Thriving Towns and Villages
DECIDING HOW LAND SHOULD BE USED IN PLYMOUTH AND SOUTH WEST DEVON

This consultation is all about the land in Plymouth, South Hams and West Devon (excluding Dartmoor National Park) and gives an indication of what Plymouth City, South Hams District and West Devon Borough Councils think with regards to:

- Which land should be developed over the next 20 years
- The role of Towns and Villages
- The role of Neighbourhood Planning
- Communities, Infrastructure, Natural Environment and other issues

This consultation follows on from all previous work which has already been carried out separately by the three councils on the Plymouth Plan, South Ham’s ‘Our Plan’ and West Devon’s ‘Our Plan’. Eventually they will be integrated to create a single strategy for the area entitled the Plymouth and South West Devon Joint Local Plan.

This booklet covers South Hams and West Devon excluding land within Dartmoor National Park and in the Plymouth Fringe (see plan in accompanying “Plymouth – Britains Ocean City” booklet).

CONTENTS

Finding Your Way around the Consultation ..........................................................................................................................3
How to Make Your Comments ..................................................................................................................................................3
The Plymouth and South West Devon Joint Local Plan ............................................................................................................4
How many homes do we need? ........................................................................................................................................................7
Where should the new homes be built? ........................................................................................................................................9
We need space for employment – where should it go? ..................................................................................................................15
The role of Neighbourhood Planning .......................................................................................................................................17
Supporting Communities and Services .......................................................................................................................................18
Conserving the Natural Environment and England’s finest landscapes ......................................................................................19
What else do we need to plan for? ..................................................................................................................................................20
Other documents which will be available for comment ............................................................................................................21
Appendix 1: Committed and Potential sites ..............................................................................................................................22
FINDING YOUR WAY AROUND THE CONSULTATION

While this consultation is part of the development of the Plymouth and South West Devon Joint Local Plan, this document specifically looks at the land within South Hams and West Devon (outside of Dartmoor National Park and land in the Plymouth Fringe). To see more details on the proposals for land within Plymouth and the Plymouth Fringe, please visit [www.plymouth.gov.uk/jointlocalplan](http://www.plymouth.gov.uk/jointlocalplan).

This booklet:-

- Introduces the Joint Local Plan and the approach to Thriving Towns and Villages
- Introduces the sites that have been submitted for consideration for development
- Details required housing numbers
- Puts forward potential sites for housing, employment, and mixed use development for comment
- Sets out a potential role for Neighbourhood Planning
- Addresses issues relating to communities, services, protected landscapes and other planning matters
- Gives maps and details of potential site allocations in towns and local centres

This is supported by:-

- A series of Town and Village Information Packs which are available online
- Evidence documents and reports

Please note: This has been published to engage people in a discussion. No decisions have been made yet about the sites. The final allocations will be included in the draft Plymouth and South West Devon Joint Local Plan due for consultation in Autumn 2016.

HOW TO MAKE YOUR COMMENTS

To make your comments on what the councils are proposing please:-

- Visit our consultation online via our websites at
  - [www.southhams.gov.uk](http://www.southhams.gov.uk)
  - [www.westdevon.gov.uk](http://www.westdevon.gov.uk)
- E-Mail your response to [Strategic.Planning@swdevon.gov.uk](mailto:Strategic.Planning@swdevon.gov.uk)
- Complete and return the response form included with this booklet, or
- write to us, at South Hams and West Devon Place Making Team, c/o Follaton House, Plymouth Road, Totnes, TQ9 5NE

The final deadline for comments is 5pm, 12 August 2016
THE PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN

What is the Plymouth and South West Devon Joint Local Plan?

Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDBC) have decided to work together to produce a single Local Plan covering their areas – a Joint Local Plan. This Plan will set out the overarching strategy for the area, setting out where development will take place, what areas should be protected, and how the area will change through to 2034.

The Joint Local Plan brings together work that has already been carried out separately by the three councils on the Plymouth Plan, South Hams’ ‘Our Plan’ and West Devon’s ‘Our Plan’. The Joint Local Plan will create a single set of objectives and policies, whilst still retaining the council’s individual identities. The strategy and policies of the Plymouth Plan will therefore be carried forward into the Plymouth and South West Devon Joint Local Plan. Similarly the vision and themes in the South Hams and West Devon Our Plans are carried into the Plymouth and South West Devon Joint Local Plan.

Why produce a plan for Plymouth and South West Devon?

The city of Plymouth plays a key role in the wider area with important relationships to the surrounding market towns and villages. Plymouth has many facilities which people travel from the wider area to use – for example the shops in the city centre, the Theatre Royal, sporting and leisure destinations, the universities, City College and other educational institutions, Derriford Hospital, not to mention the employment opportunities in the city. All of these connections mean that Plymouth is part and parcel of the lives of people living in and around the city, and it makes sense to produce a Local Plan which recognises these links.

Outside Plymouth the towns in the South Hams and West Devon also provide more local services and facilities that support residents in the towns and the surrounding villages.

We must therefore plan to meet the needs of this area – the Plymouth Housing Market Area (HMA). This is a requirement of the National Planning Policy Framework (NPPF). The Plymouth HMA is recognised as being the combined areas of the three local authorities – so producing a Joint Local Plan is the most effective way of meeting this requirement. A Joint Local Plan will mean a more efficient use of resources, sharing skills and plan-making budgets; a simpler and more cost-effective process with one examination process instead of three; and that the area has a clear voice for engaging with regional bodies that guide funding decisions, such as local enterprise partnerships.
But what about Dartmoor?

Dartmoor National Park partly sits within the Plymouth Housing Market Area (HMA) and is also required to produce a Local Plan. Dartmoor, however, also includes parts of Teignbridge District Council, which is recognised as being part of the Exeter HMA. The National Park will therefore not be part of the Plymouth and South West Devon Joint Local Plan, and will instead produce a single Local Plan for the park itself. We are collaborating with the National Park on producing the evidence which will inform the Joint Local Plan and the Dartmoor Local Plan. We are also working with Devon County Council and the local authorities neighbouring the Joint Local Plan area on any cross boundary issues using the Duty to Cooperate – a national policy requirement that we work with our neighbours.

How does the Joint Local Plan meet the required regulations?

Plymouth City Council, West Devon Borough Council and South Hams District Council have been working on their respective Local Plans for some time:-

- The West Devon ‘Our Plan’ went through a Regulation 18 consultation in May-June 2014 and reached Regulation 19 stage in February 2015 with consultation on a draft plan including an updated strategy, housing numbers, distribution and strategic allocations. This was supported by a Strategic Housing and Employment Land Availability Assessment (SHELAA) identifying potential sites for development.

- The South Hams ‘Our Plan’ went through a Regulation 18 (Issues and Options) consultation in May-June 2014, and work has progressed on housing need and the identification of sites in a SHELAA.

- The Plymouth Plan has been through a number of ground-breaking consultation phases since 2012 when its Regulation 18 stage commenced. It has reached a stage where Part One of the Plymouth Plan (which sets out overarching strategy and strategic objectives, plus policies to show how the objectives will be met and a spatial strategy) was approved by the Full Council in September 2015. Part Two of

the Plymouth Plan sets out the site allocations and designations to meet our needs. The Local Development Scheme (LDS) sets out that the Part Two work would progress through 2016, with an informal engagement on sites being considered for allocation and designation taking place in summer 2016. The Part Two work would then be amalgamated with the Part One plan to produce a single plan, and finalised for a pre-submission consultation in autumn/winter 2016. The plan would then be submitted in January 2017.

Previous ‘Our Plan’ information, consultations and evidence can be found on the South Hams and West Devon websites.

These three plan processes will now be combined into a single Joint Local Plan. A joint LDS for the Joint Local Plan setting out a timetable which will mirror that set out in the Plymouth Plan LDS, and in accordance with timescales adopted by South Hams and West Devon, will be published shortly.

In order to align the three plan processes into a single Joint Local Plan, the West Devon ‘Our Plan’ has reverted to the Regulation 18 stage, to match the fact that both the South Hams ‘Our Plan’ and the Plymouth Plan were still formally in Regulation 18. Any representations made when the West Devon ‘Our Plan’ was published as a Pre Submission draft plan will be used as part of the development of the Joint Local Plan if still applicable although any additional comments would be welcomed.

Therefore, for the purposes of The Town and Country Planning (Local Planning) (England) Regulations 2012, this engagement is taking place under Regulation 18. It is the first time that a Regulation 18 engagement has taken place on the Joint Local Plan – albeit each local authority has previously engaged on what their individual local plans should contain.

We are therefore asking, under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, for any comments or views you may have on what further areas of policy the Plymouth and South West Devon Joint Local Plan as described in the consultation material should contain.
**Bringing the Plan Together – what happens next?**

This engagement is giving you the chance to comment on key elements of the work we have been doing, before we draw up our final draft of the Plymouth and South West Devon Joint Local Plan. A great deal of work has been done and remains to be done to produce the plan, but your views are crucial to us moving forwards. Once we have produced our draft plan, it will be considered by the councils of all three local authorities in October 2016, before being subject to a final round of formal consultation in November and December. Following this, the Joint Local Plan will be sent to a Government Planning Inspector who will hold an Examination and address all outstanding objections. Shortly after this Examination, if the Inspector believes the Plan is ‘sound’, the councils will be given the go ahead to adopt the Joint Local Plan.

**Thriving Towns and Villages – the Vision and Themes**

South Hams District Council and West Devon Borough Council are working to a shared structure. Both councils are committed to serving their local communities and planning collaboratively for development, infrastructure and services across borders. In 2014 both councils embarked on the production of ‘Our Plans’ – intended at that time to be overarching plans that took in all Council activities – including those elements of Land Use planning to be covered in a Local Plan. Both councils undertook public consultations during 2014 as noted above.

The Plymouth and South West Devon Joint Local Plan picks up on the land use planning parts of Our Plan and is an evolution of versions of Our Plan for South Hams and West Devon. The feedback we have had regarding Our Plan, and previous comments, will continue to inform the detailed strategies and policies that will emerge in the coming months.

The consultations led to a vision of “Thriving Towns and Villages” and the identification of the eight themes (shown in the diagram below). These themes are the foundation of the Joint Local Plan work relating to Towns and Villages and form the areas of policy to be covered. We welcome any views on the vision and themes.
HOW MANY HOMES DO WE NEED?

One of the main tasks of the Joint Local Plan is to set out how many new homes (both open market and affordable) must be built to meet the needs of the Plymouth HMA – to work out how many people will be living and working in the area and ensure that enough homes will be built for them.

The Joint Local Plan covers a 20 year period – from 2014 to 2034 – and must set out what our needs will be over this period. Our evidence suggests that around 30,300 new homes will be required over this period, in the whole of the Plymouth HMA including the parts of Dartmoor in West Devon and South Hams. This figure may change as our evidence is firmed up, but it is unlikely that it will change significantly. More information can be found in the Peter Brett Associates (PBA) Report (see Other Documents which will be Available for Comment)

Addressing the Housing Requirement – how many homes and where?

The availability of sites to accommodate development, and particularly housing development, has been assessed using our SHELAA processes, the results of which are set out in Town and Village Information Packs that can be found on the website. Further details are given below in the section on identifying where new homes should be built.

Using these results, an assessment of how many homes have outstanding planning permission, a count of how many homes have been built since 2014 and the proposed strategic approach to housing across the HMA (covered elsewhere in this consultation) the following broad distribution of new homes across the HMA is proposed:-

| At Plymouth – the city and urban fringe | 21,000 new homes |
| Thriving Towns and Villages – not including Dartmoor | 8,700 new homes |
| Dartmoor Provisional Allowance | 600 new homes |
| Total | 30,300 new homes |

These figures need testing, and further refinement, but clearly suggest that we can meet the needs of the HMA in full. This proposed distribution across the HMA seeks to plan positively for the area and to take full account of both the strategic approach of focussing growth at Plymouth and the emerging evidence about available sites and capacity across the entire HMA.

Planning for new homes is a challenge for the towns and villages in our rural areas, given the spatial constraints of rural settlements and the sensitivity of the surrounding landscapes. New homes are much needed though, particularly the right mix of housing sizes and tenures in the right places, to meet the varied needs of our communities. Providing new homes offers the opportunity to improve the resilience of our rural communities, support our existing services and amenities and enhance the character of our towns and villages. New development also brings with it the opportunity for further investment in employment, community facilities and infrastructure, and this is particularly relevant in rural areas.

As already explained we need to provide 30,300 homes over a 20 year period, across the entire Plymouth Housing Market Area. The vast majority of these homes (21,000) will be delivered in and adjoining Plymouth. These homes will benefit from the existing jobs, services and infrastructure that Plymouth offers.
Therefore it is predicted we will need 8,700 homes to be built in South Hams and West Devon between 2014 and 2034. For the avoidance of doubt, this figure excludes Dartmoor National Park, Sherford New Community and potential further development adjacent to Plymouth.

The way that we are working out how much land we need to allocate to meet this 8,700 requirement is as follows:-

1. Identify how many homes have already been built since 2014. These count towards the total requirement.
2. Identify how many housing developments have already been granted planning permission since 2014 that we expect to be developed before 2034. These also count towards the total requirement.
3. Identify how many 'windfall' sites we expect before 2034. These also count towards the total requirement.
4. Identify how many 'new' sites we need to allocate in this plan in order to meet the target of 8,700 new homes.

1. **Homes built 2014-2016**

An estimated 795 homes have been built between April 2014 and April 2016, as follows:-

<table>
<thead>
<tr>
<th>Council</th>
<th>Housing Completions 2014/15</th>
<th>Housing Completions 2015/16 (draft estimate subject to verification)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Hams District Council</td>
<td>177</td>
<td>350</td>
</tr>
<tr>
<td>West Devon Borough Council</td>
<td>116</td>
<td>152</td>
</tr>
</tbody>
</table>

2. **Planning permissions granted**

Between them, South Hams and West Devon Councils have granted a significant number of planning consents for housing. Estimated permissions exist for 1,900 dwellings in South Hams and 1,700 in West Devon – a total in excess of 3,600 across the Thriving Towns and Villages area. These figures will be subject to ongoing updates.

3. **Windfall sites**

The councils also need to be mindful of the role that unplanned ‘windfall’ development plays in bringing development forward.

All three councils have previously recognised the role ‘windfall’ development plays in delivering housing. Using the NPPF definition, and taking into account the development of windfall sites in the recent years, we consider it reasonable and appropriate to make the following minimum ‘windfall’ allowances for the period 2016-2034:-

- South Hams – 40 per annum = 720 over the period 2016-2034
- West Devon – 20 per annum = 360 over the period 2016-2034

These figures will be subject to further refinement.

4. **New sites**

After the built homes, planning permissions and windfall numbers are taken into account there is a need to identify further sites to meet the minimum 8,700 overall figure for new homes - this is covered in the next section.
WHERE SHOULD THE NEW HOMES BE BUILT?

The Joint Local Plan will set out where new development should take place, by identifying sites known as allocations. Decisions regarding places where allocations should be directed can be informed by asking the following broad questions:-

1. Where can development take place which will drive the economic growth of the area, and deliver regeneration benefits by maximising the use of brownfield land?
2. Where can development take place which will lead to the creation and strengthening of sustainable communities and settlements?
3. Where should development be carefully managed, to enable the protection of important landscapes and environmental assets?
4. What places have available sites (with permission or identified in Strategic Housing and Economic Land Availability Assessments - SHELAAs) which could be used for new development?

Using these principles would firstly suggest that Plymouth is the most appropriate location for significant growth. It is the place where the most new jobs will be created over the life of the Joint Local Plan, and also has the potential for regeneration to take place using brownfield sites which have not yet been developed. It also has a range of facilities available for communities and an approach of using development to create sustainable linked communities. The Plymouth Plan has set out these aspirations, and also sets out that the City may well need to grow beyond its existing boundaries – into the ‘Urban Fringe’ – to continue growing and meeting more than its share of the HMA housing need. It is therefore proposed that most of the HMA growth takes place at Plymouth (the city and its urban fringe), and that the Joint Local Plan sets the city and urban fringe as a policy area with a separate housing requirement, ringfenced to be met in this area. Details of the Plymouth Urban Fringe are set out in the “Plymouth – Britain’s Ocean City” booklet that accompanies this “Thriving Towns and Villages” booklet.

Within West Devon and South Hams there is a historic and long established relationship between the market towns, the villages and the countryside – as well as with Plymouth, and other major centres, providing a wider range of retail, cultural and employment opportunities.

In order to plan effectively for the delivery of new homes, jobs, infrastructure and services, it is important to understand the role of the towns, Local Centres and villages, and how they relate to each other and as part of the wider Plymouth Housing Market Area (HMA). It is also necessary to understand the relationships that some of our settlements have with Exeter, Torquay, Cornwall and Newton Abbot.

This leads to a focus on the 6 market towns of Ivybridge and Tavistock (which have a close relationship with Plymouth), and Okehampton, Totnes, Dartmouth and Kingsbridge. These towns have close relationships with their own rural surroundings and smaller Local Centres, and it is proposed to set out housing requirements through allocations in the towns and Local Centres. The proposed approach in the villages anticipates a strong role for Neighbourhood Plans in establishing local level of need and establishing village policies and allocations.

Finally, the principles also suggest that areas which are subject to significant constraints, such as the Areas of Outstanding Natural Beauty, should be protected from inappropriate development. It is therefore proposed that the Plan will reiterate the protection of these areas and direct development to less sensitive places as much as possible.
The approach for Thriving Towns and Villages, covered in more detail below, can be summarised as follows:-

- Strengthening the role of the six Area Centres (the towns) and recognising these are the most suitable locations for sustainable growth. These are Dartmouth, Ivybridge, Kingsbridge, Okehampton, Tavistock and Totnes.
- Recognising the importance of a second tier of settlements – known as Local Centres – that also provide a range of important services and are suitable for future growth. These are Bere Alston, Hatherleigh, Lifton, Modbury, North Tawton, Salcombe, Stokenham/Chillington and Yealmpton.
- Encouraging locally led Neighbourhood Plans as the primary means of achieving appropriate levels of growth within other villages and settlements.
- Promoting a co-ordinated approach to infrastructure and service provision to bolster confident and resilient communities.
- Balancing the needs of development against the importance of conserving and enhancing the natural and built environment.

**What sites can be considered for allocation?**

Finding land for new homes is one of the most challenging parts of preparing a Joint Local Plan. We want to see development happen in the right way and in the right places. One of the first things we do to help us do this is to carry out an exercise known as the Strategic Housing and Employment Land Availability Assessment (SHELAA). This exercise enables us to find out what land is available and to identify sites that could potentially be used to provide new homes and employment in the future.

Within the Thriving Towns and Villages part of the Joint Local Plan the councils have assessed over 600 sites that have been put forward by communities, developers and landowners as having for potential for development within:-

- West Devon Borough Council outside Dartmoor National Park.
- South Hams District Council outside the Dartmoor National Park and outside the Plymouth Urban Fringe. The location of the Plymouth Urban Fringe is shown on the plan contained in the Plymouth – Britain’s Ocean City booklet that accompanies this Thriving Towns and Villages booklet. Sites within the South Hams part of the Plymouth Urban Fringe have been covered within the Plymouth assessment.

We have assessed all sites that have been suggested by landowners, developers and communities as a result of three ‘call for sites’ in 2013, 2014 and 2016. Sites have been assessed to see if they are suitable for development. The criteria include environmental constraints, accessibility, sustainability, and availability.

The results are shown in a series of Town and Parish ‘Site Information Packs’ that can be found via the Joint Local Plan consultation page on the council websites.

In completing this work we have looked at a whole range of sites which could potentially be used for housing, employment and other uses. This includes existing allocations from previously adopted plans, brownfield sites (sites that have already been developed) and sites where planning permission has been granted, but not yet developed.

This consultation seeks your views on the suitability of these sites for development. Although you may have already seen and commented on some of these sites, it is important that we obtain your current views to help shape the new Joint Local Plan. The councils will be undertaking further work during the summer to assess the detailed opportunities of these SHELAA sites, including financial viability, and checking on the ability to develop and deliver the sites.

We welcome comments on the SHELAA process and the assessment of individual sites.
The Distribution Strategy for Homes in the Area Centres, Local Centres and Villages

As already described there are six main towns, known as ‘Area Centres’ - Dartmouth, Ivybridge, Kingsbridge, Okehampton, Tavistock and Totnes. What characterises these towns is the not only the role and function that they provide for the people living within the towns themselves, but the support and services they provide to the Local Centres and villages.

The towns are supported by Local Centres - Bere Alston, Hatherleigh, Lifton, Modbury, North Tawton, Salcombe, Stokenham/Chillington and Yealmpton. These provide a further range of services and play an important role in supporting the dispersed villages and hamlets that are throughout the rural areas.

In light of the distinct role of Area Centres, Local Centres and Villages it is proposed that the approach to housing, and other development, should be as set out below.

**Area Centres – The Towns**

It is important to co-ordinate the proportionate expansion of our six towns to ensure they provide an effective mix of housing for future generations, support and encouragement to economic growth, and that they sustain the services and amenities that our communities in the rural areas depend upon. This approach will also bring with it investment opportunities in transport, health and education infrastructure.

Our six towns have many characteristics in common and the type and range of services and facilities clearly differentiate the towns from our Local Centres. Typically the towns provide:-

- Secondary schools/opportunities for further education
- Doctor’s surgeries and/or community hospitals
- Access to transport choices that offer connectivity to the key employment markets of Plymouth, Exeter and Torquay

- Locally significant employment areas
- Emergency service bases

The proposed approach being consulted upon in this public engagement is that **allocations will be best concentrated in and around our towns** and immediately neighbouring communities to ensure that they continue to thrive and provide a broad range of services and facilities. Due to the nature of the historic boundaries of many of our towns, some allocations will be made on adjoining sites in the neighbouring parishes. It is recognised that Neighbourhood Plans in the Towns may supplement and support JLP allocations and policies.

**Local Centres**

The role of Local Centres is not to be underestimated in ensuring that our communities are not over-reliant on the towns. Indeed, some of our Local Centres offer some of the services more typically associated with the larger towns. Due to the dispersed settlement pattern in our rural areas, the Local Centres make a valuable contribution to community resilience by reducing the need to travel long distances to access services and facilities required on a day-to-day basis.

Typically, our local centres may offer some of these services and facilities:

- Some limited health and emergency service provision
- Reliable connectivity by public transport to key employment centres
- A range of retail options over and above those found in smaller villages
- Educational facilities
- Additional employment opportunities

In order to maintain the function of our local centres, a proportionate amount of new growth is appropriate to ensure that services and facilities are not lost, but can be sustained and enhanced where appropriate. **Some new allocations will be made within and adjoining our local centres** whilst recognising that Neighbourhood Plans may also have a role in allocating sites and defining local policies.
Villages and Village Networks

The numerous villages offer a level of local services and facilities that both serve their local communities and also combine to reduce the reliance on our towns and Local Centres. The dispersed nature of the villages and smaller settlements means that any facilities in these often isolated locations can reduce the amount of travel to towns and Local Centres. Across West Devon and South Hams there are 72 villages with defined Development Boundaries (20 in West Devon and 52 in South Hams) along with numerous smaller settlements.

When planning for new homes and jobs in rural areas, it is important to understand the relationship between our villages, the networks that they form and the range of facilities that can be accessed. It is not uncommon for example for a village to benefit from a pub and village hall, whereas a nearby village may have a post office and petrol station. A third village could offer a primary school and between them the villages within the ‘network’ can make a valuable contribution to meeting the day-to-day needs of the combined communities.

Typically villages (on their own or as a network) will offer:-

- A shop and/or Post Office
- A pub
- A village hall / community meeting place
- Some access to public transport, but maybe not frequent enough to enable access to employment centres
- A primary school or established public transport to a nearby primary school
- Allotments
- Cash point
- Access to walking and/or cycling networks

The proposal being promoted during this consultation is that allocations for housing and employment will not be included initially within the Joint Local Plan for the villages and the village networks. Instead, the allocations required to sustain these villages and networks, at least in the first instance, will be delivered through Neighbourhood Plans. Detailed local issues relating to housing and employment across the 72 villages are best understood at Neighbourhood Plan level and Neighbourhood Plan groups are best placed to understand the individual and unique local issues.

For the purposes of identifying indicative housing numbers in this consultation it will be assumed that approximately 70% of village housing will be in South Hams (there being 52 identified settlements) and approximately 30% in West Devon (there being 20 identified settlements). This will be subject to refinement and review.

Development in Rural Areas Outside Development Boundaries

It is proposed that the Area Centres (towns), Local Centres and some of the villages will continue to have Development Boundaries drawn around them for planning purposes, as has been the case for a number of years. Development within these boundaries will be encouraged in accordance with the Development Management policies of the Joint Local Plan or an appropriate Neighbourhood Plan.

In the countryside, smaller villages and hamlets outside a Development Boundary, we do not propose to make allocations through this plan. Instead, a criteria-based policy approach will be applied, allowing development only in sustainable locations which have reasonable access to services and transport options that avoid reliance on the private car. It is considered that this approach accords to sustainable development set out in the National Planning Policy Framework.
Putting Housing Numbers Against the Strategy

Having given consideration to the distinct roles the Area Centres, Local Centres and villages play the proposed approach to distributing housing numbers is set out in Table 1. This seeks to apportion the required numbers in such a way as to bolster the strengths of the Area Centres, Local Centres and villages – and maintain their supportive inter-relationship in the most appropriate manner. This approach is very similar to that which has been in the adopted plans of both South Hams and West Devon for many years. It seeks to take the strengths of the previous plans and update them to take account of the Joint Local Plan, changes in legislation, the emergence of Neighbourhood Planning and the continued recognition of the importance of the Area Centres and Local Centres.

These figures require further testing and analysis. They also give a figure that is somewhat in excess of the 8,700 housing target set out previously. It is considered important to consult on a figure at this level to allow the consultation to challenge, assess and refine the approach. What is essential is that by the time of submission of the formal Joint Local Plan that a robust and sound approach to identifying and delivering at least the 8,700 homes is established. The final approach will need to be informed by the further assessment of individual sites, refinements to evidence, the anticipated role of Neighbourhood Planning and the responses to this public engagement.

Finally the numbers will need to take into account other issues – in particular, the approach to delivering affordable housing once the government’s position on this becomes clear.

### Table 1 - Minimum Housing Numbers by Settlement Type and Other Delivery

<table>
<thead>
<tr>
<th>Settlement Type</th>
<th>Proposed means of delivery</th>
<th>South Hams (Excluding DNPA and Plymouth Urban Fringe)</th>
<th>West Devon (Excluding DNPA)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Towns</td>
<td>Allocations supplemented by Neighbourhood Plans</td>
<td>3,500</td>
<td>2,000</td>
<td>5,500</td>
</tr>
<tr>
<td>Local Centres</td>
<td>Allocations supplemented by Neighbourhood Plans</td>
<td>500</td>
<td>500</td>
<td>1,000</td>
</tr>
<tr>
<td>Villages</td>
<td>Neighbourhood Plans or allocation</td>
<td>700</td>
<td>300</td>
<td>1,000</td>
</tr>
<tr>
<td>Other</td>
<td>Windfall 2016-2034 + completions 2014-16</td>
<td>1,247</td>
<td>808</td>
<td>2,055</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>5,947</td>
<td>3,608</td>
<td>9,555</td>
</tr>
</tbody>
</table>
Potential Sites for Housing in Towns and Local Centres

The SHELAA brought forward over 600 sites for consideration. As already described, these have been subject to detailed review and assessment (with final detailed analysis underway).

In order to meet the required level of allocation in the towns and Local Centres, a number of sites have been identified as having highest potential for being included for allocation in the Joint Local Plan. These sites are grouped by Area Centre and Local Centre and are listed and shown on plans in Appendix 1.

We are seeking feedback on the suitability of these sites and your views on their potential. We particularly want to hear from Town & Parish Councils and Neighbourhood Plan groups to see where the JLP and Neighbourhood Plans can be aligned.

Ensuring Delivery

A key function of a Joint Local Plan is to provide certainty over where, and when, new development will occur. In the Area Centres and Local Centres, this is proposed to be through land allocation and monitoring of subsequent delivery.

The approach being proposed to development in the villages suggests devolving responsibility for allocating housing sites to Neighbourhood Plans to deliver a minimum requirement of 1,000 dwellings across the villages. This provides flexibility and opportunity for Neighbourhood Plan groups. However the LPAs still need to be able to demonstrate that housing will come forward in villages, and this places an onus on Neighbourhood Plan groups to prepare robust plans that demonstrate how they will proactively bring forward new development in a timely fashion within the overall potential figure of 1,000.

There is no statutory requirement for towns and parishes to prepare a Neighbourhood Plan and therefore the LPAs may need to take responsibility for ensuring delivery in the villages in some circumstances. The LPAs may need to allocate sites for development if a Neighbourhood Plan is not progressing in a timely fashion, or if the Neighbourhood Plan does not demonstrate how a sufficient level of new development will come forward.

There are two potential options to address this issue. These could be considered separately or in combination and we welcome your views on these options:

- Group the villages, potentially by size and level of facilities, and allocate a target housing number to each village in that group. Under such an approach, larger villages with a wider range of facilities could have a higher target housing figure (say 20-30) and smaller villages, a lower target range (say 10-20). It would be down to individual neighbourhood plan groups to consider local site availability (with the SHELAA as the starting point) and put in place appropriate allocations and policies.
  - The LPAs would need to monitor overall delivery across all villages against the suggested 1,000 overall minimum requirement. This approach could be introduced in the Joint Local Plan, or a separate Development Plan Document.

- The LPAs could prepare a Village Site Allocation Development Plan Document. This could allocate sites in settlements where a neighbourhood plan is not being prepared, or in circumstances where neighbourhood plans have failed to provide sufficient certainty over delivery (by not allocating sites or failing to progress a neighbourhood plan in a timely manner).
WE NEED SPACE FOR EMPLOYMENT – WHERE SHOULD IT GO?

Sustainable and vibrant communities require appropriate opportunities for employment. Planning needs to play its part in supporting this by:-

- Identifying the level of need
- Establishing policies that support high value and long term employment opportunities
- Facilitating the necessary training, skills and educational infrastructure to deliver a strong workforce
- Identifying sites to attract new business and allow existing business to grow
- Protecting existing land and premises for employment
- Supporting and promoting town centres for a range of retail, leisure and service activities
- Supporting and promoting agricultural activity
- Promoting rural diversification including tourist activity

The introduction of the Joint Local Plan across the Plymouth Housing Market Area provides an opportunity to plan comprehensively for employment. This will place Plymouth as the growing city driving employment and wealth creation for the wider area. Alongside this the “Thriving Towns and Villages” element of the plan needs to establish both a strategy and delivery mechanism to support employment. This consultation seeks your views on an overall approach and potential sites for employment provision.

The councils have commissioned evidence on employment provision in the report Facilitating Economic Growth in West Devon and South Hams report. This shows many similarities across the Thriving Towns and Villages area of the JLP.

Key message for South Hams are that it:-

- Has the lowest level of economic inactivity in Devon. Residents are economically engaged but this is not translating in to high productivity or competitiveness as many workers are commuters and much local business is not classed as high value
- Is dependent on the fortunes of neighbouring economies
- Has high levels of employment (second highest in Devon) but majority of economically active residents are commuters to surrounding economies
- Has a strong skills base amongst those employed
- Has high levels of self-employment and working from home
- Has work place earnings which are amongst the lowest in the UK – higher paid local employment opportunities could reduce commuting and dependency and improve house buying/rental potential
- Has low level of start-ups compared to Devon and UK – but lots of microbusiness and home-grown entrepreneurial support
- Has a high percentage of businesses which survive for 3 years

Key additional messages for West Devon are that it:-

- Has an even higher start up survival rate and a very strong entrepreneurial culture – lots of microbusiness.
- Agri-tech is a key industry and is a focus for the Local Enterprise Partnership
- Has a majority of businesses predicting growth over the last couple of years and through to next year. Indications from local business is that this is the case

Further detailed background information is provided by Devonomics on the Devon County Council Website.
In addition, and as part of producing the Joint Local Plan, further economic evidence is being undertaken to update and review previous work. From this background some high level conclusions can be drawn:-

- Top employment sectors are retailing, public sector, tourism, construction and manufacturing. Tourism growth remains static but there is an increasing number of overseas visitors who tend to spend more
- Top employment growth sectors are construction, information and communications, accommodation and food services, transport and storage, business and finance and other services
- Top productivity growth sectors are construction, information and communications, business and finance (all higher value), accommodation and food services, transport (all lower value)

Having considered these matters in detail the following approach is proposed:-

- That Plymouth provides the most sustainable location for Strategic employment opportunities and that this should be reflected in the Joint Local Plan
- That outside Plymouth the Area Centres (the six market towns) and the transport corridors of the A38 and A30 provide the most suitable locations for employment allocations and highways related infrastructure such as an additional service station. The Joint Local Plan will include site allocations or provision for employment in the Area Centres. This may be by way of site allocations, mixed use allocations and policy approaches to promote employment across wider areas
- That the Local Centres serve a significant role and are suitable locations for employment provision. The Joint Local Plan may include site allocations or provision for employment in the Local Centres. This may also be a matter for Neighbourhood Plans
- That the Villages are suitable locations for limited and locally appropriate employment provision. That the most appropriate means of identifying employment provision within any village, or village network, is through the Neighbourhood Plan process
- That the influence of employment opportunities in Torbay, Newton Abbot, Exeter and Cornwall should all be recognised when planning for employment, infrastructure and services

Previously adopted Local Plans in both West Devon and South Hams have made provision for employment through both policies and allocations. Having given detailed consideration to this previous work alongside the evidence base, the emerging spatial approach and the indicative availability of land coming through the SHELAA, a number of potential employment sites have been identified. These sites are shown in Appendix 1 and are listed, and mapped, by Town or Local Centre.

Given the active participation of Neighbourhood Plan groups in many towns and Local Centres, and their detailed understanding of local economic factors, there is clear opportunity for Neighbourhood Plans to influence the allocation of employment sites in the JLP – and make local provision and further refinement through their own Neighbourhood Plan work.
THE ROLE OF NEIGHBOURHOOD PLANNING

Neighbourhood Plans feature heavily in this consultation – with the role of Neighbourhood Plans established in the Localism Act. Neighbourhood Plans are formal documents that, when adopted following a local referendum, become part of the overall Development Plan for an area. They sit alongside the Joint Local Plan.

Neighbourhood Plans shape their local areas and can include policies and land allocations to support locally appropriate growth. They cannot plan for less growth than required in the Joint Local Plan – but can help significantly in shaping where that growth should be to secure the quality and local distinctiveness that communities are seeking.

Neighbourhood Plans can also play a key role in securing and delivering community services, infrastructure and open space, sport and recreation facilities working alongside allocations, policies and funding mechanisms established in the Joint Local Plan.

In addition, Neighbourhood Plans are granted specific powers to designate sites as ‘Local Green Space’ where development will be prevented, except in very special circumstances. The National Planning Policy Framework indicates that such spaces are appropriate for local designation in Neighbourhood Plans where a green space is:-

- Close to a community
- Demonstrably special and holds particular significance
- Local in character and not extensive

In a similar vein, Neighbourhood Plans will have a role in defining Development Boundaries. Development Boundaries are lines drawn around towns, local centres and villages within which development is generally encouraged and outside of which it is encouraged only in locations that can demonstrate they are ‘sustainable’ when applying a specific set of criteria. The approach being considered during this consultation is that Development Boundaries will be retained in the Joint Local Plan but that Neighbourhood Plan groups could use a Neighbourhood Plan to amend the boundary if needed and justified.

In addition, Neighbourhood Plans have a key role in identifying opportunities for locally supported renewable energy schemes.

Neighbourhood Plans are clearly increasing in importance and gaining profile and credibility. Recent indications are that Local Plans should be shorter and concentrate on overarching policies and strategic land allocations for housing and employment – whereas Neighbourhood Plans should come forward to establish local detail. The recent Queen’s speech included the intention to introduce a further ‘Neighbourhood Planning and Infrastructure Bill’ that will further strengthen Neighbourhood Planning and give even more power to local people. It will make the local government duty to support groups more transparent.

Communities across South Hams and West Devon are well placed to respond to this challenge. The existing network of Town and Parish Councils – alongside well established community groups – provides a strong foundation for neighbourhood planning. There are already 35 neighbourhood plan groups established across the towns and villages of South Hams and West Devon.

The three planning authorities working on the Joint Local Plan are committed to enabling and supporting neighbourhood planning. This has proved challenging against a backdrop of rapidly changing planning policy and guidance at a national level. Neighbourhood Plans also pose a conundrum for Local Planning Authorities, as the LPAs need to be able to demonstrate where and when new housing will be delivered, but at the same time allow flexibility for Neighbourhood Plans to identify sites themselves. Given that it is not a statutory requirement for town and parish councils to prepare a neighbourhood plan, nor is there a deadline for completion once a neighbourhood plan has been undertaken, the challenge of how to provide the most supportive environment for Neighbourhood Plans, whilst still providing the certainty over delivery of strategic housing numbers, will be a recurring issue.
The six towns across South Hams and West Devon have important roles in shaping their future and the services required to support the town, local centres and villages in their area. The towns have a clear opportunity to use Neighbourhood Planning to shape development, infrastructure and services and maintain their important historic roles. Town Neighbourhood Plans would need to sit alongside land allocations and policies to be brought forward in the Joint Local Plan. Similar opportunities apply in the local centres where a combination of allocations in the Joint Local Plan alongside Neighbourhood Plans are seen as the best way of delivering sustainable development.

In the villages and other settlements, the suggested approach is that in the first instance the Joint Local Plan will not make allocations. The intention is to allow the scope and opportunity for Neighbourhood Plans to take up this role under the powers and funding being made available. Details have been covered in Where Should the New Homes be Built section.

The councils are using this consultation to seek your views on creating an approach that combines certainty of delivery through the Joint Local Plan whilst giving a clear role, and incentives, to Neighbourhood Planning.

These arrangements apply only to the Thriving Towns and Communities part of the JLP. Neighbourhood Plans are also emerging in Plymouth. Given the different backdrop to development in the city, as set out in the overall strategy for the JLP, the city-based Neighbourhood Plan groups will be subject to different support arrangements.

SUPPORTING COMMUNITIES AND SERVICES

The provision of services and infrastructure is fundamental to supporting Thriving Towns and Villages. Alongside this current consultation on potential sites the 3 councils are working with a range of organisations to bring forward an Infrastructure Delivery Plan that will accompany the Joint Local Plan. This plan will include the following matters:

- Education
- Health services
- Green Infrastructure
- Footpaths, cycle ways and highways
- Railways
- Water and sewers
- Utilities
- Broadband

As well as the core infrastructure listed above, communities benefit from having a wide-range of community facilities, such as play areas, sports pitches and village halls. Some of these can be delivered and supported through the planning process (either the Joint Local Plan or a Neighbourhood Plan) but many need to be funded and managed locally.

The councils are committed to supporting local communities wherever possible and will assist communities who are seeking to improve local facilities by looking to undertake either:

- A Neighbourhood Plan. The formal planning document that includes planning policies and potentially land allocations as already covered elsewhere
- A Parish Plan. An informal plan that can be written to whatever timescale and format the community wants. There are many examples that can be referred to. Parish Plans aren’t formal planning documents, but often focus on identifying services and facilities wanted in a parish – and are then used to lobby for funding and support for these projects
Whether undertaking a Neighbourhood Plan or a Parish Plan local communities are encouraged to understand what facilities they have locally and to work collectively to maintain and improve these facilities.

In relation to Open Space, Sport and Recreation the councils are keen to support local communities to plan for these facilities – and where possible support their creation through developer contributions (funds that developers make available to improve local facilities to accommodate new residents).

The councils have issued the following background documents to support communities plan for and manage the open space, parks, play and sport facilities in their parish:-

- South Hams and West Devon Playing Pitch Strategy
- South Hams Green Infrastructure Framework - ‘Green Infrastructure’ is a term used by government to cover outdoor green spaces.
- South Hams Open Space, Sport and Recreation Study
- West Devon Green Infrastructure Framework
- West Devon Open Space, Sport and Recreation Study

In addition the councils actively support the production of parish or town based ‘Open Space, Sport and Recreation Plans’ to assist local management and to focus any available funding. Details on the councils’ websites.

CONSERVING THE NATURAL ENVIRONMENT AND ENGLAND’S FINEST LANDSCAPES

Looking after the wider landscape that makes South Hams, West Devon and Plymouth feel and look the way it does is important. The Joint Local Plan area includes, or is alongside, three of England’s finest protected landscapes:-

- Dartmoor National Park
- South Devon Area of Outstanding Natural Beauty
- Tamar Valley Area of Outstanding Natural Beauty

National Planning Policy gives these areas the highest level of protection and great weight should be given to conserving landscape and scenic beauty of these areas. The councils have given careful consideration to the importance of protection of these areas when considering potential sites for development. The only settlements within the AONB where potential allocations are being considered are:-

- Bere Alston
- Dartmouth (Noss on Dart)
- Salcombe
- Stokenham/Chillington

We would welcome your views on the impact on the AONB of this potential development. We also need to consider the potential impact of development within the setting of the protected landscapes. A number of the sites identified as having potential for development are near to the National Park or AONB. We would also welcome your views on this issue.
In bringing forward the Joint Local Plan, particular attention has been given to the importance of the South Devon and Tamar Valley AONB. All three councils are directly involved in partnerships that manage the AONB – and are signatories to the AONB Management Plans. These Management Plans deal specifically with the issues of planning in and around the AONB. You may wish to refer to:-

- Tamar Valley AONB Management Plan on the Tamar AONB website
- South Devon AONB Management Plan on the South Devon AONB website

A commitment in the South Devon AONB Management Plan is to produce further detailed guidance on planning and development in, and around, the South Devon AONB. This draft guidance is being issued for comment by the AONB Partnership on the same timescale as this Joint Local Plan consultation. This is available on the South Devon AONB website.

A range of other Natural Environment issues will be covered in further policy, not least the importance of Biodiversity, Trees, Ancient Woodlands and Hedgerows.

**WHAT ELSE DO WE NEED TO PLAN FOR?**

The themes set out in ‘Our Plans’ for South Hams and West Devon (See page 6) have been suggested and supported by local residents and organisations through previous consultations. Previous sections of this booklet have addressed the themes of Homes, Economy, Communities, Infrastructure and Natural Environment. The remaining themes are explored below.

**Wellbeing**

The councils will be working with health providers to ensure required health facilities are provided as part of our Infrastructure Delivery Plans. The councils themselves own and manage major leisure facilities in the six towns – which provide healthy activities for many local residents. The councils are currently reviewing the running of the centres and will be making an announcement on their future operation soon.

The councils also recognise the importance of the local environment to good health and work through their Environmental Health and Parks functions to provide a healthy local environment.

**Heritage**

Both South Hams and West Devon are rich in historic sites, features and buildings. Work to run alongside this Joint Local Plan includes:-

- A Supplementary Planning Document for the part of the Cornwall and West Devon Mining World Heritage Site. The aim is to guide and control development in and around the World Heritage Site
- Consideration of the Special Policy area around Dartington Hall near Totnes. This seeks to conserve the national heritage importance of the estate, whilst allowing its role for culture, education, agriculture and research to flourish

**Resources**

This relates mainly to energy conservation and energy generation. The Joint Local Plan will be including policies on energy. Government guidance increasingly sees renewable energy generation projects as matters for Neighbourhood Planning.

No site allocations are proposed under these themes.
OTHER DOCUMENTS WHICH WILL BE AVAILABLE FOR COMMENT

The following documents sources support this consultation. We welcome your comments on these which are available on the councils’ websites.

- Plymouth – Britain’s Ocean City booklet
- Plymouth Growth Area Draft Visions
- Plymouth and South West Devon Joint Local Plan – Establishing the ‘Objectively Assessed Need’, by PBA, June 2016
- Facilitating Economic Growth in South Hams and West Devon (2014)
- South Hams Green Infrastructure Framework (2015)
- West Devon Green Infrastructure Framework (2015)
- South Hams Open Space, Sport and Recreation Study – Quantity, Quality and Accessibility Standards (2016)
- West Devon Open Space, Sport and Recreation Study – Quantity, Quality and Accessibility Standards (2016)
Dartmouth is an Area Centre with a population of around 5,546. The town has a rich historic and maritime tradition and is a popular location for tourists. The town provides a good range of facilities including a variety of town centre shops, supermarkets, leisure facilities, primary and secondary school provision and doctor’s surgeries.

Dartmouth sits within the catchment area for the River Dart and is adjacent to the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape.

The former shipbuilding yard at Noss on Dart is considered as a potential employment site. This is recognised to be a poor location for housing and the principle of housing should only be agreed if permanent and regular provision of waterborne pedestrian links to Dartmouth can be secured. The level of housing should only be as demonstrably required to deliver the comprehensive and secured employment and educational use of the site.

Both sites identified for potential housing at Dartmouth West are also identified for potential employment. No other potential sites are identified but views (in particular from the Town Council and Neighbourhood Plan group) would be welcomed on whether other sites in the SHELAA might be suitable for JLP or Neighbourhood Plan allocation.

### Dartmouth (including sites in Kingswear and Stoke Fleming)

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dartmouth West (DPD Allocation D1) 15_51/1710/14/O</td>
<td>240</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Possible Extension to D1 SH_51_05_13/16 &amp; SH_51_06_13/16</td>
<td>165</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Noss On Dart SH_30_5_16</td>
<td>200</td>
<td>Employment</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

POTENTIAL USE
- Employment
- Housing
- Mixed

Ivybridge (including sites in Ugborough)

Ivybridge is the largest town in the South Hams with a population of 12,425. The town has a good range of services and facilities, including a variety of town centre shops, a supermarket, leisure facilities, primary and secondary school provision and doctor’s surgeries. The town also benefits from a railway station with services to Exeter and Plymouth, although the frequency of the service could be improved.

Ivybridge sits within the catchment area for the River Erme. The town lies next to Dartmoor National Park and this is a constraint on development in some places.

Highway access and linked Air Quality Management issues are a potential limit on the extent and location of additional allocations until mitigation is put in place.

Ivybridge has grown rapidly over four decades. There is a need to ensure service provision and infrastructure is brought forward in conjunction with development. The town is considered to be well served and located within the overall JLP area and thus further potential housing sites are identified for both the east and west of the town through to 2034. The sites to the east need to be brought forward comprehensively to secure the benefits of a neighbourhood focussed on the railway station.

The town to the north of the A38 has access constraints which limit opportunities for any significant further employment opportunities beyond those already established. No other potential sites are identified but views (in particular from the Town Council and Neighbourhood Plan group) would be welcomed on whether other sites in the SHELAA might be suitable for JLP or Neighbourhood Plan allocation – in particular those sites identified to the south of the A38.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>East of Ivybridge (DPD I1) 57/2472/14/O</td>
<td>538</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Stowford Mill 27/1336/15/F</td>
<td>97</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Ivybridge Central Area (DPD I2)</td>
<td>50</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Further Sites East of Ivybridge (SHELAA 57_15_14 &amp; 57_14_14)</td>
<td>250</td>
<td>Housing</td>
</tr>
<tr>
<td>Woodlands Road SH_27_03_08/13/16</td>
<td>74</td>
<td>Housing</td>
</tr>
<tr>
<td>Woodlands Road Extension SHELAA 27_02_13/16</td>
<td>150</td>
<td>Housing</td>
</tr>
<tr>
<td>Cornwood Road SH_27_01_08/13</td>
<td>30</td>
<td>Housing</td>
</tr>
<tr>
<td>Dame Hannah Rogers School Pre-application</td>
<td>30</td>
<td>Housing</td>
</tr>
<tr>
<td>Ivydale Pre-application</td>
<td>10</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

POTENTIAL USE

- Employment
- Housing
- Mixed

Kingsbridge is an Area Centre with a population of around 6,036. It is located at the head of a large estuary and has an extensive hinterland of surrounding rural parishes for which it provides many services. A range of facilities are provided in Kingsbridge including a variety of town centre shops, supermarkets, leisure facilities, primary and secondary school provision and doctor’s surgeries.

Kingsbridge is partly within the South Devon Area of Outstanding Natural Beauty (AONB). The Environment Agency have defined a critical drainage area across the town, as it has a history of flooding.

The town has benefitted from a number of consents in recent years. There are adopted housing allocations that have yet to be developed within the town centre. At present only a limited number of additional sites are seen as having potential given the environmental, landscape and topographic limitations on a number of sites.

Provision for Employment land in Kingsbridge is heavily constrained by site topography, environmental constraints and land availability – and were limited in the previous DPD – with only the site at West Alvington Hill having secured employment uses. No other potential sites are identified but views (in particular from the Town Council) would be welcomed on whether other sites in the SHELAA might be suitable for JLP or Neighbourhood Plan allocation and whether there are opportunities for further employment opportunities around Union Road.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Alvington Hill (DPD K5)</td>
<td>60</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>28/0508/15/O</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North West of Kingsbridge (DPD K1)</td>
<td>135</td>
<td>Housing</td>
</tr>
<tr>
<td>28/1244/13/O</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Quay side (DPD K2)</td>
<td>100</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>SH_28_35_16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Higher Union Road (DPD Part of K3)</td>
<td>50</td>
<td>Housing</td>
</tr>
<tr>
<td>SH_28_36_16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden Mill (Part DPD K4)</td>
<td>NA</td>
<td>Employment</td>
</tr>
<tr>
<td>Avon Centre (DPD K6)</td>
<td>10</td>
<td>Housing</td>
</tr>
<tr>
<td>SH_28_37_16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fore Street Car Park (SHDC)</td>
<td>30</td>
<td>Housing</td>
</tr>
<tr>
<td>SH_28_34_16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West of Belle Hill SH_28_07_08/13</td>
<td>100</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

POTENTIAL USE
- Employment
- Housing
- Mixed

Okehampton (including sites in Okehampton Hamlets)

Okehampton is the second largest town in West Devon. Situated in the north of the Borough, the town is home to around 7,600 people as well as being an important service centre for many of its surrounding rural communities. Okehampton is very well located for easy access to the A30 strategic road network, connecting the town with the city of Exeter and the M5. The town has a good range of services and facilities, including a variety of town centre shops, three supermarkets, employment sites, leisure facilities, primary and secondary school provision, a community hospital and doctor’s surgeries. The town is surrounded by the Okehampton Hamlets parish which contains a number of smaller hamlets.

Okehampton has seen significant levels of both housing and employment growth with active development underway and further planning consents secured.

Okehampton benefits from significant areas of strategic employment sites on the east – both allocated and potential. Views (in particular from the Town Council and Neighbourhood Plan group) would be welcomed on whether other sites in the SHELAA might be suitable for JLP or Neighbourhood Plan allocation. Views on the opportunities to rationalise current employment location across the town would be welcome.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>ED2 Land adjacent to Exeter Rd</td>
<td>NA</td>
<td>Employment</td>
</tr>
<tr>
<td>H4 Land adjacent to Exeter Rd Industrial Estate 02477/2012</td>
<td>TBC</td>
<td>Housing</td>
</tr>
<tr>
<td>SP 22B (Also Noted as OP 6 in Reg 19) WD_23_17_13</td>
<td>150</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Baldwin Drive 00108/2015</td>
<td>42</td>
<td>Housing</td>
</tr>
<tr>
<td>SP 22A (Parcel 2) (Also Noted as part of OP7 in Reg 19) 01089/2013</td>
<td>375</td>
<td>Housing</td>
</tr>
<tr>
<td>Parcel 3 (Also Noted as part of OP7 in Reg 19 WD_23_18_13_3</td>
<td>200</td>
<td>Housing</td>
</tr>
<tr>
<td>H3 Wonnacots WD_15_43_13/16</td>
<td>40</td>
<td>Housing</td>
</tr>
<tr>
<td>Old Mill WD_15_45_16</td>
<td>10</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

POTENTIAL USE
- Employment
- Housing
- Mixed

Contains Ordnance Survey data West Devon B.C. 100023302 & South Hams D.C. 100023028.
Tavistock is the largest town in West Devon with a population of around 12,450 people. As a local market town, Tavistock plays an important role in supporting both its local residents and the communities of its surrounding rural areas. The town has a good range of services and facilities, including a variety of town centre shops, supermarkets, employment sites, leisure facilities, primary and secondary school provision, a community hospital and doctor’s surgeries.

Some further development (in addition to existing allocations for up to 750 homes) could be supported by the planned primary school at Callington Road.

Tavistock sits within the catchment area for the River Tavy.

Developments in the town, not least at Callington Road, are required to contribute to the provision of a rail link to Plymouth. This project is at an advanced stage of preparation with a National Infrastructure Project application expected this year.

Tavistock has constrained opportunities for employment land. Existing and potential sites are identified and shown opposite. Views on additional potential sites from the SHELAA would be welcome. Tavistock has an innovative approach to economic development through the Tavistock and District Economic Blueprint and views on additional approaches to securing economic development would be welcome.

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>SP 23B (Also noted as OP8 in Reg 19) WD_45_72_13, WD_45_07_08/13</td>
<td>115</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>SP23A (Also noted as OP9 in Reg 19) 00554/2013</td>
<td>750</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Land at Pixon Lane, Tavistock ED4 (also noted as OP10 in Reg 19)</td>
<td>NA</td>
<td>Employment</td>
</tr>
<tr>
<td>Brook Lane 00233/2015</td>
<td>23</td>
<td>Housing</td>
</tr>
<tr>
<td>Kelly College (Campus) WD_45_06_08/13</td>
<td>15</td>
<td>Housing</td>
</tr>
<tr>
<td>Kelly College (Preparatory School) WD_45_78_16</td>
<td>100</td>
<td>Housing</td>
</tr>
<tr>
<td>New Launceston Road WD_45_75_16</td>
<td>150</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Totnes (including sites in Berry Pomeroy and Dartington)

Totnes is the second largest town in the South Hams with a population of 8,435. It is a long-established country market town and serves a large area of surrounding parishes. The town has a good range of services and facilities, including a variety of town centre shops, a supermarket, leisure facilities, primary and secondary school provision and doctor’s surgeries. There is current capacity at the schools. The town also benefits from a railway station which runs regular services to Exeter and Plymouth.

Totnes sits within the catchment area for the River Dart. The Environment Agency has defined critical drainage areas at Bridgetown and Warlands in the town as the areas have a history of flooding. There is a recently reconfirmed Air Quality Management Area within the town.

Totnes shares many facilities with Dartington - which has a good provision of local services including a primary school, shop, post office and pub. The “Shops at Dartington” also provide a range of shops and local employment. There are other businesses providing employment in the area, including Dartington Hall where there are also cultural facilities such as the cinema. The estate is the base for international arts and cultural festivals. The estate also benefits from a policy recognising the educational, agricultural, cultural and research purposes.

A walking and cycling path currently links Dartington with Totnes, providing alternative means to access the rail facilities from Totnes. These links can be further enhanced by additional park and ride, and park and change facilities within Dartington. Due to the routing of major bus services out of Totnes, Dartington also benefits from regular bus connections to the major employment centres of Devon.

Totnes and the immediate hinterland offers a range of employment opportunities. A number of consented, or previously allocated sites, have employment allocations. The role of Dartington as a driver of economic activity is recognised with over 140 enterprises based on the estate. Views are sought on the opportunity to recognise and bolster this role (perhaps allied to any review of the culture related policy that has been in place). Totnes has an innovative approach to economic development through the Re-economy initiative and views on additional approaches to securing economic development would be welcome.

The following potential sites are identified.
<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>KEVICC (T2 in DPD) SH_56_12_08/13, SH_14_13_08/13, SH_56_14_08/13</td>
<td>130</td>
<td>Housing</td>
</tr>
<tr>
<td>Land at Ashburton Road (T6 in DPD) I4_56/2246/13/F</td>
<td>90</td>
<td>Housing</td>
</tr>
<tr>
<td>Great Court Farm 3/2163/14/O</td>
<td>75</td>
<td>Housing</td>
</tr>
<tr>
<td>Follaton Farm 56/2346/10/O &amp; 56/1355/12/RM</td>
<td>60</td>
<td>Housing</td>
</tr>
<tr>
<td>Transition Homes Community Land Trust SH_14_22_13</td>
<td>27</td>
<td>Housing</td>
</tr>
<tr>
<td>Baltic Wharf (T1 in DPD) 56/1939/10/O &amp; 56/0104/13/RM</td>
<td>190</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Totnes Central Area (T3 in DPD) SH_56_16_16</td>
<td>70</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Dairy Crest (ATMOS) (T4 in DPD) 0440/16/CRB</td>
<td>62</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Riverside (T7 in DPD) 03_56/0447/12/O &amp; 03_56/1419/14/RM</td>
<td>165</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Webbers Yard and Sawmills Field (RA 13 in DPD) I4/1745/13/O</td>
<td>93</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Dartington. Higher Barton Farm SH_14_26_16</td>
<td>10</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Dartington. Foxhole SH_14_27_16</td>
<td>130</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Brimhay 14/0142/15/F</td>
<td>14</td>
<td>Housing</td>
</tr>
<tr>
<td>Sawmills Phase 2 SH_14_04_13</td>
<td>40</td>
<td>Housing</td>
</tr>
<tr>
<td>Broom Park SH_14_01_08/13</td>
<td>100</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

See map below

Contains Ordnance Survey data West Devon B.C. 100023302 & South Hams D.C. 100023628.
Joint Local Plan
Potential sites for allocation 2014-2034
Bere Alston is one of West Devon’s local centres and is located in the south of the Borough. It is entirely within the Tamar Valley Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape.

The village has a good provision of local services, including a range of shops, doctor’s surgery, sport, recreation and play facilities and a primary school (Bere Alston Primary School). The village also benefits from a railway station which runs regular services to Plymouth, and this is proposed to be extended to Tavistock as part of the expansion of the town to the west.

Bere Alston sits within the catchment area for the River Tamar.

Land at the Station is considered suitable to be retained as a potential employment site within the JLP noting potential wider strategic issues relating to rail provision.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woolacombe Road. 00262/2013</td>
<td>17</td>
<td>Housing</td>
</tr>
<tr>
<td>Woolacombe Rd phase 2 48_19_14</td>
<td>30</td>
<td>Housing</td>
</tr>
<tr>
<td>South of Woolacombe Rd 48_04_08/13</td>
<td>20</td>
<td>Housing</td>
</tr>
<tr>
<td>Site adjacent to the Train Station WD_48_18_13</td>
<td>NA</td>
<td>Employment</td>
</tr>
</tbody>
</table>
Joint Local Plan
Potential sites for allocation 2014-2034

Site adjacent to the train station WD 48 18 13

Contains Ordnance Survey data West Devon B.C.
100023302 & South Hams D.C. 100022628.
Hatherleigh

Hatherleigh is one of West Devon’s local centres and is located in the north of the Borough. The town has a good provision of local services, including a range of shops, community centre, doctor’s surgery, sport, recreation and play facilities, businesses sites and units and a primary school. Any development will need to contribute towards additional primary school land and/or facilities.

Hatherleigh sits within the catchment area for the Northlew Stream.

Retention of employment uses as part of the redevelopment of the Hatherleigh Market is included. A Neighbourhood Plan group may wish to consider if other sites merit potential inclusion at JLP level.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hatherleigh Market</td>
<td>106</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>(ED 9 or OP13) 00760/2013</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North of A3072</td>
<td>50</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>06_13_16</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Joint Local Plan
Potential sites for allocation 2014-2034
Lifton is one of West Devon’s local centres and is located in the west of the Borough. The village has a good provision of local services, including a range of shops, doctor’s surgery, sport, recreation and play facilities and a primary school (Lifton Primary School). The village also benefits from good access to the A30.

Lifton sits within the catchment area for the River Tamar.

There is an existing employment site in the edge of the settlement.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land at Glenhaven, Lifton 35_05_08/13</td>
<td>100</td>
<td>Housing</td>
</tr>
<tr>
<td>Strawberry Fields Farm, Lifton (OP18) (Land adjacent to Lifton Farm Shop)</td>
<td>NA</td>
<td>Employment</td>
</tr>
</tbody>
</table>

Modbury

Modbury is one of South Hams’ Local Centres. It provides a range of facilities including a variety of shops, a primary school, health centre, sport, recreation and play facilities.

Modbury is partly within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Modbury sits within the catchment area for the River Erme.

The Environment Agency have defined a critical drainage area across the town, as the area has a history of flooding.

Consent exists for employment as part of the existing Palm Cross site. Consideration needs to be given to following this principle on the potential extension to the site. The Neighbourhood Plan group and Parish Council may wish to consider further employment opportunities.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>West of Palm Cross (DPD RA1) 35/0059/15/F</td>
<td>93</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>West of Palm Cross Extension SH_35_03_08/13/16 Partial resub</td>
<td>80</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Poundwell Street (DPD RA2) SH_35_16_16</td>
<td>20</td>
<td>Mixed Use</td>
</tr>
</tbody>
</table>
North Tawton is one of West Devon’s local centres and is located in the north of the Borough. The town has a good provision of local services, including a range of shops, doctor’s surgery, sport, recreation and play facilities, businesses sites and units and a primary school.

North Tawton sits within the catchment area for the River Taw.

The employment element of the Woollen Mill allocation is seen as suitable for retention as a potential site.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woollen Mill (H10)</td>
<td>62</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Batheeway Fields</td>
<td>61</td>
<td>Housing</td>
</tr>
</tbody>
</table>

Joint Local Plan
Potential sites for allocation 2014-2034

Contains Ordnance Survey data West Devon B.C. 100023302 & South Hams D.C. 100022628.
Salcombe

Salcombe is a Local Centre. It is a coastal resort with a population of about 1,846 located about four miles south of Kingsbridge near the mouth of the estuary. It is a popular holiday destination and provides a range of facilities including a variety of shops, a primary school and health centre.

Salcombe is entirely within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape.

Existing allocations are proposed for retention. Neighbourhood Plan group views on additional allocations would be welcome.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonfire Hill (DPD RA3)</td>
<td>44</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>Shadycombe (DPD RA4)</td>
<td>NA</td>
<td>Employment</td>
</tr>
<tr>
<td>Land adjacent to West End Garage SH_41-06-16</td>
<td>20</td>
<td>Housing</td>
</tr>
<tr>
<td>Shadycombe Car Park SH_41_07_16</td>
<td>20</td>
<td>Housing</td>
</tr>
</tbody>
</table>
Chillington and Stokenham are one of South Hams’ Local Centres. They are neighbouring villages about five miles to the east of Kingsbridge. Together they provide a range of services and facilities, including a primary school and health centre, and act as a focal point for the extensive rural area on the eastern side of the Kingsbridge Estuary.

The parish is partly within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Park Way</td>
<td>65</td>
<td>Housing</td>
</tr>
<tr>
<td>SH_53_03_08/13/16</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SE of Carehouse Cross</td>
<td>30</td>
<td>Housing</td>
</tr>
<tr>
<td>SH_53_21_16 Partial resub</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Joint Local Plan
Potential sites for allocation 2014-2034
Yealmpton is one of South Hams’ Local Centres. It provides a range of facilities including a variety of shops, pubs, a primary school and health centre.

Yealmpton is partly within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape.

Proposal to carry forward previous DPD allocation at Land North of Riverford Farm as potential along with the consented site at Milizac Close, development of which falls within the plan period.

The following potential sites are identified.

<table>
<thead>
<tr>
<th>Site</th>
<th>Estimated Dwellings</th>
<th>Potential Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North and East of Milizac Close 62/2948/11/O</td>
<td>105</td>
<td>Mixed Use</td>
</tr>
<tr>
<td>North North of Riverford Farm Shop (DPD RA 7)</td>
<td>NA</td>
<td>Employment</td>
</tr>
</tbody>
</table>

Joint Local Plan
Potential sites for allocation 2014-2034
