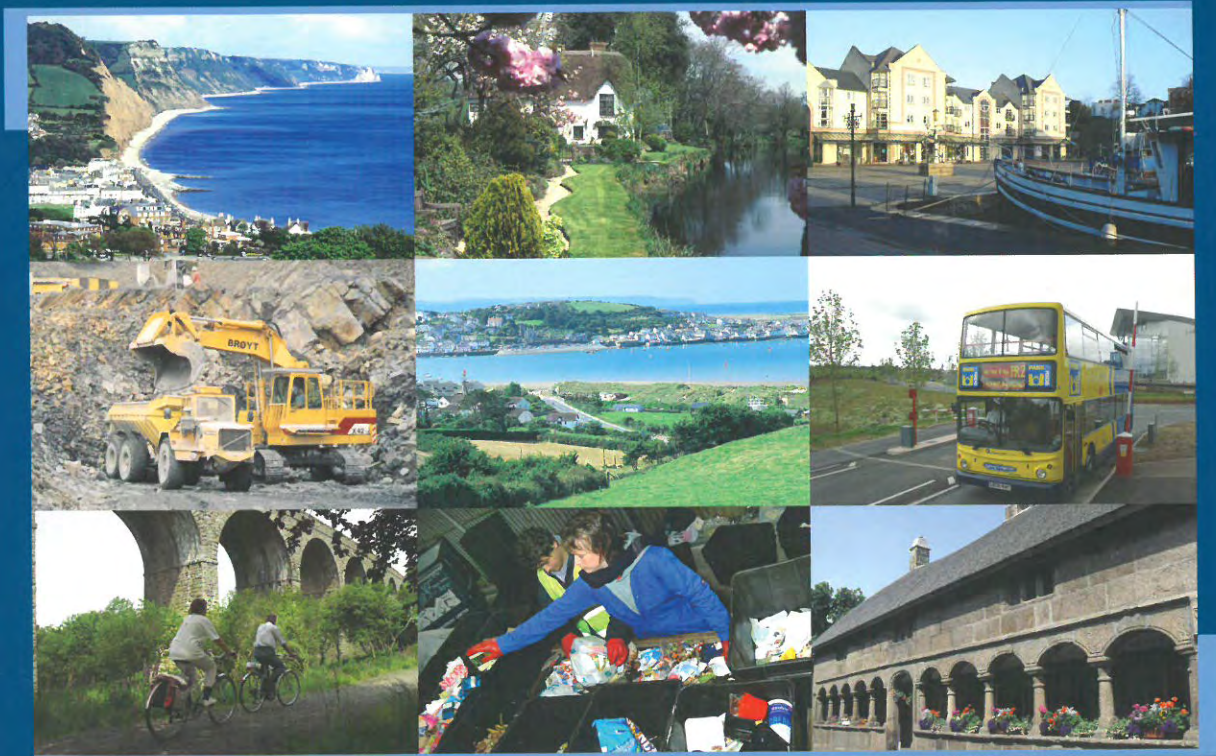


Devonto2016

Explanatory Memorandum and Written Statement



Adopted October 2004



IV: Development Provision in Devon 2001 - 2016

Meeting Housing and Employment Needs

3.70 Current Regional Planning Guidance suggests that Devon should accommodate approximately 4,300 dwellings per annum over the period to 2016. It is proposed that provision be made in Devon for the development of 65,500 dwellings in the period 2001 to 2016, equivalent to an average of 4,370 dwellings per annum. This represents a significant reduction in development rates as compared to those anticipated by the previous Devon Structure Plan.

3.71 In respect of employment land, it is important that the level of provision allows sufficient scope for Devon's economic potential to be realised, in locations that meet sustainable development objectives. In most parts of Devon, there is sufficient to meet the demand for employment land development in the period 2001 to 2016 without the need for additional allocation being made over and above those already anticipated in the previous Structure Plan. In the Exeter, Barnstaple and Newton Abbot areas, however, additional scope for employment development has been provided for in order to accommodate new investment, support local population growth and recognise additional potential or need for the period to 2016.

Development Distribution

3.72 In the context of the key development principles, Devon's Development Strategy and the strategic policies and proposals set out in the previous sections of the Plan, **Proposal ST17** indicates the levels of development provision proposed in each part of Devon. Of the total provision being made, some 29,150 dwellings (45% of the Devon total) and 370 ha of employment land (53% of the Devon total) are proposed at the Plymouth, Exeter and Torbay PUAs.

3.73 In Dartmoor National Park, development provision is intended to meet local social and economic needs and not provide for general open market demand. The National Park dwelling figure should therefore not be regarded as a target but an indication of the level of change that could reasonably be anticipated in order to meet the needs of the local community within the context of environmental and other constraints.

Proposal ST17

Housing and Employment Provision

To provide for the development of about 65,500 dwellings and 700 ha of employment land in the period 2001 to 2016, to be distributed as follows:

Local Planning Authority	Dwellings	(Annual Average) ²	Employment (ha)
East Devon	8,450	(560)	100
at the Exeter PUA ³	3,500		65
Elsewhere	4,950		35
Exeter	6,700	(450)	85
Mid Devon	5,850	(390)	60
North Devon	4,900	(330)	70
Plymouth	10,000¹	(670)	80
South Hams	8,350	(560)	105
at the Plymouth PUA ³	4,500		80
Elsewhere	3,850		25
Teignbridge	7,500	(500)	55
Newton Abbot SRC	3,100		30
at the Exeter PUA	150		-
Elsewhere	4,250		25
Torbay	4,300	(290)	60
Torridge	5,100	(340)	55
West Devon	3,450	(230)	30
Dartmoor	900	(60)	-⁴
DEVON TOTAL	65,500	(4,370)	700

1. Includes an allowance for 1,500 dwellings to come forward through the anticipated realisation of additional urban capacity potential within the period to 2016. Delivery will be closely monitored and an early revision of development distribution undertaken if it appears that that potential is unlikely to be achieved.

2. Averaged over the full 15 year plan period. In some areas, actual rates of development will vary significantly during the period to 2016.

3. In or adjoining the PUA or the proposed new community.

4. Some small scale local employment may be appropriate within the National Park to meet local social and economic needs.