articles of the European Landscape Convention (ELC) [Guidelines for Managing Landscapes](#)
- Natural England – [An approach to landscape character assessment](#) (2014)
- [NPPF](#) Para. 170
- [Government website](#)
- [Natural England – National Character Areas](#)
- [Devon Landscape Character Assessment](#)
- [Ashburton Landscape Sensitivity and Capacity Study](#) (2013) completed jointly between DNPA and Teignbridge District Council
- [DNPA Landscape Character Assessment](#) (2010)
- [DNPA Landscape Character Types](#) (2010)

Scope

- Review LCA to ensure it is up to date and fit for purpose
- To update policy context and existing assessment
- To update the Landscape Character Types (LCTs) in the Dartmoor LCA were required, in order to achieve cross-boundary consistency
- To identify any other specific areas of the LCA which are not fit for purpose, reviewing and amending these as necessary
- To demonstrate the methodology, LCTs and study overall is up to date and fit for purpose
- Better understand landscape sensitivity in relation to larger classified settlements, in order to inform decision making around development opportunity
- To inform landscape and other spatial policies in the local plan to act as supporting evidence
- Consider sensitivity study
- May need to involve neighbourhood planners in this process

Options

- 1) **Undertake it as a relatively small piece of work** not entailing new field work, and not going beyond the scope which is absolutely necessary in order to achieve the continued robustness of the LCA
- 2) **A sensitivity study** focused upon the 10 largest settlements similar to that completed for Ashburton in 2013 which should identify landscape zones immediately adjoining the built form of these settlements, assessing the sensitivity of these areas to different types or forms of development
- 3) **Complete the study internally** – although knowledge and resource requirements are unlikely to enable this

- 4) **Two separate studies**, LCA and Sensitivity study
- 5) **Combined study** including both LCA and Sensitivity study
- 6) **Joint study with Greater Exeter LP** – might compromise the integrity of the assessment and remove the benefit of a standalone report

Resources

Budgeted £7,500

Risks

- Although currently it is considered the LCA only needs to be reviewed it could be possible that a full and thorough assessment could be required
- The scope of the work to include the sensitivity study could increase the cost of the work
- That linkage with DCC LCT requires considerable re working of DNPA LCA
- Community misunderstanding and misinterpretation of the sensitivity study