

Throughout this document 'Devon' refers to the administrative area of Devon County Council and 'Torbay' refers to the administrative area of Torbay Council.



Dawlish sea front is managed for a range of land uses, including residential, commercial, green space and transport corridors

Economic Prosperity, Health and Wellbeing

The way land is used has a significant impact upon the character and quality of the built and natural environment of Devon and Torbay. The economic prosperity and health and wellbeing of Devon and Torbay depend upon an appropriate balance being achieved between different land uses. The need for land for housing and employment puts pressure on the countryside and agriculture land uses, similarly restraint on development of the countryside can lead to a shortage of homes and opportunities for employment. In addition, some locations provide minerals and resources that can be turned into goods and services, supporting the local economy. Devon has mineral deposits of national and international importance. In some locations, the quarrying and mining of resources forms an important part of the social, economic and environmental history and the legacy of this can sometimes influence the character of those places.

Dense development can impact negatively on people's access to green space and thus their health and wellbeing. Devon and Torbay benefit from large amounts of open space and countryside and relatively low density of development outside of the larger urban areas. The high quality of life experienced by residents is a reflection of a careful balance having been achieved over a long time period.

Land Categorisation

Land use in Devon is predominately rural with 93% of the total land area classified as green space and only 0.8% of the total land area occupied by buildings. Torbay is less rural with 8.65% of total land area occupied by buildings and just over half of all space (54.5%) classified as green space (which includes agricultural land, and can be publicly and privately owned) (Table 1ⁱ). As the population of Devon and Torbay grows, it is predicted that the amount of greenspace will decrease given that new housing and services will be required for new residents.

Poultry are by far the most numerous livestock reared in Devon, Plymouth and Torbay. Poultry numbers saw growth of 7% between 2007 and 2010 to 6.1m however this subsequently fell 9% by 2013 to under 5.5m. Farming of pigs and sheep declined by 13% and 7% respectively between 2007 and 2010 but by 2013 this had been reversed with a subsequent increase of 2% and 7% to 88,000 and 1.4m respectively. The number of cattle decreased to 582,343 by 2% between 2010 and 2013.ⁱⁱ Soil types are described in the Geology and Soils section of this report.

Table 1 - Land Use in Devon & Torbay					
Land Use	Land Area (ha)		Percentage of total land area (%)		
	Devon	Torbay	Devon	Torbay	South West
Total Land Area	662467	6362	-	-	-
Domestic Buildings	3349	404	0.5	6.4	0.8
Non Domestic Buildings	2041	146	0.3	2.3	0.5
Roads	10178	512	1.5	8.0	1.8
Path	236	38	0.0	0.6	0.1
Rail	282	13	0.0	0.2	0.1

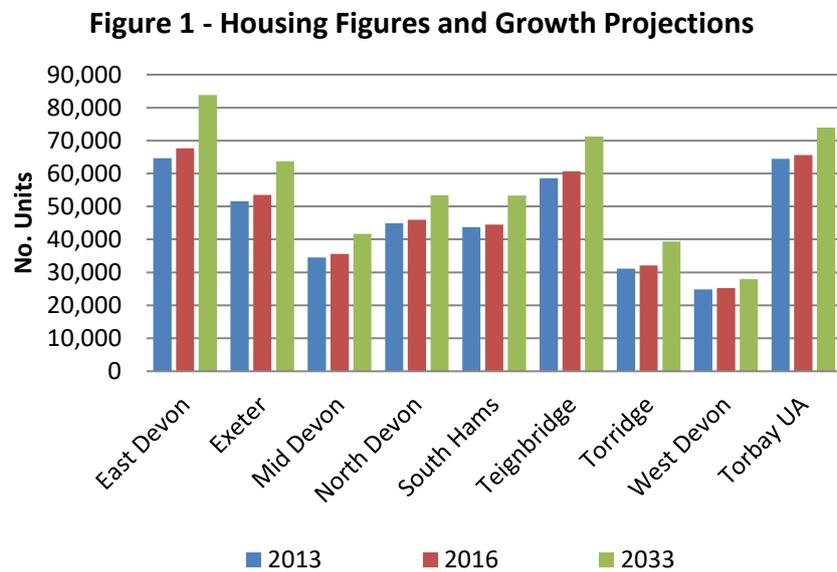
Woodland & Trees

79,040 ha of woodland and trees exist across Devon, Torbay and Plymouth. In 2014 the majority of this area is broadleaf woodland (61%) with the remaining made up of conifer plantations (24%) and mixed woodland (15%)ⁱⁱⁱ. Since 2002, woodland areas had increased by 12,379 ha, or 19%, meaning that 11.8% of Devon, Plymouth and Torbay is covered by woodland. Outside of woodlands there were 7.6m individual trees^{iv}.

Across the UK, the carbon sequestration role of woodland in mitigating climate change is valued at £680m per year^v.

Planned Growth in Development

Planned growth in Devon and Torbay will accommodate housing and infrastructure development in line with population growth projections. Between 2016 and 2033 housing growth projections show growth of 11-24% in Devon and 13% in Torbay (Figure 1^{vi}).



ⁱ Office for National Statistics (2005) *Land Use Statistic (Generalised Land Use Database)*. HM Government Available at: http://data.gov.uk/dataset/land_use_statistics_generalised_land_use_database (Accessed: 03/05/2013)

ⁱⁱ Defra (2010) *Local Authority breakdown for key crops areas and livestock numbers on agricultural holdings*. Defra. <https://www.gov.uk/government/statistical-data-sets/structure-of-the-agricultural-industry-in-england-and-the-uk-at-june>

ⁱⁱⁱ Forestry Commission (2013) *National Forest Inventory 2009 -2014*. Forestry Commission. Forestry Commission. Data request by DCC. Will be made available online in due course.

^{iv} Forestry Commission (2002) *National Inventory of Woodland and Trees, County Report for Devon*. Forestry Commission. Available at: <http://www.forestry.gov.uk/forestry/hcou-54pg9u> (Accessed 03/05/2013)

^v UK National Ecosystem Assessment (2011) *The UK National Ecosystem Assessment: Synthesis of the Key Findings*. UNEP-WCMC, Cambridge. Available at: <http://uknea.unep-wcmc.org/Default.aspx>

^{vi} 2013 Figures: DCLG (2014). *Table 100: Number of dwellings by tenure and district, England*. Download available at: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

And

2016 Figures: DCLG Data - Supplied by Devon County Council Planning Team

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2033 Figures: District Local Plans -*Annual Housing Requirements*. Supplied and compiled by Devon County Council Planning Team