

SUMMARY points:

1. NEED ACURACY AND IDENTIFY ALL THE SITES PERMITTED, DEVELOPED OR ALLOCATED DURING THE PLAN PERIOD
Ref TTV28 & TTV29
2. REDUCE EXCESSIVE GROWTH PROPOSED FOR TOTNES & DARTINGTON.
PROPOSE STRIKING OUT 2 PROPOSED SITES - BROOM PARK AND SAWMILLS FIELD WEST - AND THEIR ALLOCATION OF 120 HOUSES FROM THE DARTINGTON PARISH SITES.
- 3 THIS GIVES A STRONG CASE FOR ORGANIC GROWTH (ie as per my submission 8.1.18) SUPPORTING RURAL VILLAGES: RE Strategic Objective SO1, Also Policy SPT1 – delivering sustainable development page 15 Pt 2 A sustainable society where: pts i to vi
4. PROPOSAL FOR ADDITIONAL ALLOCATION OF DWELLINGS IN SUSTAINABLE VILLAGES
RE; Figure 5.8
Indicative levels of new housing in sustainable villages; total allocation of 950 new homes across those 52 villages could be increased by 50%, with a particular focus on the 39 villages able to accommodate around 10 dwellings each and would be more likely to trigger their generally identified need for affordable housing

DISCUSSION/reference

1. NEED ACURACY FOR THE SITES PERMITTED, DEVELOPED OR ALLOCATED DURING THE PLAN PERIOD
i.e. need to understand the cumulative impact on the area. These should be listed in the JLP and under their correct parish.

The full list of new sites in Dartington from 2014 are as follows:

Site	use	employment area	housing	comment
Beacon Park	Employment	11,300sq.m	0	
Dartington Hall (H.Barton)	Mixed use	0	20 homes (JLP)	
Foxhole	Mixed use	0	130 homes (JLP)	
Brimhay Bungalows	Housing	0	12 homes (planning granted 2017)	
Broom Park	Housing	0	80 homes (JLP)	
Higher Tweed Mill	Mixed use	500 sq.m	30 homes (currently being built)	
Sawmills Field West	Housing	0	40 homes (JLP)	
Woodlands Yard	Employment	5,500 sq.m	0 (JLP)	
Sawmills Field East (Origins)	Housing		65 homes -completed, <u>not in JLP</u>	
Webbers Yard 14/0281/15/RM	Employment	3,766	part completed, <u>not in JLP</u>	
Land at Ashburton Rd (Meadowside)	Housing	1,200sq.m	50 homes completed, listed as Totnes	
Transition Homes	Housing		27 homes (PI permission granted -listed Totnes	
Dartington Lane	Housing		40 homes (Dpd site - 45 listed in Totnes)	
		22,266 sq.m	494 new homes	

The new sites in Totnes (excluding those in Dartington as listed above) are as follows:

Site:	use:	employment area:	housing:	comment:
KEVICCs	housing		130 homes(Dpd site)	
Land at Baltic Wharf (ph1)	housing		93 homes – Dpd part completed <u>90 in JLP</u>	
Land at Baltic Wharf	mixed	3,300sq.m	100 homes –under construction	
Atmos	mixed		99 – Community Rt to build - <u>62 in JLP</u>	
Riverside (Camomile Lawn)	mixed	3,200sq.m	106 homes – Dpd part completed <u>0 in JLP</u>	

Dartington Lane	Housing	5 in Totnes (DpD - see ref. 40 in Dartington)
Follaton Oak	Housing	60 – completed 2017– exception not in JLP
Great Court Farm	Housing	75 (P. permission granted – in Berry Pomeroy)

6,500 sq.m
668 new homes
Total = 28,766sq m empl space + 1,162 new homes in T & D

2. THIS WILL LEAD TO EXCESSIVE GROWTH IN TOTNES & DARTINGTON

Re my submission 25.4.17

Population. According to ONS statistics¹ the JLP combined area population growth is projected to rise from 399,914 in 2014 to 434,852.74 (quoted in the JLP as 434,900) by 2034. This gives an average growth rate of 8.7% across the JLP. However the extrapolated breakdown (by myself) of the ONS data is as follows:

LPA Area	2014 population	2034 projected population	increase in population	% increase	JLP area	JLP housing
South Hams	84,108	90,610	6,502.36	7.7%	40%	} (TTV=19,000)
West Devon	54,260	61,558.92	7,298.92	11.34%	55%	}
Plymouth	261,914	282,683.46	21,137.46	8.08%	4%	7,700
					Total	26,700

Of this:

668 new homes in Totnes = 3.5% of 19,000 TTV new homes

494 new homes in Dartington = 2.6% of the 19,000 TTV

Totnes & Dartington total = 1,162 new homes = 6.1% of the 19,000 TTV

= unbalanced and therefore unsound development

Amounts to UNSOUND growth of

3653 (2011) + 668 (new + JLP sites) = 4,321 houses = 18.2% increase in houses in Totnes

749 (2011) + 494 (new + JLP sites) = 1,243 houses = 66% increase in houses in Dartington

combined T&D = 4,402 (2011) + 1,162 (new + JLP sites) = 5,564 = 26% increase in housing in T&D

PROPOSAL: STRIKE OUT 2 PROPOSED SITES OF BROOM PARK AND SAWMILLS FIELD WEST AND THEIR ALLOCATION OF 120 HOUSES FROM THE DARTINGTON PARISH SITES

As previously pointed out The Dartington Neighbourhood Plan is unlikely to be approved at referendum if sites identified as Broom Park and Sawmills Field West remain with the JLP. It is proposed that both these sites are struck out and the allocation for sites within Dartington Parish reduced by 120 houses

3. THIS GIVES A STRONG CASE FOR ORGANIC GROWTH ie as per my submission 8.1.18– SUPPORTING RURAL VILLAGES:

RE Strategic Objective SO1 – delivering the spatial strategy. P13/4

Page 14, point pt 6: Minimises development in sensitive locations where high quality natural environments could be harmed, and positively protects, conserves, enhances and celebrates the Plan Area's high quality natural and historic environments

Also Policy SPT1 – delivering sustainable development page 15 Pt 2 A sustainable society where: pts i to vi

RE: Policy TTV30 Empowering local residents to create strong and sustainable communities Page 224

4. PROPOSAL FOR ADDITIONAL ALLOCATION OF DWELLINGS IN SUSTAINABLE VILLAGES

RE; Figure 5.8

Indicative levels of new housing in sustainable villages; total allocation of 950 new homes across those 52 villages could be increased by 50%, with a particular focus on the 39 villages able to accommodate around 10 dwellings each and would be more likely to trigger their generally identified need for affordable housing

REF:
 Numbers of households and population of parishes in South Hams based on 2011 statistics (from DCC and other sources)
http://www.devonics.info/sites/default/files/documents/Population%20estimates%20report%202008_0.pdf

Parish	Households	% of SH	Population	% of SHDC
Ashprington	184	0.43%	431	
Aveton Gifford	368		856	
Berry Pomeroy	459	1.07%	1017	
Bickleigh	1602		3960	
Bigbury	223		500	
Blackawton	301		739	
Brixton	783		1715	
Buckland Tout-Saints	98		173	
Charleton	294		504	
Chivelstone	217		280	
Churchstow	209		465	
Cornwood	483		1119	
Cornworthy	174	0.41%	342	
Dartington	749 (799 in 2013)	1.75% (1.86 '13)	1753	2.11%
Dartmouth	2635		5605	
Dean Prior	95	0.22%	201	
Diptford	217	0.51%	521	
Dittisham	293		434	
East Allington	363		727	
East Portlemouth	162 (housing type)		162	
Ermington	332		824	
Frogmore & Sherford	260 (housing type)		440	
Halwell & Moreleigh	215 (housing type)	0.50%	446	
Harberton	627	1.46%	1303	
Harford? No SHDC/census data	30 (No data – guesstimate)		77 (Wikipedia)	
Holbeton	265 (census)		619 (census)	
Holne	139		293	
Ivybridge	4859		11851	
Kingsbridge	2727 (tenure)		5887	
Kingston	172(tenure)		387	
Kingswear	827(tenure)		1217	
Littlehempston	97(tenure)	0.23%	226	
Loddiswell	484		921	
Marlborough	465		971	
Marldon	972 (housing type)	2.27%	2,123	
Modbury	745		1677	
Newton & Noss	853 (tenure)		1814	
North Huish	198 (H type)	0.46%	393	
Rattery	231 (H type)	0.54%	458	
Ringmore	152 (h type)		208	
Salcombe	1925 (h type)		1909	
Shaugh Prior	349		763	
Slapton	284 (h type)		434	
South Brent	1,299 (h type)	3.03%	2,822	
South Huish	223		473	
South Milton	175		385	
South Pool	71 (tenure)		143	
Sparkwell	553		1202	
Staverton	325	0.76%	805	
Stoke Fleming	577 (h type)		1019	
Stoke Gabriel	618 (h type)	1.44%	1,254	
Stokenham	1,150 (h type)		1,895	
Strete	294 (h type)		474	
Thurlestone	685 (h type)		863	
Totnes	3,563	8.32%	7,456	8.97%
Ugborough	754 (tenure)		1884	
Wembury	1439 (h type)		2740	
West Alvington	293 (h type)		536	
West Buckfastleigh	123 (h type)		301	
Woodleigh	91 (h type)		171	
Yealmpton	951 (h type)		2047	
TOTALS	40,301	(42,843 in 2013)	82,216	(83,100 2011 census)