Hello, most of you will know that SHDC are currently preparing for the production of Our Plan due to be completed in the latter half of 2015. Many of you will not know the extent of the workload required to achieve this. The prime consideration and one of our biggest challenges is to provide much needed homes and jobs whilst, at the same time protecting the beautiful place that is South Hams.

Finding a suitable and available piece of land for development in the South Hams is no mean feat. With the Dartmoor National Park on our doorstep, two areas of Outstanding Natural Beauty, many important heritage assets, coastal areas and beaches together with the rolling hills and many other sensitive environments within our district, there is a lot to consider. On a practical note there are infrastructure requirements to be considered.

We want to see development happen in the right places with minimal impact on our environment and where it provides opportunities to meet the needs of our communities and South Hams has to show how it is responding to national policies by preparing a plan which will ultimately be submitted for a blessing by the planning inspectorate.

As you will appreciate a huge amount of information is required to help us complete this mission, not least being carefully assessed forecasts for things like growth, population movement etc. Following the acquisition of much of this data we have recently completed the assessment of a call for sites and the details of this operation are contained in the body of this newsletter together with what are the next steps on the journey and what we are using the information for as well as what we’re not using it for.

There are a couple of messages which I would like you to take away with you. Firstly, we will not be making any decisions without proper consultation. This exercise is just the first step in helping us to plan for the potential sites of new development. Secondly, I would like you to understand the amount of work that is required by the process and why it is going to take quite a bit more time and finally it would be really helpful if you could have a look at what our thoughts are about the sites that have been suggested. The details are on our website.

What do you think? Have we missed anything? Please let us know.

Cllr Hicks
South Hams
District Council

Please remember...
This exercise looks at what sites might have potential for future development in the district. However, it doesn’t make any decisions about where development will or will not go. Further consideration will be given to this through the preparation of Our Plan and Neighbourhood Plans.

Tell us what you think about our assessment of sites by sending us your comments by Friday 31 October 2014.

Please let us know...
...of any other potential development sites for housing or employment

Nevertheless we have a duty and responsibility to make sure that these requirements are met and this responsibility is set out by central government.
How do we consider sites for future development?*

Find out what sites are available (Sep – Dec 2013)
We are required to look at a whole range of sites which could potentially be used for housing or employment. This includes our existing allocations, brownfield sites and planning permissions which were granted but have not been developed. Last autumn, we also asked anyone who had land available for development to let us know. We received submissions for over 230 sites, spread out across a range of different towns and villages in the District.

Consider whether sites have constraints to development (Jan - May 2014)
Between January and May this year, we have been gathering lots of information to help us understand the constraints and opportunities for each individual site and whether they might have potential for development. There are lots of things to think about and people to talk to when considering sites for development. These include:

<table>
<thead>
<tr>
<th>Consideration</th>
<th>With input from....</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access</td>
<td>County Highways and the Highways Agency</td>
</tr>
<tr>
<td>Landscape and Ecology</td>
<td>The South Devon and Tamar Valley Area of Outstanding Natural Beauty partnerships, the Dartmoor National Park Authority and the council’s Landscape and Ecology Officer</td>
</tr>
<tr>
<td>Heritage and Archaeology</td>
<td>English Heritage, the County Archaeologist and the council’s Conservation Officer</td>
</tr>
<tr>
<td>Flood risk, water quality and drainage</td>
<td>Environment Agency and the council’s Engineer</td>
</tr>
<tr>
<td>Contamination and land stability</td>
<td>Environmental Health</td>
</tr>
<tr>
<td>Local infrastructure</td>
<td>Local infrastructure providers</td>
</tr>
<tr>
<td>School capacity</td>
<td>Education Authority at Devon County Council</td>
</tr>
<tr>
<td>Viability</td>
<td>Commercial agents, planning agents and developers</td>
</tr>
</tbody>
</table>

Share comments about the sites and ask for your views (Aug - Oct 2014)
Each site has been considered and details about their constraints and opportunities have been recorded in Site Information Tables (see page 3). These tables present facts about the sites in relation to whether they can be physically developed or whether they are in a suitable location.

However, maybe you think we’ve missed something important in our assessment. Maybe you feel that the constraints we’ve identified can be overcome or that one site is more favourable than another. If this is the case please do let us know by Friday 31 October 2014 using the response form provided.

Progress options for development (Aug - Nov 2014)
We’ll be using your feedback about the sites and discussing options for how and where new development can be distributed across the district in more detail. We’ll be publishing more e-newsletters shortly with information about this and we’re attending a range of local events to talk to you about Our Plan. Check out our Engagement Plan for more details.

* This process is known as the Land Availability Assessment and incorporates the Strategic Housing Land Availability Assessment which is required by national policy. Our process has followed the guidance set out in the National Planning Practice Guidance on Land Availability Assessments.
Where can I see all of the sites that are being considered?

You can see all of the sites that have been submitted for consideration plus comments from our assessment of them at:

- [www.southhams.gov.uk/siteassessment](http://www.southhams.gov.uk/siteassessment)
- SHDC Council Office, Follaton House, Totnes
- Via the internet at your local library

These pictures are examples of the Site Information Tables and Site Maps which are available for you to view:

**Site Maps**

These maps show all of the sites which have been considered as part of this exercise.

**Site Information Tables**

These tables set out information about the constraints and opportunities for each site which has been considered. Depending on the constraints identified, we have concluded that there are either ‘significant constraints’ to development or ‘limited constraints’ to development.

**Jargon buster!**

- **Allocations** – sites which are included in adopted plans where development has been agreed in principle
- **Brownfield** – land which has been previously developed
- **Critical drainage area** – areas where the flood risks from surface water run-off are likely to be most significant
- **Masterplan** – a plan which provides guidance on the design, layout and types of uses on development sites
- **Mineral Consultation Area** – areas which require consultation to protect mineral resources
- **Unviable** – the development results in a financial loss
- **Yield** – the amount of development which is likely to be achievable on the site
Important Information!

Here are some key things you need to know about the exercise we’ve been through to consider sites for development....... 

<table>
<thead>
<tr>
<th>What it is</th>
<th>What it is not</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is a technical exercise to identify potential sites for development.</td>
<td>It is not an exercise to allocate sites for development.</td>
</tr>
<tr>
<td>It is an exercise based on the advice of a range of expert individuals and organisations who have looked at whether the site can be physically developed (i.e. can it be accessed or are there contamination issues?) and whether it is in a suitable location.</td>
<td>It is not an assessment about communities’ preferences or aspirations for development. However, all the information we’ve gathered can now be used by communities to help them form their own views about opportunities for individual sites. Please let us know what you think.</td>
</tr>
<tr>
<td>It is a useful piece of evidence for neighbourhood planning groups to use to help them plan for development in their communities. Neighbourhood planning groups should consider carrying out a similar exercise if they want to identify other or additional development opportunities.</td>
<td>It is not a guarantee that a site with significant constraints could not be developed if these constraints can be overcome. However, overcoming constraints can be expensive and could make development of a site unviable. Likewise, there is no guarantee that a site with limited constraints will get developed.</td>
</tr>
<tr>
<td>It is an exercise which has only looked at sites already allocated for development, planning permissions which have expired before they have been developed, brownfield land and other sites submitted to us for consideration. We will continue to look at all other opportunities for development so if you have land which you would like us to consider then please let us know.</td>
<td>It is not a guarantee that development will take place if sites have been submitted in a particular town or village. Likewise, it is not a guarantee that development will not take place in a particular town or village if no sites have submitted.</td>
</tr>
</tbody>
</table>

Have your say!

This is your opportunity to tell us what you think about any of the sites that are being considered. Have we missed anything? Can any of the constraints we’ve identified be overcome? Do you think any sites are more suitable than others?

Please tell us what you think by Friday 31 October 2014 using the Response Form.

For more information

Follow us on Twitter and find us on Facebook to keep up to date with progress being made on Our Plan and to find out about events near you.

- www.facebook.com/OurPlanSH
- @OurPlanSH

The Strategic Planning Team, South Hams District Council, Follaton House, Totnes, TQ9 5NE
- Strategic.Planning@southhams.gov.uk
- www.southhams.gov.uk/ourplan

If you are a developer or planning agent, we will be arranging specific events to talk with you about our development strategy. Please contact us to register your interest to attend.