

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

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

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

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

<u>Infrastructure</u>

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

Infrastructure – sustainability conclusions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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