**TORBAY LOCAL PLAN**

A landscape for success:

The Plan for Torbay – 2012 to 2032 and beyond

PROPOSED SUBMISSION PLAN (FEBRUARY 2014).

SCHEDULE OF PROPOSED ADDITIONAL (MINOR) MODIFICATIONS TO THE LOCAL PLAN

Torbay Council – February 2015

**Explanatory note: Schedule of Additional Modifications to the Proposed Submission Local Plan**

**Summary of this document**

This document sets out proposed “Additional Modifications” to the Torbay Local Plan 2012-32 “A landscape for success”. These are considered to be changes that do not go to the heart of the Local Plan’s soundness, but are clarifications, updates or minor changes to the Plan. These Modifications and the comments made on them will be considered by the Local Authority.

A separate schedule of Main Modifications contains more major Modifications which affect the Plan’s soundness. These Main Modifications and the comments made on them will be considered by the Inspector examining the Local Plan.

**Background**

Following publication of the Proposed Submission Plan on 24 February 2014, a number of representations were received during the subsequent formal consultation period, which ran for six weeks until 7 April. These representations covered a range of topics and issues relating both to general editorial and specific soundness matters. Details are summarised in Submission Document SD14 ‘Regulation 20 Statement – Publication of Proposed Submission Plan and representations made’ (July 2014).

Since April 2014, the Council has worked with its various partners and other interested parties to address the representations received. To assist both the Examination Inspector and representors, the Council subsequently compiled a schedule of suggested changes to the content of the Proposed Submission Plan. These are set out in Submission Documents SD20 ‘Schedule of suggested Torbay Council changes for consideration at Examination [Volume 1: Changes by organisation]’ and SD21 ‘Schedule of suggested Torbay Council changes for consideration at Examination [Volume 2: Changes by paragraph and policy number]’ (July 2014).

All suggested changes were the subject of further Sustainability Appraisal and, where appropriate, to Habitats Regulations Assessment. Details are set out in Submission Documents SD22 ‘Schedule of suggested Torbay Council changes to February 2014 Sustainability Appraisal for consideration at Examination’ and SD23 ‘Schedule of suggested Torbay Council changes to February 2014 Habitats Regulations Assessment for consideration at Examination’ (July 2014).

At Submission, the Examination Inspector was therefore invited to consider the suggested changes set out in the four schedules referred to (Submission Documents SD20, SD21, SD22 and SD23) as part of his formal deliberations on the soundness of the overall Plan.

The Local Plan was considered at an Examination Hearing between 18th-20th November 2014. The Inspector’s Initial Findings were received on 15th December 2014. In the interim the Council had submitted additional information to the Inspector including a Schedule of suggested Main Modifications to the Proposed Submission Plan’ (11th December 2014). Following receipt of these Suggested Modifications, the Inspector issued Further Findings on 23rd December.

These indicated that the Council had “erred on the side of caution” in designating Main Modifications, whereas in his judgment the majority of Modifications could be treated as Additional Modifications, upon which the Council is able to take a view.

**About this document**

This schedule contains the Proposed Additional Modifications. These are matters which are considered by the Council not to go to the heart of the Local Plan’s soundness. They include matters of clarification, update and minor changes to Policy, but not a significant change to the Plan’s strategy. These matters will be considered carefully by the Council in finalizing the Local Plan, but will not need to be considered by the examining Inspector.

A companion schedule of Proposed Main Modifications has been produced alongside this document. Main Modifications cover matters that go to the heart of the Plan’s soundness and will need to be considered by the Inspector. In particular the Main Modifications cover:

* Matters to do with housing numbers,
* The identification of new development sites
* The process to bring forward site allocations plans if Neighbourhood Plans are not submitted on time, or if there is a danger of five year supply not being maintained.

**The Proposed Additional Modifications are expressed as follows:**

Additional Modifications to Local Plan Policies – new text is shown as **underlined emboldened red text**; deleted text is shown as a black ~~strikethrough.~~

Additional Modifications to Local Plan explanatory text – new text is shown as underlined black text (not emboldened); deleted text is shown as a black ~~strikethrough~~.

Unchanged text (from the Proposed Submission Version) is shown as unemboldened black text (headings emboldened as per original document)

The Council is seeking representations on these proposed Additional Modifications during the six-week period from Monday 9th February to Monday 23 March 2015. This document is available for inspection on the Council’s web site [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan), and at Torbay Council’s Spatial Planning Office (Electric House, Castle Circus, Torquay TQ1 3DR), Council Libraries and Connections Offices during normal opening hours.

**Please note that representations should relate only to the suggested Modifications, and not to the Plan as a whole.** They should be sent by email to strategic.planning@torbay.gov.uk or in writing to Local Plan, Spatial Planning, Torbay Council, Electric House (2nd Floor), Castle Circus, Torquay TQ1 3DR.

Please submit comments on the Main Modifications (this schedule) and the Additional Modifications (see separate schedule) separately, as they will be determined in different ways. Please state the relevant Modification reference number (e.g. MM1, AM1 etc when making representations.

If you have any queries, please call 01803 208804. **All comments should be received by 9.00am on Monday 23rd March 2015.** Late comments will not be accepted. All representations received will be made available for public inspection on the Council’s website, and considered carefully by the Council.

The Council will produce a summary of the representations received and a response to the points raised on the Additional Modifications for information.

| **Modification Reference**  | **Local Plan policy/para** | **Amended text:**  Amended Policy text is set out in **red emboldened underlined text.**  NewExplanatory text is set out in underlined text.Deleted text is shown as ~~strikethrough~~.(AM= Additional Modification) |
| --- | --- | --- |
| AM1 | all | All square metre area measurements should read Sq m (or M^2 ) and not metres squared (M2 ). This applies throughout the Plan |
| AM2 | 1.1.3 | Amend last sentence: ~~but the growth trend will be upwards – particularly after 2018 when the market is expected to improve.~~  but the Local Plan seeks to set out a sustainable strategy to accommodate needs within environmental and infrastructure limits.  |
| AM3 | 1.1.5  | Amend as follows: ~~demand for new homes starts to rise and investment delivers improved infrastructure.~~ The Local Plan’s strategy will be subject to major five year reviews, where evidence of the need for development and the Bay’s capacity to accommodate it will be reassessed.  |
| AM4 | 1.1.8 | Line 7: replace “~~we know~~” with **“**the Council has assessed**”**  |
| AM5 | 1.1.15 | Third sentence add after: “A basket of measures will be used to determine whether the Local Plan’s growth strategy remains supported by evidence of need and capacity. It will consider whether additional land is needed….  |
| AM6 | 2.1.2 | Add on fourth line, after landscape: “historic”Add at end of first bullet point: “that enhances and realizes the economic potential of the historic environment” |
| AM7 | 2.2.5 | Add after first sentence: “progress towards creating jobs and improving the local economy will be assessed as part of the Local Plan review”  |
| AM8 | 2.2.9 | Add reference to conservation assets at 2.2.9:Torbay has a rich historic environment, with significant prehistoric, mediaeval, C18th and 19th assets. |
| AM9 | 2.2.11  | Amend penultimate sentence:**…**South Hams as part of an ongoing duty to cooperate to consider housing need and sustainability on a cross boundary basis by the LPAs in the area. This reserve will only be drawn on when demand shows it is needed, having regard to the most up to date evidence of objectively assessed need (see paragraph 7.5.14 below).  |
| AM10 | 2.2.13 | N.B This paragraph cites external statistics etc that will need updating as new data becomes available. Amend Bullet 2, second sentence: The most recent projections 2012 based sub-national population projections, released May 2014, project a population increase from 132,300 in 2014 to 134,450 in 2021 and 138,900 in 2032- an increase of 11,000 people over the Plan period. Torbay’s population growth is driven by (domestic) migration**.** Third bullet point: change ~~most recent~~ to previous |
| AM11 | 2.3.1 | Economic Recovery and Success- last bullet point: add the historic and marine environment Protect and enhance a superb environment: add bullet point protect and enhance country parksAmend penultimate bullet- Enhancement of the Yalberton Valley and WesterlandValley *for nature conservation and ~~green~~ sustainable tourism*Create more sustainable local places. Add new penultimate bullet point: provide affordable homes for local peopleRevise last bullet point: Support affordable self build and custom built homes for local people, across the Bay New last point: Seek to minimise crime, fear of crime, disorder and antisocial behaviour through appropriate design, management and location of development.  |
| AM12 | Aspiration 1 | Add new bullet point “To ensure a balanced provision of housing and employment” |
| AM13 | Aspiration 3 | Amend bullet point 1: To safeguard heritage assets, including those at risk…Amend bullet point 2: …landscape character river corridors, open spaces, country parks and natural areas and setting of proposals Last bullet: add and sustainable tourism value |
| AM14 | Aspiration 5  | (Bullet 5): add by incorporating climate change factors such as run-off, sea level rise, increased storminess and unpredictable weather. (Bullet 6): add “over the lifetime of development”.  |
| AM15 | 4.1.11 | Bottom line add AONB, historic environment, valuable…. |
| AM16 | Picture 4.1 Key Diagram  | Expand indicative line SDB3.1 east to cover Galmpton Note amendments to Key Diagram: **~~Strategic Delivery Areas~~** (top line renamed **Strategic Policy Areas .** Insert **Strategic Delivery Areas** above dotted green and red boxes.**Note: Change to Key Diagram** |
| AM17 | 4.1.20 | Delete existing 4.1.20 and replace with**:** ~~The Sustainability Appraisal and Habitats Regulations Assessment for the Local Plan has not included assessment of the impact of development proposals on greenfield sites identified as having significant constraints, such as in AONB.  As such, it will be necessary for any development coming forward on those sites to be assessed in its own right, but also on the cumulative impacts taking account of development on more sustainable / less constrained sites in the Bay.~~ Torbay has significant environmental constraints, including being within the flight paths and foraging zone of the South Hams Special Area of Conservation. The Habitats Regulations Site Appraisal Report of the Torbay Local Plan (Kestrel Wildlife 2014) identifies a number of mitigations measures for safeguarding the integrity of the SAC. The greater horseshoe bat mitigation strategy should be implemented within development areas. Further details are set out in Policy NC1 and the Strategic Delivery (“SD”) policies of this Plan. This includes maintenance of darkened corridors to maintain flight paths, and the use of developer contributions to manage increased recreational pressure on the South Hams SAC resulting from increased housing numbers and recreational pressures. |
| AM18 | 4.1.21  | Amend last line: natural and historic environment |
| AM19 | 4.1.32 | Add to end of paragraph: Masterplans have been prepared for Torquay Gateway, Great Parks Paignton, and Collaton St Mary, Paignton as well as Torquay and Paignton Town Centres. These are expected to inform Neighbourhood Plans. Alternatively, they may be further consulted on as Supplementary Planning Documents”. After paragraph insert new text:Greater horseshoe bat mitigation strategies for the four Future Growth Areas should be implemented as recommended by the HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Proposed Submission Plan) 2014. |
| AM20 | SS3  | Amend first sentence of Policy SS3: …positive approach ~~reflecting~~ **in accordance with** the presumption in favour…  |
| AM21 | 4.1.36 | Add to end of paragraph add:“It will be noted that footnote 9 of the NPPF indicates that some matters such as AONB, habitats Regulations, flooding and coastal erosion and designated heritage assets may outweigh the presumption in favour of sustainable development. |
| AM22 | 4.2.20 | Add new penultimate sentence: For example, this could involve using South Devon College’s expertise in delivering renewable energy solutions in new, and upgraded existing development.  |
| AM23 | SS5  | Add sentence to end of second paragraph (starting “This will include”):**An element of cross subsidisation of employment uses from higher value land uses will be sought.** Amend penultimate paragraph of SS5 (Proposals for the loss of…): **Where there is no reasonable prospect of the site being used for  ~~Class B~~ other (i.e. non Class B) employment purposes or such a use would conflict with the Local Plan,** ~~preference will be given to other employment generating uses subject to other policies in the Local Plan~~ **alternative uses that support sustainable local communities will be supported.** |
| AM24 | 4.2.26 | Add to end:Whilst Policy SS5 allows for a mix of employment types, there is a need for class B1 and B2 jobs to increase the Bay’s value added and rebalance the economy away from the service sector. On this basis proposals that provide a high proportion of “B” space will be encouraged. The 25% noted above will not be seen as a maximum (see Glossary for definition of “B” space).  |
| AM25 | 4.2.27 | Add text to end of paragraph: In order to secure the delivery of modern employment buildings, an element of cross subsidy will be sought from Masterplans and in the consideration of strategic development schemes (see glossary), This will be secured either through land equalisation agreements, direct provision of servicing of employment land/infrastructure or through developer contributions. |
| AM26 | 4.3.17 | Amend: reduce rat-running includingthrough Marldon, Berry Pomeroy, Galmpton, and reduce further afield impacts. |
| AM27 | 4.3.18 | Add after first sentence: Detailed routing will need to address matters such as rights of way.  |
| AM28 | 4.3.23 | Add at end of paragraph: such works should have regard to the requirements of the Habitats Regulations and be acceptable in terms of the Candidate SAC and Marine Conservation Zone. |
| AM29 | SS7 | **Infrastructure phasing and delivery of development** Amend paragraph 2 as follows: In order to be permitted, development must be supported by provision of the critical infrastructure required for the development to proceed. **Development that does not meet critical infrastructure requirements such as flooding and highway safety matters will not be permitted.** Add additional point to paragraph 6:In seeking developer contributions, regard will be had to:**2) The need to prioritise critical infrastructure, e.g. flood defence works**  |
| AM30 | 4.3.27 | Amend sub-paragraph 1 as follows:: 1. Critical infrastructure:  physical and enabling infrastructure, which must be delivered on time to allow proposed development to proceed in narrow physical or safety terms (e.g. road access, flood defence works, sewerage capacity, water and electricity). Green infrastructure necessary to make development comply with Habitats Regulations requirements will be treated as critical infrastructure:  |
| AM31 | 4.3.29 | Add text to end of paragraph: The Assessment of Future Sewer Capacity Study to 2032 (AECOM 2014) identifies the need for a programme of sustainable urban drainage (SuDs) and water sensitive urban design (WSUD). Policies ER1, ER2 and W5 deal with flood risk and water management in more detail. There will be a need for developer contributions, whether s106 or CIL, to help bridge infrastructure funding gaps. Matters that deal with critical infrastructure, such as flood protection, will be given the highest priority, and development will not be permitted if such matters cannot be satisfactorily addressed. |
| AM32 | 4.3.34 | Add to end of paragraph: However, notwithstanding the above considerations, developments that are unable to mitigate successfully matters such as flood risk will not be permitted.  |
| AM33 | 4.4.3 | Add penultimate sentence: The south of the Bay is part of the South Devon AONB  |
| AM34 | SS8 | Amend Policy SS8 as follows: All development should have regard to its environmental setting and should positively contribute to the conservation and enhancement of the natural assets and setting of the Bay.The Council will ~~seek to~~ safeguard, conserve and enhance the valued qualities, features and attributes of sites protected under European legislation and other important natural landscape, including tranquillity, dark night skies, **bathing waters**, biodiversity and geodiversity **commensurate with their importance. It will ensure that:**  **1 (new point) Sites, species and habitats protected under European, or equivalent, legislation will be protected from development. Development, around the edge of the built up area will be required to protect and manage wildlife and habitats, including corridors between them, in accordance with Policy NC1. Particular attention must be paid to greater horseshoe bat flight paths, and cirl buntings.**2 (former 1) Delete “natural” before landscape in Line 23 (former 2) Development proposals outside the AONB will be supported where they conserve or enhance the distinctive landscape character **and biodiversity** of Torbay. Add to end of point 3 (former 2): However, it will be particularly important to ensure that development outside the AONB does not have an unacceptable impact on the special landscape qualities of an adjoining or nearby AONB **or other valued landscapes such as country parks.** 4 (former 3) The Council will, in considering major planning applications, seek long term land management practices to maintain or restore landscapes, greenspace, **dark corridors** and amenity open spaces, integrating biodiversity and green infrastructure objectives including improved public access. If development impacts adversely upon biodiversity, geodiversity or countryside management, developer contributions **and mitigation measures will** ~~may~~ be required to improve management or enhancement of the natural environment with a goal of achieving a net gain in biodiversity. |
| AM35 | 4.4.6 | Add to end of paragraph: In addition to national sites, Torbay has a network of locally important wildlife sites and corridors. These are shown on the Policies Map and are addressed by Policy NC1 Biodiversity and Geodiversity. Other policies in the Local Plan such as C4 “Trees, hedgerows and natural landscape features” are also relevant. Regard should be had to the Nature of Torbay – a Local Biodiversity and Geodiversity Action Plan 2006-16 in respect of all target habitats and species in Torbay.  |
| AM36 | 4.4.7  | Amend second sentence: The Council will require no overall detrimentand seek net gains it the natural environment ~~as a desirable outcome~~ in accordance with paragraphs 9 and 117 of the NPPFAdd to end of paragraph: However such mitigation measures cannot be used to compensate intrinsically unsuitable development (see Policy NC1). High quality bathing waters are an important asset both for ecology and tourism in Torbay. The Bathing Waters Directive requires that the quality of sea water be improved. Policies ERR2, ER3 and W5 seek to minimise the impact of wastewater upon bathing water qualities, for example by removing existing and restricting new surface water connections to combined sewers**.** |
| AM37 | 4.4.9 | Add to end of paragraph: Much landscape is manmade and there is an interrelationship between the historic and natural environment for example when considering hedgerows, field patterns and other naturalized features (see Policies HE1 (SS-) and C4.  |
| AM38 | SS8.1/HE1 | Note that **Policy HE1** will be re-badged as a strategic policy and inserted at this point (after SS8)..  |
| AM39 | HE1 / SS8.1 | ~~The Council will seek to~~ **Development should** sustain and enhance those monuments, buildings, areas, walls and other features which make an important contribution…. |
| AM40 | 6.3.3.1  | Add to the end of the paragraph: The Council will keep under review the need both for amendment to existing Conservation Area boundaries and for the designation of new Areas. |
| AM41 | 6.3.3.11 | Add text at end of (HE1) to refer to the Heritage Strategy: The Torbay Heritage Strategy was adopted in 2011. Its purpose is: * to develop a strategy that will help maintain the local and community identity
* to be mindful and respectful of the things that make Torbay a special place
* to contribute to the quality of life for residents and the community
* to initiate conservation-led regeneration to maintain geographical and historical character
* to restore original and sentimental character to heritage assets
* to encourage an already thriving tourist economy.

Policies SS8 and C3 are also relevant to natural features and naturalised manmade features (such as hedgerows or historic ruins) of historic or landscape significance.  |
| AM42 | SS9 | Add new criterion after e):**f) Maintain existing and contribute to new tree planting and woodland creation** |
| AM43 | 4.4.13 | Amend paragraph and add new sentence:...Aller Valley GI link and cycle link (Teignbridge District Council), and enhanced access to and within the Yalberton Valley and Kingswear Peninsular (South Hams District Council). The Recreational Impacts on Berry Head Study (Footprint Ecology 2014) has indicated that development within 5km of Berry Head (broadly equivalent to SDB1 Brixham Peninsula) could place additional pressure on this component of the South Hams SAC, and identified measures needed to be carried out to enhance the management and durability of Berry Head (See Policy NC1 below)**.**  |
| AM44 | 4.4.15 | Add: Yalberton Valley between Great Parks and White Rock Add at end of paragraph: Country parks and other green infrastructure are often of historic importance, particularly Cockington and Berry Head, Brixham. Policy HE1 (SS-) is relevant to consideration of these historic assets**.**  |
| AM45 | 4.5.12 | Amend paragraph and add new sentence: Evidence of Torbay’s housing ~~requirement~~need will be kept under review, particularly as population and household projections are regularly refreshed(see Section 7.5 below).The current evidence is set out in: The most recent demographic data, currently the 2011 based interim household projections (published 2013) and the 2012 based population projections (published 2014). |
| AM46 | 4.5.13 | Add to end of paragraph:The 2012 (published 2014) based population projections indicate a population increase of 11,000 people between 2012-32, which is a third lower than the 2011 based figure. Analysis of the projections shows that they are dependent upon high migration rates. |
| AM47 | 4.5.14 | Bullet 1: add ONS projections have been adjusted downwards over the past 10 years. Bullet 3: replace “Household sizes are falling” with Household sizes did not fall between 2001-11, but may fall in the future, but any fall is likely to be less fast than predicted…Last bullet: add However, deaths in Torbay still outnumber births by approximately 5:4. |
| AM48 | 4.5.25  | Amend sentence: This may trigger a review of homes required, either upwards or downwards**.**  |
| AM49 | 4.5.26 | Amend sentence: …20 years and possibly beyond  |
| AM50 | SS10 | Point 5:add **…whilst designing out opportunities for crime, antisocial behaviour, disorder and community conflict.**Point 13: amend to clarify meaning as follows- Provide a good standard of residential accommodation ~~especially in community investment areas, identified on the policies Map~~, by seeking to retain small to medium size homes (2-4 bedrooms) and resisting change of use of these homes to HMOs and small self contained flats**. This applies especially in community investment areas identified on the Policies Map, and other areas with significant living environment deprivation.**   |
| AM51 | 4.5.30  | Add text at end of paragraph:Planning should create safe and accessible environments where crime and the fear of crime do not undermine quality of life or community cohesion (NPPF paragraph 58 refers). The Police Architectural Liaison Officer (ALO) will provide advice and recommendations on designing out opportunities for crime, disorder, antisocial behaviour and community conflict in the built environment. In addition to design, the location and management of development are relevant. In appropriate cases the Council will work with the Police ALO to assess the potential crime (etc) impact of development and, where impacts can be mitigated, necessary management or mitigation measures (see also Policy TC5 Evening and nighttime economy and DE1 Design). |
| AM52 | 4.5.32 | Penultimate line: delete ~~“over the next 5 years”.~~  |
| AM53 | SS11 | Revise last sentence of paragraph 3 as follows: Development **within the Brixham Peninsula (SDB1)** should have regard to Policy NC1 concerning the need for developer contributions to mitigate the impact of **increased** recreational pressure on the South Hams SAC.Amend first sentence of last paragraph: The overall provision of homes will be carefully monitored to ensure that it is provided in a sustainable manner **and maintains a rolling five year supply of deliverable sites in accordance with Policy SS12.**  |
| AM54 | 4.5.34 | Amend after fourth sentence and add new text: This figure meets the demographically implied provision in the 2012 based population projections and household projections derived there from, with an allowance for economic prosperity and meeting a backlog of need from hidden households. This figure will need to be reviewed and adjusted for changes in migration rates household size and economic performance (and concomitant housing demand) as part of amajor review of the Plan which will take place on a 5 yearly basis. The Council will also keep vacant properties under review. Short term vacancies will arise because of market churn (e.g. dwellings being vacant between moves or whilst being refurbished) and should be added to housing requirements. Conversely long term vacant dwellings (for longer than 6 months) represent a wasted resource that the Council is seeking to bring back into occupation (see 4.5.32 above), and can be used to meet need. Current evidence indicates that the number of short and long term vacant dwellings are roughly the same in Torbay (917 short term and 1047 long term in Autumn 2014), and therefore largely cancel each other out.  |
| AM55 | 4.5.38 | Amend first sentence: The NPPF requires councils to maintain a 5 year (+5%) supply of housing land as thefirst phase of a 15 year land trajectory insofar as consistent with other policies in the NPPF  |
| AM56 | 4.6.17 | Add at end of paragraph: It can also boost Torbay’s “green” economy  |
| MM57 | SDT1  | Add at end of paragraph 2: **whilst conserving or enhancing the historic and natural environment**Add at end of paragraph 3: **Priority species such as cirl buntings and greater horseshoe bats will be safeguarded.** Note that housing numbers in SDT1 are amended as a Main Modification. **Note: Policies Map change at Barton Hall, Torquay (PGL Site) (See Main Modification 14 to Appendix D).**  |
| AM58 | 5.1.1  | Add to last line: strong built and natural environmental assets |
| AM59 | 5.1.3 | Add after Class B Space in second line: See Glossary |
| AM60 | 5.1.4 | Add sentence to end of paragraph: Regeneration proposals should maintain or improve provision of public open space. |
| AM61 | Table 5.2 | SHLAA sites elsewhere in **SDT1** add note: Includes Sladnor Park, Maidencombe, Torquay subject to landscape, biodiversity and access (etc) considerations. **Note that Table 5.2 has been amended as a Main Modification.**  |
| AM62 | SDT2  | Add to end of first paragraph: residents and visitors ,**whilst conserving or enhancing the area’s historic character and environmental value** |
| AM63 | 5.1.1.1. | Add to end of paragraph: The lower part of the town is within Torquay Harbour Conservation Area and development will be expected to complement the area’s historic character.  |
| AM64 | SDT3 | Amend second sentence of paragraph 3: Any proposals that may lead to significant effects on sites protected under European Legislation, **including bats and cirl buntings,** will only be permitted where no adverse effects on the integrity of the site can be shown. Add text afterparagraph 3:**Any detailed proposals for development in the area should first be informed by appropriate bat and cirl bunting surveys undertaken during a suitable time of year. Any biodiversity impact from development should be offset. Particular attention should be given to for loss of grassland (foraging) habitat and internal hedgerows. A buffer of darkened hedgerow should be provided and maintained, particularly along the western buffer, in accordance with Policy NC1.** |
| AM65 | 5.1.2.2 | Insert new sentence after “location of the site”:In particular the setting of Edginswell Hall and Village will be conserved or enhanced.  |
| AM66 | Table 5.5 | Edginswell Future Growth Area. Add note at the end of text in the fourth column: This should make allowance for the high pressure gas pipeline north of the Future Growth Area, in consultation with National Grid  |
| AM67 | SDP1  | Add at end of paragraph 4: **Priority species such as bats and cirl buntings and their habitats will be safeguarded and any impacts mitigated.** **Note that housing numbers in SDP1 have been amended as a Main Modification.**  |
| AM68 | 5.2.2 | Add to end of paragraph: Regard should be had to the conservation or enhancement of the built, natural and historic environment, particularly within conservation areas, in accordance with other policies in this Plan |
| AM69 | 5.2.5 | Add text after end of 5.2.5: Greater horseshoe bat mitigation measures for SDP3 and SDP4 Strategic Delivery Areas should be implemented according to the recommendations of the HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Proposed Submission Plan) 2014. |
| AM70 | SDP3  | Amend paragraph 1, amend line 2: range of **housing especially** family housing, employment, **local** recreation and local retail facilities. Add to paragraph 4 after “South Hams SAC” add: **as well as other species such as cirl buntings**Add to end of paragraph 4**: Greater horseshoe bat mitigation objectives for Great Parks, Collaton St Mary Future Growth Area, and Brixham Road, should be implemented as recommended by the HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Proposed Submission Plan) 2014.**Note that numbers of dwellings in SDP3 will be amended as a Main Modification.  |
| AM71 | 5.2.2.1 | Add text to middle of paragraph: The west of Paignton offers the largest area of land for expansion within Torbay, although there are infrastructure requirements that need to be met prior to or in parallel with major development.  A significant amount of growth is already underway at Yalberton and White Rock. Further development is committed at Great Parks. This is shown as a grey (committed) site on the Policies Map. However, in the event of the development taking longer to build out than anticipated, it will be treated as a Future Growth Area (see SS2 and below). These commitments, along with urban sites, are expected to provide Paignton’s housing supply for at least 10 years from the Plan’s adoption.  The Council owned former waste site at Claylands is being promoted for development by the Torbay Development Agency and expected to deliver around 6.8 hectares of employment land early in the Plan period.  |
| AM72 | 5.2.2.5 | Add to end of paragraph: For example redevelopments in the area should consider opportunities for habitat enhancements, such as planting to provide bat and wildlife links through the area.  |
| AM73 | 5.2.2.7 | Add after “Great Parks Country Park”: which should be designed and landscaped to minimise flood risk |
| AM74 | 5.2.2.10 | From line 4 amend as follows: ….These sites should provide a significant amount of employment floor space although mixed use residential schemes will be supported where they provide enabling development, and help to meet housing needs. The Local Plan promotes them for mixed use development comprising a significant element of residential development to assist in the short to medium term supply of housing. As a broad guide, around 25% of the former Nortel site (Devonshire Park) and 25% of Yalberton Road (Jackson Land) will be sought for employment uses, and 75% for residential. …Strategic landscaping…(As existing toend of paragraph, then add): Early delivery will be supported, subject to other Local Plan considerations. |
| AM75 | Table 5.12 | Amend SDP3.3 last line: brownfield land will be promoted in the shorter term.Add note to SDP 3.4: The former Nortel site (Devonshire Park) is within Policy SDP3.4. Early delivery of brownfield sites such as this will be supported.Non identified sites: ~~Kings Ash House (unless retained as offices)~~ Kings Ash House is likely to be retained as offices. **Note: Policies Map change**.**Note that Table 5.12 has been amended as a Main Modification.** |
| AM76 | SDB1  | Amend paragraph 2, penultimate line, as follows: …interests of priority species such as the greater horseshoe bat **and cirl buntings** can be~~addressed~~ **safeguarded. Greater horseshoe bat mitigation measures for Fishcombe Cove and Wall Park ~~Future Growth Area~~ should be implemented as recommended by the HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas (Proposed Submission Plan) 2014.****Mitigation measures for the wider SDB1 strategic delivery area include:*** 1. **protection and management of existing trees**
	2. **retention of former hedge lines, managed as part of the development**
	3. **no increase in lighting in bat flyways to greater than 0.5 lux.**

**Note that housing numbers in SDB1 have been amended as part of the Main Modifications (including a Policies Map change).**  |
| AM77 | 5.3.1 | Add new text after paragraph 5.3.1: “The Recreational Impacts on Berry Head - additional HRA work for the Torbay Local Plan” ( Footprint Ecology (2014)), has identified that the level of growth proposed by the Local Plan could realistically increase the recreational pressure on Berry Head to Sharkham Point component of South Hams SAC. The data available suggests that there is a zone of influence of approximately 5km driving distance (roughly equivalent to development in the SDB1 Brixham Peninsula Policy area. The report recommends a number of mitigation measures. The following measures need to be implemented to ensure the integrity of the SAC is not compromised as a result of increases in recreational pressure:1. the development of a detailed management plan addressing habitat management and visitor use;
2. habitat management required to increase the resilience of the site over and above that already required to maintain the interest features of the site;
3. increased visitor engagement work;
 |
| AM78 | 5.3.2  | Add to end of paragraph: Regard should be had to the conservation or enhancement of the built, natural and historic environment, particularly within conservation areas, in accordance with other policies in this Plan. |
| AM79 | 5.3.4 | Amend first line to read: ..reduce reliance on the private car and rat running**,** given…  |
| AM80 | Table 5.14 | Amend SDB3.1 and SDB3.2 (Wall Park):“Note: Development at Wall Park ~~Future Growth Area~~ should be brownfield only (see SA/HRA recommendations) unless there are significant benefits from development of larger area including the enhancement and safeguarding of AONB and biodiversity features, particularly for greater horseshoe bats.**Note that housing numbers in SDB1/Table 5.14 have been amended as part of the Main Modifications (including a Policies Map change).**  |
| AM81 | SDB3  | Add after South Hams SAC in second paragraph: **“…Adequate mitigations should be provided, in accordance with the HRA Site Appraisal Report (2014), that ensure:****(i) there are no further restrictions on potential movement of GHBs along the strategic flyway through the future growth area; and** **(ii) the retention and enhancement of foraging and on-site roosting opportunities.** |
| AM82 | 5.3.2.1 | Amend 5th and 6th sentences as follows: …sensitive locations including drawing back development from the AONB in the most sensitive areas.All development will be expected to conserve and enhance the undeveloped coastarea (Policy C2) and maintain or enhance a coastal margin. This should include ~~provide~~ provision for its long term management (as existing text to the end of the Paragraph).Add a new paragraph or text after 5.3.2.1: "The Recreational Impacts on Berry Head - additional HRA work for the Torbay Local Plan by Footprint Ecology (2014), has confirmed that the level of growth proposed by the Local Plan would increase the recreational pressure on the Berry Head component of South Hams SAC. The evidence has also recommended a number of mitigation measures. These measures need to be implemented to ensure the integrity of the SAC is not compromised as a result of increases in recreational pressure, as follows.1. the development of a detailed management plan addressing habitat management and visitor use;
2. habitat management required to increase the resilience of the site over and above that already required to maintain the interest features of the site;
3. increased visitor engagement work;
4. management work at Sharkham Point to provide an alternative location for dog-walkers if visitor surveys or other research suggests this may be effective."
 |
| AM83 | 5.3.2.2  | Add new text at end of paragraph: … including flight paths of greater horseshoe bats. Consideration should be given to the long term integrity of habitats, flight paths and foraging areas, taking into account climate change management (see Policies NC1 and C3).  |
| AM84 | Table 5.17  | Amend text as follows:…village envelope, or built up area of Brixham |
| AM85 | Table 5.18 | Delete Wall Park Future Growth Area (site has planning permission). ~~Note: Wall Park Future growth Area should be brownfield development only (see SA/HRA recommendations) unless there are significant benefits from development of a larger area.~~ **Note that housing numbers in SDB3/ Table 5.18 have been amended as part of the Main Modifications (including a** **Policies Map change).**  |
| AM86  | 6.1.1.1 | Add after second sentence: It will also support the role of towns providing a range of other activities such as theatres, galleries etc.  |
| AM87 | 6.1.1.2  | Insert text in first line: Tourist, culturaland leisure retail provision  |
| AM88 | 6.1.1.3 | Add to end of paragraph: All town centres contain historic elements, and Policy TC1, in conjunction with the area policies (SDT, SDP, SDT) and Policy HE1 seek to make use of the historic environment to add value to the economy.  |
| AM89 | TC2  | Retail Hierarchy table- add to Local Centres in the Paignton Area: **18.Great Parks (when completed) and 19. White Rock (when completed)**  |
| AM90 | 6.1.1.4 | Add to end of paragraph; There are Business Improvement Districts (BIDs) for each of the three towns centres as well for the Babbacombe Bay area. These are business led schemes to improve and regenerate commercial areas by promoting additional services or new initiatives.  |
| AM91  | 6.1.1.11 | Add to end of paragraph: The Torbay Retail Study Update (GVA 2013) recommends that out of centre proposals of more than 500sq m of convenience or comparison retail floorspace should be accompanied by a retail impact assessment (see paragraph 6.31 and 6.32)  |
| AM92 | 6.1.1.20 | After family friendly appeal in line 4 add: For example the Plan supports the provision and enhancement of cultural facilities such as theatres, art galleries etc. |
| AM93 | TO1  | Replace green tourism with **sustainable tourism** in last line of first paragraph.Revise the last sentence of last paragraph as follows: Development **within the Brixham Peninsula (SDB1)** should have regard to Policy NC1 concerning the need for developer contributions to mitigate the impact of **increased** recreational pressure on the South Hams SAC. |
| AM94 | 6.1.2.3  | Seventh line add:.. “high quality year round new facilities…”  |
| AM95 | 6.1.2.5 | Add to end of paragraph: In particular proposals for new 4 or 5 star hotels would be supported in order to meet a growing demand for high class accommodation.  |
| AM96 | 6.1.2.6 | Amend 4th sentence as follows: It should not be inferred that all areas within CTIAs are either suitable or proposed for development. For example they contain Babbacombe Downs, ~~and~~ the lakes at Clennon Valley, and the coast near to Berry Head **,** where a significant emphasis will be on conservation of the environment,…” |
| AM97 | TO3 | Amend first paragraph: …consistent with wider environmental, **historic environment**, landscape, biodiversity, ecology, amenity and defence objectives. **Sites of importance to marine based activities will be protected for such use, subject to other policies in the Plan.**Amend paragraph 2 to read: The following schemes~~are proposed~~ **will be investigated**  |
| AM98 | 6.1.2.26 | Add text to end of paragraph: Accordingly, sites that are of importance to the marine economy will be safeguarded for such use (see also Policy C2 below).  |
| AM99 | 6.1.2.27 | Line 3, amend to: including the seabed, reefs and sea caves. Amend second sentence to:Where harm cannot be avoided by a proposal,and the public benefit it generates overrides the ecological impact, appropriate compensatory measures ~~should~~ will be sought. |
| AM100 | 6.1.2.28 | Add at start of paragraph:Projects are promoted subject to their acceptability in terms of environmental impact from physical impacts, contamination, and nontoxic changes (e.g. to salinity, turbulence nutrients, organic matter etc), as well as minimizing the impacts on main wildlife e.g. through piling, noise or other disturbance. Under the Conservation of Habitats and Species Regulations 2010 (as amended), a licence may be required to carry out works affecting marine mammals or their habitats.  |
| AM101 | 6.1.2.29 | Add to end of paragraph:Torbay has an important maritime history and all three harbours are within conservation areas. Policy HE1 is relevant when considering historic assets.  |
| AM102 | TA2  | Amend TA2.3: Contain high quality provision for ~~non-car~~ **sustainable** modes of transportAmend paragraph 3 last line:…where there is an~~unacceptable~~ impact on road safety~~and~~ **or severe impact (including cumulative effects)** on the function and operational safety of the Networks. |
| AM103 | TA3 | Amend first line: The Council will require appropriate provision of car, **commercial vehicle** and cycle parking spaces…. |
| AM104 | C1 | Paragraph 3 add to bullet point 1: New homes for which there is a proven agricultural need **or self build affordable housing where acceptable under Policy H3**Amend last paragraph, from fifth line, as follows:….Development in the countryside should not have adverse effect on the integrity of the South Hams SAC **or other important habitats**. It should also have regard to Policy NC1 **to assess the ‘in combination’ effects of multiple developments that could affect greater horseshoe bats and the integrity of the South Hams SAC**  ~~concerning the~~~~need~~ **and the scope for** developer contributions to mitigate the impact of **increased** recreational pressure on the South Hams SAC. The Countryside Area is shown on the Policies Map. |
| AM105 | 6.3.1.2 | Add to second bullet: and maintain important green wedges.  |
| AM106 | 6.3.1.4 | Add to line 1: Areas of undeveloped countryside, country parks and green space are important…  |
| AM107 | 6.3.1.6 | Add after “appropriate” in penultimate line:and reflected in the choice of lighting solutions to minimise the impact of light pollution, particularly on greater horseshoe bats (see Policy SS8) and other wildlife. ~~In thiscontext~~ Within these parameters…  |
| AM108 | 6.3.1.8 | Add to line 3: great visual and historic importance.Add text to end of paragraph: Proposals for development will be considered in the context of the Torbay Landscape Character Assessment. This identifies areas of distinctive character and key characteristics to protect, conserve or enhance to help maintain those features which contribute to that distinctive character. It also describes the sensitivity of the landscape to change and potential mitigation and management strategies. The related Brixham Urban Fringe Study uses the LCA as the basis for a more detailed analysis of landscape compartments in the South Devon AONB surrounding Brixham, providing recommendations for conserving, maintaining and enhancing the integrity of the various designations. |
| AM109 | C2  | Add to line 2: seek to enhance its distinctive landscape, **seascape,** biodiversity geological, recreational and cultural value**Note: Policies Map change to include northern strip of land at Broadsands within C2.** |
| AM110 | 6.3.1.15 | Add after boat repairing in second sentence: (see also Policy TO3 above) |
| AM111 | C3.3  | Point 1, add: marine ecology and **the integrity of** sites protected under European Legislation…Point 3. …significant further coastal protection and sea defence works in undeveloped or developed coastal locations **or inhibit the ability to access, maintain and/or improve existing sea defence or coastal management assets.**  |
| AM112 | 6.3.1.21  | Add to last bullet point : Sea defence, flood risk and erosion, including the safeguarding of development and habitats, including corridors. Add new text after last bullet point: Some marine works will require an Environmental Impact assessment, as covered in Policy T3. Early engagement with the Marine Management Organisation (MMO) and Natural England is advised**.**  |
| AM113 | C4 | Add in paragraph 1, line 3:…landscape, **historic** or nature conservation…Add to end of second paragraph: **Development proposals should seek to retain and protect existing hedgerows, trees and natural landscape features wherever possible, particularly where they serve an important biodiversity role.** |
| AM114 | 6.3.1.22 | Amend first line: Woodlands, trees and hedgerows ~~can~~ form important landscape features as well…  |
| AM115 | 6.3.1.24 | Add at end of paragraph: Established hedges have substantially more historic and environmental value than new hedges, which take time to mature and do not reflect historic enclosure patterns. Therefore existing hedges etc should be retained wherever possible. This is particularly important where they form part of the greater horseshoe bat corridors identified in Policy SS8 |
| AM116 | 6.3.1.25 | Add at end of paragraph: Whilst orchards are often not protected by TPOs, and permission is not needed to prune trees grown for the production of fruit, orchards can nevertheless serve a valuable green infrastructure and local heritage role as well as being an excellent form of sustainable food production. On this basis, proposals affecting orchards will be considered on the basis of Policies SS9, C4 and SC4. |
| AM117 | 6.3.1.32 | Delete last sentence and replace with: This is considered to be compatible with the ULPA designation in principle. However, it is possible that a new railway halt may have some impact on part of the ULPA. ~~In the event of any conflict, the operational and safety needs of network rail will need to be given appropriate weight~~ The Council will seek to minimise any impact on the ULPA, whilst recognising that Network Rail’s operational and safety standards must be met. |
| AM118 | C5 | ULPA numbers 51-57 are renumbered as a result of printing error (No change to sites designated or Policy wording). |
| AM119 | Policy NC1 | **Amend Policy NC1 Biodiversity and geodiversity as follows:****Development in all areas** The Local Plan seeks to conserve and enhance Torbay’s biodiversity and geodiversity, through the protection and improvement of the terrestrial and marine environments and fauna and flora, commensurate to their importance.  The promotion, improvement and appropriate management of Torbay’s special environmental and geological qualities, and corridors between them, will be supported and will be a key element in promoting sustainable tourism and fostering pride in the area’s unique environment.  Development should not result in the loss or deterioration of irreplaceable habitats **or corridors.** Where development in sensitive locations cannot be located elsewhere, the biodiversity and geodiversity of areas will be conserved and enhanced through planning conditions or obligations. Development proposals should minimise fragmentation, and maximise opportunities for the restoration and enhancement of natural habitats, including trees and ancient woodlands. The integrity of wildlife corridors  and important features shown in the Torbay Green Infrastructure Delivery Plan should be ~~preserved~~ **conserved** and enhanced. All developments should positively incorporate and promote biodiversity features, proportionate to their scale. Where there is an identified residual impact on biodiversity, proposals will be expected to deliver a net gain in biodiversity through the creation **or provision** and management of new **or existing** habitats, in accordance with the Torbay Biodiversity and Geodiversity Action Plan and the Torbay Green Infrastructure Delivery Plan.  If avoidance and mitigation are not sufficient, residual impacts must be off-set in a manner deemed acceptable by the Council. **Internationally important sites and species**Internationally ~~or nationally~~ important sites and species will be protected. **Avoidance of likely significant effects should be the first option.** Development likely to affect an international site will be subject to assessment under the Habitat Regulations and will not be permitted unless adverse effects can be fully mitigated. **In addition, development likely to have a significant effect on the integrity of the South Hams SAC will be required to provide biodiversity conservation measures that contribute to the overall enhancement of greater horseshoe bat habitats.****Development around the edge of the built up area that is within the Berry Head SAC Sustenance Zone or likely to affect strategic flyways of greater horseshoe bats will as appropriate be required protect existing hedgerows (including remnant hedges and veteran trees) that surveys show are being used as bat flyways and enhance the exiting flyways by**  **providing features, such as linear corridors of hedgerows, to maintain and improve the ecological coherence of the landscape necessary to maintain the Torbay population of greater horseshoe bats in ‘favourable conservation status’. This will include maintaining lighting levels at 0.5 lux.**Developer contributions will be sought from **development within the Brixham Peninsula (i.e. SDB1 Policy Area) towards** measures needed to manage increased recreational pressure on the South Hams SAC resulting fromincreased housing numbers or **visitor pressure**.**Development that risks harm to cirl bunting habitats and territories will only be permitted where the benefits of development clearly outweigh the impacts, including in combination effects, and the impacts can be mitigated in full. Developers will be expected to provide mitigation on site, where practicable.** **Nationally important Sites and species** **Development on or likely to have an adverse effect on sites of nationally important sites, such as Sites of Special Scientific Interest, will only be permitted in exceptional circumstances where the following can be met:**1. **The benefits from development outweigh the impacts on the site and broader nature conservation interests; and**
2. **Nature conservation impacts can be fully mitigated/compensated.**

**Consideration should be had to the cumulative impacts of developments.** Development likely to **cause** harm to such sites or species **that cannot be mitigated as above** will therefore only be permitted where there is an overriding public interest considered to outweigh the impact(s) on nature conservation, where a thorough assessment of impacts (both individually and in combination with other developments) has been undertaken, and where consideration has been given to reasonable alternative sites for development. ~~In the circumstances where development is acceptable, schemes should minimise damage to nature conservation interests and provide appropriate mitigation, compensation and/or enhancement to achieve a net gain for biodiversity.  If significant harm cannot be avoided, planning permission will be refused.~~ **Locally Important Sites and species** Development in locally important sites will only be permitted where there are no reasonable alternative sites, where the reasons for development clearly outweigh damage to nature conservation interests, where every effort has been made to minimise any such damage, and where appropriate mitigation and compensation measures can be put in place. **Minor Policies Map boundary changes to Daddyhole Plain, Torquay, and Clennon Woods Paignton in relation to County Wildlife Sites. New Regionally Important Geological Site (RIGS) at Hollicombe Head-Corbyn’s Head, Torquay (see Appendix E).** |
| AM120 | 6.3.2.1 | Add to start of paragraph: The NPPF requires local plans to identify and map sites of international, national and local importance; and to avoid harm where possible, followed by mitigation of impacts, and then compensation for harm as a last resort.  |
| AM121 | 6.3.2.2 | The habitats of the SAC are susceptible to degradation through scrub invasion, erosion by walkers and eutrophication through dog fouling. ~~The Berry Head Conservation Management Plan 2007 - 2017 recognises that declines in calcareous grassland appear to indicate that current visitor numbers are in excess of the carrying capacity. .~~ ~~The increase in housing numbers, and therefore residents, identified within this plan has the potential to increase recreational pressure on the SAC. Developer contributions to fund the mitigation measures needed to manage the increased recreational pressure on the SAC resulting from increased housing numbers will be sought.~~ A report by Footprint Ecology (2014) “Recreational Impacts on Berry Head – Additional HRA Work for the Torbay Local Plan” identified that there is evidence to suggest that additional impacts on the Berry Head to Sharkham Point component of the SAC, arising from the level of growth proposed by the Local Plan, are a realistic possibility. The data available suggests that there is a zone of influence of approximately 5km driving distance (roughly equal to Policy area SDB1, Brixham Peninsula). The report concluded that the possibility of significant effects cannot be ruled out and mitigation measures will be necessary. The potential mitigation measures identified include: (i) the development of a detailed management plan addressing habitat management and visitor use;(ii) habitat management required to increase the resilience of the site over and above that already required to maintain the interest features of the site; and(iii) increased visitor engagement work.Further work will be undertaken by the Council, and associated stakeholders, to further develop and provide estimated costs for the potential mitigation measures identified by the Footprint Ecology report to mitigate increased recreational pressure on the South Hams SAC within the SDB1 policy area. The Council will produce a Supplementary Planning Document to set out the evidence base, proposed zone of influence, mitigation costs and approach for securing developer contributions. Pursuant to this, development within the Brixham Peninsula (i.e SDB1) will be assessed, at a level proportionate to the scale and nature of the proposal, to determine whether there is potential to cause additional recreational impact. Where potential impacts are identified, appropriate mitigation, will be required to ensure that there will be no advisers impact on the South Hams SAC. Mitigation is likely to include habitat management and visitor engagement work.  |
| AM122 | 6.3.2.3 | Add after Line 8: Land required for compensatory measures for European sites will be given the same protection as the sites themselves. In relation to greater horseshoe bats, Policy SS8 is consistent with Regulation 39 of the Habitat and Species Regulations (2010) and with Natural England’s High Level Conservation Objectives for the South Hams SAC. It aims to maintain the GHB population at favourable conservation status (which is a requirement of the South Hams SAC conservation objectives), and favourable conservation status is defined in the Habitats Directive. The criteria in paragraph 3 of Policy NC1 are intended to address and mitigate the in-combination effects of development. Natural England has produced the South Hams SAC Greater Horseshoe Bat Consultation Zone Planning Guidance and Map. This guidance should be followed where a proposed development is located within a greater horseshoe bat sustenance zone or strategic flyway as identified within the Guidance. This includes the requirement for full bat surveys to be carried out between April and October**.** ~~Replacement~~ Additionalguidance has now been prepared by Kestrel Wildlife Ltd, entitled 'Strategic Mitigation Strategy for the South Hams Greater Horseshoe Bat SAC', on behalf of the five South Hams SAC local planning authorities. Certain developments (such as building mounted wind turbines) which normally proceed as permitted development may require the LPA and English Nature to ascertain if the integrity of the SAC may be adversely affected. Further additional evidence for the Local Planhas been prepared by Kestrel Wildlife Limited, specifically to advise on the implementation of the Local Plan HRA Site Appraisal Report.This provides guidance on likely favourable buffers, and account should be had to this guidance in the implementation of Policy NC1, in particular the need to ensure the following:• The maintenance of GHB habitat connectivity across the landscape;• The provision of adequate foraging habitat;• The provision, where appropriate, of adequate permeability through built development following existing and new flight paths; and• The provision of new bespoke roosts where they will provide ‘stepping stones’ across the landscape.The council and its partner agencies such as the Torbay Coast and Countryside Trust will monitor and review likely in combination’ effects of multiple developments that could affect the bats biodiversity and the integrity of habitats, particularly the South Hams SAC. Where appropriate developer contributions will be sought towards mitigating these effects.  |
| AM123 | 6.3.2.4 | Add second sentence: Lines of vegetation, such as hedgerows, help bats navigate the landscape and should be protected.  Negative light impacts should also be avoided.As noted above, the Local Plan seeks to maintain and enhance a bat friendly corridor around the rural edge to link roosts and foraging areas within the South Hams SAC**.**  |
| AM124 | 6.3.2.5 | However targeted protection and management has achieved increases in the numbers of cirl buntings. Guidance on cirl buntings has been produced by Devon County Council in collaboration with RSPB (November 2014). Development should safeguard cirl bunting habitats, either directly or by contributing to offsetting by provision of receptor habitats. Torbay also has populations…..Add new paragraph at end of 6.3.2.5: The Torbay Biodiversity Action Plan 2006-2016, “The Nature of Torbay” sets out key objectives and actions for protecting and enhancing priority habitats and species. Regard should be had to these when considering biodiversity offsetting. Supplementary Planning Guidance will be produced to set out how biodiversity offsetting will operate, and where appropriate how planning contributions towards biodiversity will be used. |
| AM125 | 6.3.2.7 | Add to end of paragraph: The Local Plan requires development to minimise the impact on sewer outfalls, particularly at Hopes Nose, Torquay. In particular the provision of sustainable urban drainage and water sensitive urban design is promoted by Policies ER1 Flood risk, ER2 Water management and W5 Waste water disposal. |
| AM126 | 6.3.2.10 | Add to end of paragraph: The Council supports the RSPB’s aspiration for an average provision of 1 new bird or bat box per new dwelling. Supplementary guidance will be produced on maximizing opportunities for wildlife features in design and landscaping. |
|  |  | N.B. Former HE1 moved to SS8.1 See [AM38] |
| AM127 | 6.3.3.17 | Add text at start of 6.3.3.17: Torbay has 864 listed buildings, so it is likely that a significant number of proposals will arise in the Plan period affecting them. Many are also within conservation areas. Guidance on these and other matters such as Historic Parks and Gardens is set out in Policy HE1 (moved to SSxx). |
| AM128 | 6.4.1.1 | After documents in line 3 add: Policy SS11 and SS12 set out that where there is a danger of a shortfall in provision, additional sites will be brought forward through site allocation development plan documents. |
| AM129 | H2 | Amend Policy H2 to reflect change to National Planning Practice Guidance:The provision of affordable housing will be sought on greenfield sites of ~~3~~ **11** dwellings or more, **unless they are within the AONB or are rural exceptions sites, when a 6 dwelling threshold will apply. Affordable housing will be sought on** brownfield sites of 15 dwellings or more, to meet the housing needs of local people. Affordable housing will be sought on the following sliding scale, up to thirty percent (30%) of dwellings on qualifying sites:Development of Brownfield sites – unchangedDevelopment on Greenfield sites:3-5 dwellings: delete ~~10% usually through commuted payment~~ and replace with **Zero** 6-~~10~~ **10** dwellings: delete ~~15% usually through commuted payment~~ and replace with: **Zero unless site is within the AONB or a rural exceptions site, then 15% through commuted payment on sites of 6-10 dwellings.** 11**-**14 dwellings/ 20% /Usually through on site provision.  Commuted payments will only be accepted where this would achieve more effective provision of affordable housing, or bring significant regeneration benefits. |
| AM130 | 6.4.1.7 | Amend paragraph as follows: Torbay has relatively few large sites that can be developed and a large proportion of its housing supply has historically arisen from small sites. Accordingly, the Council will seek an element of affordable housing on greenfield sites of ~~3~~ 10 or more dwellings, unless they are within the AONB or approved as a rural exception site, when a 5 dwelling threshold will apply. For brownfield sites ~~of~~ a 15 dwellings threshold will apply.  |
| AM131 | 6.4.1.9 | Add after first sentence: Developments should be “tenure neutral” as far as practicable, so that affordable housing is not distinguishable from market housing by layout, design or materials. |
| AM132 | 6.4.1.15 | Add to end of paragraph: In considering viability matters, regard will be had to best practice, particularly as set out in National Planning Practice Guidance (NPPG) |
| AM133 | H3 | (iii)The scale of provision, is limited to meeting the identified local need; and |
| AM134 | 6.4.1.19 | Add new paragraph after 6.4.1.19 referring to evidence of demand for self build housing: In line with NPPF requirements, Torbay Council has made attempts to assess the demand for self-build housing within Torbay. An assessment from the Buildstore, the UK’s leading supplier to the self build market, indicated a ‘reasonable interest’ in self build within the Torbay area with significant numbers of their customers searching for self-build plots within a 25 mile radius of Torbay and also a significant number of members currently living within the Torbay area. In the first half of 2013 there were 121 active searches for self build opportunities within a 25 mile radius of Torbay. In addition, the Council has had discussions with a Community Interest Company called the Land Society, based in Torbay, who have carried out work to assess the demand for community self build housing in the area. Due to sufficient demand (e.g. 36 willing households are on the database for Brixham alone,), they are currently investigating the potential for schemes both within and outside Torbay.  |
| AM135 | 6.4.1.24 | At end of paragraph, add: This will address matters such as how long plots need to be marketed before they may “cascade” as other forms of housing – 12 months will be used as a starting point. In addition, where self build plots are secured on rural exceptions sites or as affordable housing, planning conditions will be used to restrict occupancy to people with a local connection. The operation of this will also be addressed in further guidance.  |
| MM136 | H4 | Reinstate missing text after first line of Policy:The conversion of HMOs to self-contained dwellings will be encouraged and supported. **Applications for new buildings or sub-division of existing buildings into non-self-contained residential accommodation (HMOs) will only be permitted where the following criteria are met:** |
| AM137 | 6.4.1.31 | Add to end of penultimate line: …meet the tests of Policy H4 (See also SS10)  |
| AM138 | 6.4.1.43 | Add to end of paragraph:Regard should be had to the design policies in the Local Plan with regards to the sympathetic conversion of such buildings, particularly the removal or improvement of unsightly features and additions. |
|  |  |  |
| AM139 | DE1 | Add to end of first paragraph: …and the settlement pattern of the three towns**, whilst designing out opportunities for crime and disorder****DESIGN CONSIDERATIONS FOR DEVELOPMENT-FUNCTION**Add to end of criterion 4: **Design should also minimise opportunities for community conflict, anti-social behaviour and maximise safety for all.** Add to the end of criterion 7: Integration of the development and surrounding green infrastructure, **including sustainable drainage and water sensitive urban design.**Add to end of criterion 8: Achieve a net gain in biodiversity **including tree and hedgerow planting and habitat creation; and** Add new criterion 10**: Promote tenure neutral design, materials and location of affordable housing.** **DESIGN CONSIDERATIONS FOR DEVELOPMENT- QUALITY OF OPEN SPACE**Add new criterion 10: **Provide opportunities for active lifestyles including walking and cycling (“Active Design”).** |
| AM140 | 6.4.2.4 | Add new text to end of paragraph: Section 17 of the Crime and Disorder Act makes a legal duty for planning to consider crime prevention. Consideration should be given in the location, design, and management of development to preventing crime, disorder, community conflict and antisocial behavior. Such matters should be addressed in design and access statements. The Council will work with the Police Architectural Liaison Officer (ALO) to minimise crime, disorder antisocial behaviour and conflict. Design should seek to promote healthy and active lifestyles and guidance on “Active Design” is available from Sport England.  |
| AM141 | 6.4.2.5 | At end of first sentence add: To ensure that development proposals meet the requirements of this Policy, a Design and Access Statement should accompany planning applicationsproportionate to the scale of the proposal.  |
| AM142 | Policy DE3 | Amend criterion 7: Provision for **useable** amenity space, including gardens and outdoor amenity areas; |
| AM143 | 6.4.2.10 | Add at start of paragraph: The Government is expected to introduce mandatory housing standards in response to its Housing Standards Review. These will replace the guideline standards set out in the Explanation to this Policy. |
| AM144 | Table 6.1  | Add footnote: This table will need to be amended in line with proposed mandatory housing space standard when introduced.  |
| AM145 | 6.4.2.19 | Add at end of paragraph: However, in some instances landscape or ecology considerations may dictate lower densities. |
| MM146 | DE5  | Add new criterion 6.  **No net additional surface water should drain into shared sewers.**  |
| AM147 | 6.4.2.30 | Amend paragraph as follows: Cumulative increases in water run-off should be minimised as far as possible, for example by draining storm water into soakaways. ~~and the use of porous surfaces, water butts etc~~.  The impact of “urban creep” (i.e. building over gardens etc) is identified by “An Assessment of Future Sewer Capacity in Torbay” (AECOM 2014) as having a greater impact on sewer capacity than the effect of new greenfield development. Accordingly measures to minimise surface water running into shared sewers will be sought. This could include permeable surfaces, increased planting, water butts, as well as promoting water efficiency measures in the home. See also Policy ER2 Water Management.  |
| AM148 | 6.4.3.5  | Add at end of paragraph: Guidance on active design is available from Sport England**.**  |
| AM149 | 6.4.3.7 | Add to end of paragraph: Additional advice on Health Impact Assessments and the relationship between planning and health will be prepared by the Planning and Public Health Teams in the form of a Supplementary Planning Document.  |
| AM150 | SC2 | Amend criteria in last paragraph of Policy SC2 : There will be a presumption against loss of existing recreational and leisure facilities, unless: ~~(i) There is clear evidence that they are surplus to requirements, and alternative recreational / leisure uses have been sought as replacement or improved facilities in lieu of existing provision which are able to address any new deficiencies that arise, and(ii) A compelling case is made for wider social and economic benefits arising from such a proposal.~~ **i) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or****ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or****iii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.** |
| AM151 | 6.4.3.10 | Update last line:the Council is in the process of refreshing this evidence base with the development of a new Sports Facilities Strategy and Playing Pitch Strategy which is due to be completed in early ~~2014~~ 2015 with a rolling programme of implementation  |
| AM152 | 6.4.3.17 | Amend paragraph/last bullet point as follows: Detailed proposals need to be developed in partnership with Children’s Services, schools, South Devon College**,** local communities and developers through masterplanning of Strategic Delivery Areas. Indicative projects include: ….* the provision of studio schools, for 14–19 year olds, to provide specialist skills / education, for example South Devon College High School.
 |
| AM153 | 6.4.3.21 | Add at end of paragraph: For example developers will be encouraged to use employment and skills plans to better establish links between education and employment.  |
| AM154 | 6.4.3.25 | At end of paragraph add: Whilst orchards may also be covered by Policy C4 above, they are an excellent form of sustainable, local and healthy food production. The enhancement of orchards will be supported, particularly where this would strengthen the growing of local varieties of fruits. |
| AM155 | 6.5.1.6. | Add to end of paragraph: Note that these standards are voluntary but could supplement Building Regulations requirements. The Government is consulting on a range of allowable solutions for off-site carbon reduction measures**.**  |
| AM156 | ER1 | Amend paragraph 2 from line 5 as follows: …Where development is necessary in areas at risk of flooding it should be laid out and designed to ensure buildings and their surroundings are appropriately resistant and resilient to all forms of flooding, would be safe and would not **increase the** risk **of** flooding **to** third parties.  Mitigation measures such as Sustainable Drainage Systems (SuDS), **Water Sensitive Urban Design (WSUD) and water storage areas** will be required to restrict site discharge rates, **alleviate downstream flood risk,** **prevent increased discharge from Ilsham CSO during flood events** and encourage biodiversity. **Proposals should have regard to the Council’s Local Flood Risk Strategy and comply with the requirements of any subsequent Action Plan. In this context, the Council will produce a Supplementary Planning Document setting out detailed guidance on the use and application of WSUDS and SUDS.****Development that contributes directly to downstream flooding and increased discharge from Ilsham CSO during flood events will not be permitted until the appropriate flood protection measures referred to above are put in place. Development which is unable to provide  surface water management measures (where not feasible on-site) will not be permitted until the appropriate measures are provided upstream. Developers will be required to contribute to these works as appropriate (see also Policy SS7 “Infrastructure, phasing and delivery of development”)** SuDS should seek to maximise benefits for amenity, water quality, recreation and biodiversity and take account of the vulnerability and importance of existing ecological resources.  A financial contribution may also be requested for capital improvement works to the existing drainage infrastructure.  Amend paragraph 3 as follows: A Flood Risk Assessment (FRA) will be required for proposals with a site area of 1 hectare or greater within Flood Zone 1, including where they impact on catchments draining into Flood Zones 2 and 3, and for all new development within Flood Zones 2 and 3.  **A flood risk assessment will also be required for development close to sea fronts within Flood zone 1 where there may be a risk of flooding due to wave action.** Development of basementaccommodation, **including changes of use or basemen**t parking will not be permitted where there is danger of inundation and consequent risk to life.  ….(remainder of Policy as per Proposed Submission Plan ) |
| AM157 | 6.5.2.3  | Amend paragraph from line 3: More detailed information can be found in the Strategic Flood Risk Assessment (SFRA) and emerging Torbay Local Flood Risk Management Strategy. Most of the coastal….(text unchanged until end of paragraph). Add at end of paragraph: It is important to note that coastal frontages may be at risk of flooding from wave action, event where they are mapped as Flood Zone 1. This must be recognized in planning for such areas.Insert new paragraph after 6.5.2.3:The Council is currently consulting on the Draft Local Flood Risk Management Strategy. This explains the key flood risks in Torbay, the measures that have already been taken to minimise these risks, and the measures and actions that will need to be taken in order to minimise these risks further. The ensuing Action Plan will be used to inform the medium term plan for flood defence funding in liaison with South West Water. It will allow flood risk management actions to be prioritised and for investment plans to be focused and coordinated. The first Action Plan is due to be produced in 2015.  |
| AM158 | 6.5.2.6,  | Amend first sentence: A sequential test should be undertaken, in accordance with the ~~Technical Guidance to NPPF~~ National Planning Practice Guidance, to ensure… |
| AM159 | 6.5.2.12 | Amend second sentence: The acceptability of such proposals will be determined with regard to the compatibility of land uses in ~~the Technical Guidance to~~ the National Planning Policy Framework and National Planning Practice Guidance, and the specific package of mitigation measures being proposed. |
| AM160 | 6.5.2.13 | Add new paragraph after last sentence: The whole of Torbay is designated by the Environment Agency as a Critical Drainage Area (CDA). The catchments within Torbay are typically small, steep, and in the most part highly developed in nature. There is also a legacy of culverting (piping) of the watercourse channels which adds to the risk of flooding and as such all new development must deliver a reduction in current rainfall runoff rates. This requirement also applies to Brownfield sites that will have to match the same standards. All off site surface water discharges from new development should mimic Greenfield performance up to a maximum 1 in 10 year discharge. On site, all surface water should be safely managed in conditions up to the 1 in 100 event plus an allowance for climate change. To satisfy the above will require additional water sensitive urban design (WSUD) and water storage areas to be created within the site compared to the normal SUDS design thereby contributing to a reduction in flooding downstream. Policies ER2 Water Management and W5 Waste Water also promote the use of SuDs and WSUD. |
| AM161 | 6.5.2.14 | Add to end of paragraph:Further details are set out in the emerging Torbay Flood Risk Management Strategy. A SuDS Design Guide will be prepared as supplementary planning guidance setting out how sustainable water management can be incorporated into development and retrofitted into the urban area.  |
| AM162 | 6.5.2.17 | Add to the end of paragraph:Details of the measures, proportionate to the scale and nature of the proposal, that will be used to address flood risk will be required when a planning application is submitted, Attention is drawn to paragraphs 103-104 and footnote 20 of the NPPF.  |
| AM163 | ER2 | **Policy ER2 Water management**After Point 5, add the following new text:**All development should seek to minimise the generation of increased runoff, having regard to the drainage hierarchy, whereby surface water will discharge to one of the following, listed in order of priority:**1. **an adequate infiltration system (e.g. swales, soakaways, infiltration basins, filter drains, rain gardens), or where that is not reasonably practicable;**
2. **a main river or water course, or where that is not reasonably practicable;**
3. **a surface water sewer or highway drain; or in the last resort where none of the above are reasonably practicable;**
4. **To a combined (foul and surface water) sewer, where discharge is controlled to be at greenfield discharge rates.**

**In Torquay, where development has not met a, b, c or d, it will be subject to the delivery of the River Fleet Flood Alleviation Scheme.**Development may need to be phased in accordance with the provision of adequate water-related infrastructure and a financial contribution, or works in kind, may be required in order for development to proceed. **This would include funding to ensure the provision of any necessary additional surface water management schemes.****The Council will prepare supplementary guidance that provides advice on the role of water management in the development process.** |
| AM164 | 6.5.2.18 | Add at end of paragraph:The Council will seek to use development to bring about improvements to bathing waters and marine habitats through the design of development and off site contributions where appropriate.  |
| AM165 | 6.5.2.20 | Amend last sentence: The physical and chemical modification of water bodies will be resisted where this harms their function or results in damage to habitats.  |
| AM166 | 6.5.2.21 | Add to end of paragraph:Further details are set out in the emerging Torbay Flood Risk Management Strategy. Supplementary Planning Guidance will be prepared setting out how sustainable water management can be incorporated into development and retrofitted into the urban area. As set out above, the use of sustainable drainage systems such as swales, soakaways, infiltration basins, filter drains, and rain gardens etc will be a first preference. Insert new paragraph: Natural England has expressed serious concerns about the effect of combined sewer overflows from Ilsham (also referred to as Hopes Nose), Torquay affecting the integrity of the marine reefs which are an important element of the Marine Candidate Special Area of Conservation. In relation to Torquay, where drainage discharges into (a) adequate infiltration systems, (b) a main river or water course, or (c) surface water sewer or highway drain, **and** can demonstrate that they avoid or cancel out the risk of increased runoff, and thereby an increased risk of spills at the Ilsham CSO; they are unlikely to pose a Likely Significant Effect (LSE) on the Marine cSAC. However, where proposals are reliant upon discharge to the combined sewer system, posing a risk of increased spills at the Ilsham CSO, it is likely that they will contribute to a LSE on the Marine cSACand will therefore require Appropriate Assessment, especially in order to assess their ‘in combination’ effect with other such proposals. |
| AM167 | W5 | **Policy W5 Waste water disposal** Amend Policy as follows: Development proposals will be required to demonstrate that the proposal can be delivered and operated without giving rise to unacceptable impacts on water treatment and disposal or deterioration in the service received by residents and businesses.  In considering minor development proposals the Council will have regard to the in combination ~~cumulative i~~mpact of such developments and their effect on local capacity or flows. Proposals for housing developments, particularly in allocations relating to Policies SDT1, SDP1, SDB1 and related Future Growth Areas, will not be permitted if South West Water, **Natural England or the Environment Agency** confirm that: 1. Waste water treatment works **or other sewerage infrastructure** serving these developments have insufficient capacity to accommodate development **without increasing the risk of overflows of untreated sewage into the environment;** or
2. There would be an increase in the levels of pollutants **or spills (see definition below)** likely to have an adverse effect on the integrity of the Lyme Bay and Torbay Marine cSAC, due to insufficient capacity within the **combined sewer system and/or treatment works; or**
3. **The proposal would otherwise** **increase the risk of overflows of untreated sewage into the environment.**

Appropriate measures to reduce the impact of development on the sewerage system, such as natural or sustainable drainage and water conservation measures, will be required, proportionate to the scale and nature of development.  **In addition, development of previously developed land must be in accordance with the hierarchy set out in policy ER2ensure that development schemes do not exacerbate sewer flooding and Combined Sewer Outfall (CSO) spills. This will apply in particular, to development that discharges into Hope’s Nose CSO** A  Health Impact Assessment will be required for new or extended WWT facilities. |
| AM168 | 6.5.3.25 | Bottom line: delete ~~shared sewer~~ and replace with combined sewer  |
| AM169 | 6.5.3.26  | Amend paragraph as follows: Much of Torbay has ~~shared~~  combined sewers, which places additional load on the network, especially as the effects of climate change become more apparent.Spills are defined as potential impacts caused by flood events that lead to consequential discharges from the land via Combined Sewer Outfalls (CSO), particularly at Ilsham/Hopes Nose and as a result lead to changes in physical and/or chemical conditions of the overlying water above the qualifying features of the SAC (e.g. reefs) such as changes in temperature, turbidity, salinity and increases in nutrients and organic matter.The Council, in partnership with South West Water, commissioned “An Assessment of Future Sewer Capacity in Torbay” (AECOM 2014) to consider the deliverability of the Torbay Local Plan within Torbay’s sewer capacity. This confirms that the Local Plan is deliverable within the strategic sewer network’s capacity.  New development should have separate foul and storm water drainage systems. In addition Water Sensitive Urban Design (WSUDs) and Sustainable Urban Drainage (SuDs) is recommended to reduce the impact of climate change and urban creep (hardstandings etc). The Council will support measures to reduce the amount of storm water and grey water (e.g. from run-off, washing or cooking) going into the shared sewer.  Policy ER2 deals with water management in more detail.  |
| AM170 | 6.5.3.27 | Add new paragraph after 6.5.3.27: It is important that water quality of the Marine Candidate Special Area of Conservation is not harmed by pollutants or outfall in storm events. Natural England is the advisory body with responsibility for such matters. Because of concerns about the capacity of Torbay’s wastewater infrastructure, possible overflows of untreated sewage into the water environment and impact on bathing water quality, all planning applications should be supported by details of how the proposed development will be drained and waste water dealt with. Details should be proportionate to the scale of the proposal.  |
| AM171 | 6.5.3.28 | Add at end of paragraph:The Council will seek to ensure no deterioration to and preferably an improvement of bathing waters and marine habitats**.** |
| AM172 | 6.5.4.9  | Replace ~~“sacle~~” with scale  |
| AM173 | 7.4.11 | Amend fourth bullet point: Specific infrastructure including green infrastructure needed for major developments… |
| AM174 | 7.4.12 | Amend penultimate line: ….reducing s106 Planning Obligations or other requirementson viability grounds **…** |
| AM175 | 7.4.16 | Add at end of first sentence: directly on growth levelsand the future of the NHB scheme**.**  |
| AM176 | 7.4.23 | Add to end of paragraph: Masterplanned areas may require an element of cross-subsidy of employment (B space) land by higher value uses, either through equalisation agreements or S106 contributions.  |
| AM177 | 7.5.14  | Revise 7.5.14 as follows: The NPPF requires every effort to be made objectively to identify and then meet housing, business and other development needs in an area, insofar as this does not conflict with other policies in the Framework. Policy SS12 sets out how the delivery of housing will be adjusted to ensure an ample supply against economic and other needs within the range in Policy SS1. [MM61]A more major review of the Local Plan will be carried out on a five yearly basis, to assess need, and whether this can be met within Torbay. It will also need to consider the characteristics of the local housing market area as part of the on-going cooperation with neighbouring authorities. Consideration of these factors may entail an adjustment either upwards or downwards of growth trajectories as part of a refreshed Local Plan [MM61].~~The Council is aware that~~ Torbay is unusual in that population projections ~~may~~ vary greatly depending on migration rates andassumptions about economic success. The Housing Requirement Report (PBA 2013) sets out a detailed assessment of housing requirements at 2013. It will be monitored on an annual basis, but a major review will need to be carried out in 5 years. In particular this review will consider:**Evidence of Housing Need and Demand** **Demographic trends:** (including ONS population projections, DCLG household projections, birth rates). Torbay’s population is largely driven by domestic inwards migration and there is evidence that this has fallen in recent years**.** In addition, household sizes in Torbay have remained relatively constant between 1991-2011. **Economic Performance:** (including job creation [from Busines Register and other surveys] , unemployment, GVA levels [from ONS data], employment floorspace created [from annual employment monitoring], degree of self containment). PBA’s fully assessed housing requirement is based on Torbay’s economy reversing recent trends and performing very successfully over the next 20 years. Whilst Local Plans should be positively prepared, they must also be realistic; and growth forecasts may need revising. The Plan seeks to minimise the need to travel (e.g. avoid excessive commuting levels that could arise if the balance between housing and employment get seriously out of step). Therefore progress towards improving the quality and quantity of employment in Torbay will be an important consideration when reviewing the Local Plan. **Market and Social Signals:** (including land and house prices, rents and lower quartile affordability [via Land Registry, Annual Survey of Hours and Earnings, local agents], updated Strategic Housing Market Assessment (SHMA), housing related deprivation [via household surveys/Indices of Multiple Deprivation]), waiting list data, homelessness and concealed households.**Supply factors: Environmental Capacity (i.e. whether need can be met without harming sustainability matters raised in the NPPF)****Land Availability:** Updated SHLAA and Housing Monitor**Housing Monitor:** (including data on completions, commencements and stock of planning permissions) Relevant to both a 5 year rolling supply and longer term trajectory of ~~deliverable~~ developable sites.**Progress towards providing key infrastructure:** Including, in particular, highway improvements/provision, sustainable drainage and sewerage capacity. Also progress towards Masterplanning of sustainable communities and progress/funding for necessary and desirable infrastructure.**Evidence of landscape and biodiversity impacts:** (including mitigation and management), including Biodiversity Action Plan habitats proposed, created or managed. This also includes assessment of off-site impacts such as bathing water quality.  |
| AM178 | Table 7.1 | Add to footnote: and are subject to five yearly reviews of the Local Plan**.**  |
| AM179 | Appendix A | Add **Heritage Asset** and **Historic Environment** to Glossary of Terms:**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed. |
| AM180 | Appendix C | Add: **Third Devon Local Aggregate Assessment 2004-2013, First Draft (Devon County Council, May 2014)** to Appendix C.  |
| AM181 | Appendix E | New Regionally Important Geological Site (RIGS): Hollicombe Head-Corbyn’s Head, Torquay. **Policies map Change**. **Minor Policies Map boundary changes to Daddyhole Plain, Torquay, and Clennon Woods Paignton in relation to County Wildlife Sites.**  |
| AM182 | Appendix G car parking requirements | Amend parking requirements table as follows: **Residential** Column 3: ~~Estimated~~ Minimum Requirement/guide(N.B. Only applies to residential category). **Other Parking considerations.** (New point). A parking space will be regarded as a minimum of 2.4ha by 4.8m. Parking spaces for disabled persons should be a minimum of 4.8m by 3.6m (or where side to side 4.8m by 2.4m with a minimum of 1.2 m between them).  |