

**Plymouth and South West Devon
Joint Local Plan
Appendices to DHT Examination
Statement**

LICHFIELDS

31558/AC/SW
15249852v2

Contents

1.0	Appendix 1 Draft Policy	1
2.0	Appendix 2 Context	5
3.0	Appendix 3 Broom Park Concept Materplan (2)	7
4.0	Appendix 4 Hydrock Technical Note (Broom Park & Sawmills Field)	8
5.0	Appendix 5 Tyler Grange High Level Landscape Analysis Report	9
6.0	Appendix 6 EAD Broom Park Ecological Deliverability Report	10
7.0	Appendix 7 Sawmills Concept Masterplan	11
8.0	Appendix 8 EAD Sawmills Ecological Deliverability Report	12
9.0	Appendix 9 Plantation site information and Plantation sketch layout	13

1.0

Appendix 1

Draft Policy

1.1

Historic England's response to the Plan raises concerns about the potential scale and extent of development proposed by the emerging allocations at Dartington Hall (Higher Barton) and Foxhole relative to the heritage context. There is also a need for clarity on the potential heritage impacts with regards to future development at Woodland's Yard.

1.2

Whilst preliminary work undertaken by the Trust has confirmed that these allocations could feasibly accommodate some development without causing significant harm to heritage assets and other interests of acknowledged importance, further work is required to assess what would be acceptable with regards to scale, layout and design principles. More time is, therefore, needed to develop the detail.

1.3

Furthermore, Historic England is concerned that the allocation of individual sites does not facilitate a holistic approach to the Estate, particularly in terms of how development proposals sit alongside management and investment aspirations. The DHT also acknowledge that over time, other development proposals might come forward beyond those identified by the proposed allocations, including, for example, the re-use of Aller Park, small-scale housing development at Old Postern Campus and other forms of accommodation.

1.4

Consequently, there is currently no mechanism that enables a whole-Estate approach. Furthermore, there is no means for establishing a clear understanding of how income generated from one development will be used to secure the long-term future of agreed heritage assets. This is significant in terms of justifying development outside settlement boundaries which might otherwise be unacceptable in planning policy terms.

1.5

As such, the DHT considers that the best approach is to omit the allocations at Dartington Hall (Higher Barton), Foxhole and Woodland's Yard and put in place a supportive policy framework that:

- 1 Acknowledges the important role that the Trust and the Estate plays in the conservation of historic buildings and landscape as well as the development of a sustainable rural economy and in delivering social benefits; and
- 2 Recognises that the preparation of an Estate Framework may be able to demonstrate particular material considerations that justify development outside settlement boundaries, including the need for development to generate sufficient funds for operational/ capital investment and a sustainable income stream for re-investment, including on heritage assets to provide for their long term use, and for repairs/maintenance that will sustain them in the long term and/or allow them to come back in to use.

1.6

Historic England is supportive of this approach in principle and subject to the policy wording being agreed. The DHT will therefore, continue to engage with Historic England and the Council up to Examination with a view to agreeing a preferred approach.

1.7

It is anticipated that the Estate Framework will combine both spatial and business elements building on in-house review and strategic development during 2016-17 with the aim of providing a comprehensive plan for how the Trust will organise its current and future buildings and outline the infrastructure and services that will be provided. It will also outline how income generated from development will be used to secure the long term future of heritage assets including plans for their long term use and provisions for repairs that will sustain them in the long term and/or allow them to come back in to use.

1.8 Importantly, the Estate Framework will provide the Trust with the confidence that once strategic decisions have been taken they can be delivered over time as part of an agreed comprehensive vision. The Trust will engage with Historic England and the Council to prepare the Estate Framework with a view to it being endorsed by these Parties. The Trust operates in a transparent way and the Estate Framework will also be the subject of consultation with its Partners, other statutory consultees and the local community.

Policy Wording

1.9 If this approach is agreed, the reference to Dartington Hall (Higher Barton), Foxhole and Woodland's yard would be omitted from the table at Policy TTV29 'Site Allocations in the Smaller Towns and Key Villages' as follows (deleted text shown as struck-through):

	Site	Proposal	Est. of housing provision/employment floorspace	Things to be provided for by the development
4	Dartington Hall (Higher Barton), Dartington	Mixed use – including homes, employment (Use Class B1) and commercial uses	20 homes (no net increase in employment)	1. Re-provision of adequate car parking in a location that would not have an adverse impact on heritage assets. 2. Extent, scale design and materials appropriate in the heritage context. 3. Small scale commercial and retail uses where there is no adverse impact on Totnes town centre. 4. A site specific mitigation plan to ensure all new development does not have any negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC.
5.	Foxhole, Dartington	Mixed use – including homes, with retention of retail, commercial and employment (Use Class B1).	130 homes (no net increase in employment)	1. Re-use of eh former school building at Foxhole in order to help secure the viable long term use of the listed buildings. 2. Re-ordering of uses at The Shops at Dartington. 3. Enhanced provision for pedestrians and cyclists, including Improved connectivity with the Dartington Estate, the village centre and National Cycle Network. 4. Appropriate flood risk mitigation measures.
10	Woodland's Yard, Dartington	Employment (Use Class B1b,c, B2, B8)	5,500 sq.m. employment floorspace	1. Reuse of existing buildings; or 2. Regeneration of existing site to make more efficient use of land including demolition of buildings as appropriate.

1.10 A new policy which requires the preparation of an Estate Framework would need to be added. The DHT has suggested a draft policy below with a view to demonstrating to the Inspectors how

the Policy might work. The draft policy has been discussed with Historic England and, whilst they agree with the general approach, they have confirmed that they will have comments on the detail. It is anticipated that this will be resolved well ahead of the commencement of the examination process.

Policy [xx] The Dartington Hall Estate

Development at the Dartington Hall Estate (within the boundaries defined on the Proposals Map) will be supported as a means of securing its long term future and to ensure the conservation of its historic buildings and landscape, where it is brought forward in line with an endorsed Estate Framework. The Estate Framework will identify:

- A The need for the development and how it will support the long-term sustainability of the Estate including the future of its historic buildings and landscap without causing harmful fragmentation of the historic entitye;*
- B The physical, economic and environmental context;*
- C The significance of heritage assets within the Estate together with an overarching assessment of their condition and vulnerability now and in the future and setting out solutions for how they will be sustained, re-used, conserved and enhanced with identified priorities for investment;*
- D The development principles to underpin future development proposals setting out broad areas for development, indicating the type of uses proposed, and establishing development principles, including how these developments will contribute towards achieving the conservation of heritage assets identified in objective C;*
- E An estate-wide transport and parking strategy.*

Planning applications for development will be required to demonstrate the following where relevant and appropriate to the scale and nature of the proposal:

- A How the proposal complies with the current Estate Framework;*
- B How the proposal addresses sustainable development by achieving economic, social and environmental gains;*
- C How the proposal relates to heritage assets and their settings, and how it will enhance the positive contribution the asset makes to the character and distinctiveness of the area;*
- D Where the proposal is for works to a designated heritage asset or directly affecting its setting, how the development will help to secure the long-term viable use of the asset and enhance the positive contributions that its makes.*
- E That an archaeological assessment has been undertaken to inform and guide the development proposal;*
- F That a full assessment of the potential impacts of the proposed development on the greater horseshoe bat species, and other elements of ecological interest, has been undertaken and, where appropriate, that a site specific mitigation plan has been prepared; and*
- G How design standards ensure that the special architectural, historic, archaeological and artistic qualities of the Estate are retained; and*

H Appropriate boundary treatment in order to retain the rural character of the wider Estate landscape.

Explanatory Text

The Dartington Hall Estate is a major local employer which provides significant social and economic benefits. It is also an internationally important heritage ensemble, incorporating 42 listed buildings (including the Grade I listed Hall), 4 scheduled monuments and a Grade II historic park and garden.*

The Dartington Hall Trust is a charitable organisation trading as a social enterprise. It has a strong innovation agenda and undertakes many educational and research projects of national interest. It also has an important role to play in the conservation of historic buildings and landscape.

The Councils acknowledge the special heritage and landscape qualities of the Estate and the unique role that it and the Trust plays in the social and economic life of the village, Totnes and the wider area. This Policy, therefore, seeks to support the role of the Dartington Hall Estate and recognises that an Estate Framework may be able to demonstrate material considerations that justify development outside the settlement boundary. This includes the need for housing and commercial development to generate long term funding streams for re-investment invulnerable or deteriorating heritage assets.

The Policy requires that individual projects requiring planning permission are brought forward within the context of an Estate Framework which would clearly assess the impacts of development and explains how income generated from development could be used to secure the long term future of agreed heritage assets.

Importantly, the Estate Framework will provide the Trust with the confidence that once strategic decisions have been taken they can be delivered over time as part of an agreed comprehensive vision. The Trust will engage with Historic England and the Council to prepare the Estate Framework with a view to it being endorsed by these Parties. The Trust operates in a transparent way and the Estate Framework will also be the subject of consultation with its Partners, other statutory consultees and the local community.

It is anticipated that the Estate Framework could support in the region of 150 new homes with a range of other uses as part of a sustainable growth strategy including employment, retail, learning and tourism/leisure opportunities. The site's capacity to accommodate future development will however, need to be tested and justified through the preparation of the Estate Framework. The main focus for enhancement and development will be at Foxhole, The Shops, Higher Barton, Woodlands Yard, Old Postern and Aller Park and adjacent land. This represents a positive strategy for the ongoing conservation, enhancement and enjoyment of this historic environment.

Should development proposals be promoted beyond those identified in the Estate Framework, these will be considered in light of points (a) to (g) in Policy [xx], where relevant and appropriate to the scale and nature of the development proposed and other policies within the Joint Local Plan.

2.0 Appendix 2

Context

- 2.1 The Dartington Hall Estate extends to circa 485 ha (1,200 acres) and is managed by the Dartington Hall Trust, which is a charitable organisation trading as a social enterprise.
- 2.2 The work undertaken by the Trust, traditionally experimental and innovative, is diverse and includes the management of a broad range of buildings and land uses (including agriculture, woodland, housing, employment and learning) and the implementation of an array of projects and programmes covering arts, culture, learning, social justice, social enterprise and development/place making.
- 2.3 The contribution that the Trust and the Estate makes to the local and regional economy is significant in terms of gross value added and the jobs that it supports. In the region of 400 people are employed by the Trust, as well as a large number of volunteers (200-300 reflecting seasonal needs). The estate provides office and studio space for just under 170 local businesses and 121 residents live on the estate. It is also a major visitor destination with around 300,000 people from across the UK and further afield coming to the Estate every year to participate in events, courses and festivals as well as to visit its retail and leisure venues and to enjoy its multi-layered heritage that includes historic buildings and landscape.
- 2.4 Against this backdrop, the Estate is recognised as an internationally important heritage ensemble, incorporating 42 listed buildings (including the Grade I listed Dartington Hall), 4 scheduled monuments and a Grade II* historic park and garden. The interwar community of buildings at Dartington Hall has a particular significance and, within that ensemble, lies a special subgroup: the unrivalled corpus of International Style buildings by William Lescaze, who, although never a household name in the United Kingdom, was regarded as one of the three golden talents of modernist architecture in the United States by his contemporaries.
- 2.5 The Trust has a vitally important role to play in the conservation and stewardship of its historic buildings, gardens and landscape. This is a significant and demanding task. A number of the Estate's larger heritage assets, especially its former educational and allied properties (for instance, Foxhole, High Cross House and Aller Park) have been without a sustainable beneficial use for many years. Although put to interim uses whenever possible or otherwise 'mothballed', these major assets are deteriorating badly, placing an ever greater financial burden on the Trust. The same is true for most of the Estate's medieval buildings and structures, including the Old Postern, which urgently needs substantial investment in repairs in order to secure their long term future. The Deer Park wall project - completed on the basis of multi-partner funding package incorporating in the region of £600,000 from the Heritage Lottery Fund - is a very recent example of the Trust's commitment to the repair, conservation and preservation of its heritage assets.
- 2.6 The management/operation of the Estate, and the upkeep of its historic fabric, costs a significant amount of money. Unfortunately, the Trust is currently showing a year on year operating deficit, which means that without change its activities and conservation/stewardship role will soon be significantly compromised. Various sources of social investment are potentially available but not for the sums that are required. Financial planning has, however, demonstrated that the Estate can be financially sustainable and that it should be capable of generating operating surpluses and positive cash flows for re-investment, including in the maintenance and conservation of its heritage/landscape assets in accordance with their significance. To reach this position, the Trust must implement a strategy for transformation.

- 2.7 A 5 year plan has, therefore, been developed and is being implemented with a view to raising significant investment, including via the Social Stock Exchange, philanthropy and a range of other standard financial routes, including the re-investment of Trust surpluses in order to provide future funding. Development and regenerations of property assets is core to these plans.
- 2.8 In line with this, the Trust has undertaken a comprehensive review of the Estate and its asset management to determine how it can shape its future and so that its buildings and landscape can be used and enjoyed in the best way possible in order to enable it to continue to thrive as a social enterprise. The review has established a detailed baseline on a range of issues including heritage assets and their management, biodiversity, access/transport and economic profile. This work has informed feasibility studies to establish development potential and led to the Trust promoting sites through the Plan for housing, employment and/or mixed use. At present, those listed below are identified as proposed allocations for housing, employment or mixed use in the Plan:
- 1 Policy TTV28 ‘Other Site Allocations in Totnes’ - Dartington Lane, Totnes
 - 2 Policy TTV29 ‘Site Allocations in the Smaller Towns and Key Villages’ in respect of the following sites:
 - a (4) Dartington Hall (Higher Barton)
 - b (5) Foxhole, Dartington
 - c (7) Broom Park, Dartington
 - d (9) Sawmills Field, Dartington
 - e (10) Woodland’s Yard, Dartington
- 2.9 The Dartington Hall (Higher Barton) site, Woodland’s Yard and part of Foxhole are outside the proposed Dartington settlement boundary.
- 2.10 The Trust envisages that appropriate development at these sites will form part of wider plan realise funds for operational and capital investment and the generation of a sustainable income stream for re-investment, including in its historic buildings and landscape.
- 2.11 In summary, appropriate development is needed to secure the long term financial sustainability of the Trust and the future of the Estate, including the safeguarding and enhancement of its heritage assets. This must be undertake in a context whereby development pays special attention to, and is informed by, the Estate’s heritage assets and that consideration is given to opportunities for the enhancement of their setting.

3.0

Appendix 3

Broom Park Concept Materplan (2)

4.0

Appendix 4

Hydrock Technical Note (Broom Park & Sawmills Field)

5.0

Appendix 5

Tyler Grange High Level Landscape Analysis Report

6.0

Appendix 6

EAD Broom Park Ecological Deliverability Report

7.0

Appendix 7

Sawmills Concept Masterplan

8.0

Appendix 8

EAD Sawmills Ecological Deliverability Report

9.0

Appendix 9

Plantation site information and Plantation sketch layout