

February 2013

South Hams

Monitoring Report

Covering the period April 2011 to March 2012



South Hams
District Council

Contact Details

Strategic Planning

Email: strategic.planning@swdevon.gov.uk

Tel: 01803 861234

February 2013

Produced by the Strategic Planning Team

South Hams District Council

Follaton House

Plymouth Road

Totnes

Devon

TQ9 5NE

© South Hams District Council

Contents

1. Introduction
 - a. Purpose of the Report
 - b. Progress of Local Development Documents
 - c. Profile of the Area
2. Homes
 - a. Completions and Commitments
 - b. Housing Trajectory
 - c. Housing Land Supply
 - d. Affordable Housing
 - e. Mix of Housing
3. Economy
 - a. Development of Employment Land
 - b. Employment Land by Type
 - c. Farm Diversification and Re-Use of Rural Buildings
4. Community Life
 - a. Proximity of New Housing to Local Facilities
 - b. Retail, Office and Leisure Development
5. Environment
 - a. Designated Areas
 - b. Renewable Energy

1. Introduction

a. Purpose of the Report

The role of this monitoring report is to provide useful facts and figures about the progress and management of development in South Hams during the monitoring period April 2011 to March 2012. Information is provided about the population, economy, housing and environment of the local area.

The report outlines the main issues affecting South Hams in relation to the Council's four corporate priorities:

- Homes
- Economy
- Community Life
- Environment.

This report covers the area of South Hams which is not within the Dartmoor National Park.

b. Progress and Implementation of Local Development Documents

The following Local Development Documents have been adopted:

LDF Document	Adoption	LDS target met
Core Strategy	December 2006	✓
Sherford New Community Area Action Plan	August 2007	✓
Affordable Housing DPD	September 2008	✓
Open Space, Sport and Recreation SPD	June 2006	✓
Affordable Housing SPD	September 2008	✓
Planning Obligations SPD	December 2008	✓
Development Policies DPD	July 2010	✓
Dartmouth Site Allocations DPD	March 2011	✓
Ivybridge Site Allocations DPD	March 2011	✓
Kingsbridge Site Allocations DPD	March 2011	✓
Totnes Site Allocations DPD	March 2011	✓
Rural Areas Site Allocations DPD	March 2011	✓
Statement of Community Involvement	April 2012	✓

Table 1: South Hams Adopted Local Development Documents

We are currently at a very early stage of preparing a new Local Plan which will contain policies for how future development is managed in the district.

c. Profile of the Area

South Hams district covers an area of 342 square miles (886 sq km). Located between Torbay and Plymouth, and overlapping Dartmoor National Park to the north, it is the most southerly part of Devon. 'A' class roads link the main settlements to the A38, Torbay and Plymouth. The rural parts of the district are accessed by an extensive network of minor roads. Many areas remain isolated.



Picture 1: Map of the South Hams and Major Transport Routes

Population

The South Hams has a population of around 83,140 (ONS 2011 Census). The population is expected to increase to 90,800 by 2023 and 96,700 by 2033 (ONS 2008).

Employment

A report prepared for Devon County Council in May 2011 (*“Assembling the evidence base for the Devon Local Economic Assessment”^[1]*) has presented baseline economic projections for Devon and its districts. The report suggests that overall, GVA growth (*i.e. the value of goods and services produced in the area*) in Devon is projected to be slower than the South West over 2015-20, but will pick up to match the South West average rate over 2015-20. In terms of individual districts, the report projects the fastest growth in GVA over 2010-20 to be in Mid Devon and South Hams, despite recent growth (2005-2010) in the districts being estimated to have been poor. Employment growth over 2010-20 is also projected to be fastest in Mid Devon and South Hams.

[1] Assembling the evidence base for the Devon Local Economic Assessment: Baseline economic projections for Devon & its districts. A Final Report to Devon County Council May 2011

There is a well balanced economy with a diverse base of very small to medium sized enterprises; the larger businesses tend to locate near Plymouth or the A38. The retail offering of the market towns of Totnes, Dartmouth, Ivybridge and Kingsbridge, as well as Modbury and Salcombe, differ in character but are all based around small, independent shops.

Unemployment in the district remains low compared to the national picture, despite increases during the recession, with around 1.6% claiming Job Seekers Allowance in this monitoring period.

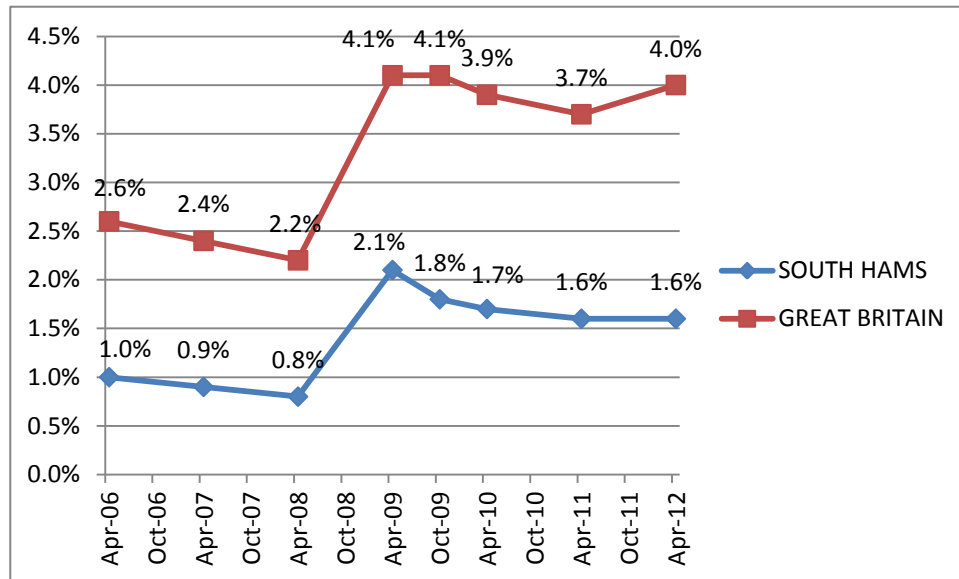


Figure 1: % Job Seekers Allowance Claimants

House Price Comparison

National Housing Federation 'Home Truths 2011' report states that the average house price in the South Hams in 2010 was £323,360, nearly 17 times the average salary. With mortgage lenders generally only prepared to lend between three and five times a buyer's income, despite the downturn in house prices during this monitoring period, even dual income households continue to struggle to finance a home.

The high proportion of second home ownership in the district (averaging 10% and up to 50% in some parishes) is a major contributor to the problem of housing affordability; both by wealthy purchasers from elsewhere raising the market price of houses and reducing the number available to local people.

2. Homes

a) Completions and Commitments

Housing Completions

Between 1st April 2001 and 31st March 2012, approximately 2420 dwellings were completed across South Hams (excluding the area covered by the DNP). The annual completions since 2001/02 are shown below.

Year	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12
Total	229	172	317	297	235	222	144	232	217	145	210

Table 2: Housing Completions 2001- 2012

Large Sites

The following table shows the status of current large sites (10 dwellings or more) in South Hams:

Site	Total Number of New Dwellings	Number outstanding/incomplete	Number completed during 2011/12	Status	Allocated in Local Plan?
Dart Marina, Sandquay, Dartmouth	46	26	20	Part completed	No
Former Lord Nelson Public House Site, Dartmouth	10	5	0	Part completed	No
Collingwood Road, Dartmouth	45	0	0	Full planning permission	Yes part of D2
Dartmouth Pottery, Warfleet, Dartmouth	17	6	0	Part completed	No
Culverdale 1&2, Totnes	27	25	2	Part completed	No
Harbertonford Mills, Woodland Road	14	7	0	Part completed	Yes – RA16
Dundridge House, Harberton	12	6	0	Part completed	No
Field no.0507, Avonwick	33	33	0	Full planning permission	Yes – RA9

Site	Total Number of New Dwellings	Number outstanding/incomplete	Number completed during 2011/12	Status	Allocated in Local Plan?
Staverton Bridge Mill, Staverton	16	13	3	Part completed	No
Rowes Farm, Aish Road, Stoke Gabriel	43	40	3	Full planning permission	Yes – RA23
Erme Mews, Park St, Ivybridge	10	5	5	Part completed	No
Bowdens Field, Western Road, Ivybridge	46	17	0	Part completed	No
East of Brownston St, Modbury	49	22	0	Part completed	No
Dark Lake Farm, Roborough,	27	27	0	Outline planning permission	No
Staddiscombe Road, Plymstock,	161	11	4	Part completed	No
Bottle Park, Lee Mill	65	26	39	Part completed	No
Coach House Inn, Wrangaton	12	4	8	Part completed	No
1-12 and 14 Salcombe Heights Close	13	13	0	Part completed	No
Helmets Field, Chillington,	40	15	25	Part completed	Yes – RA5
Charnwood Allotment Gdns, Malborough,	17	0	17	Completed	No
Thurlestone Sands House, South Milton	13	13	0	Part completed	No
The Mead, Thurlestone	26	16	0	Part completed	No
Salcombe Harbour Hotel, Cliff Road, Salcombe	14	14	0	Part completed	No

There is a resolution to grant outline permission, for a New Community at Sherford (up to 5500 houses), subject to and upon completion of the s106 obligation.

Development on Previously Developed Land

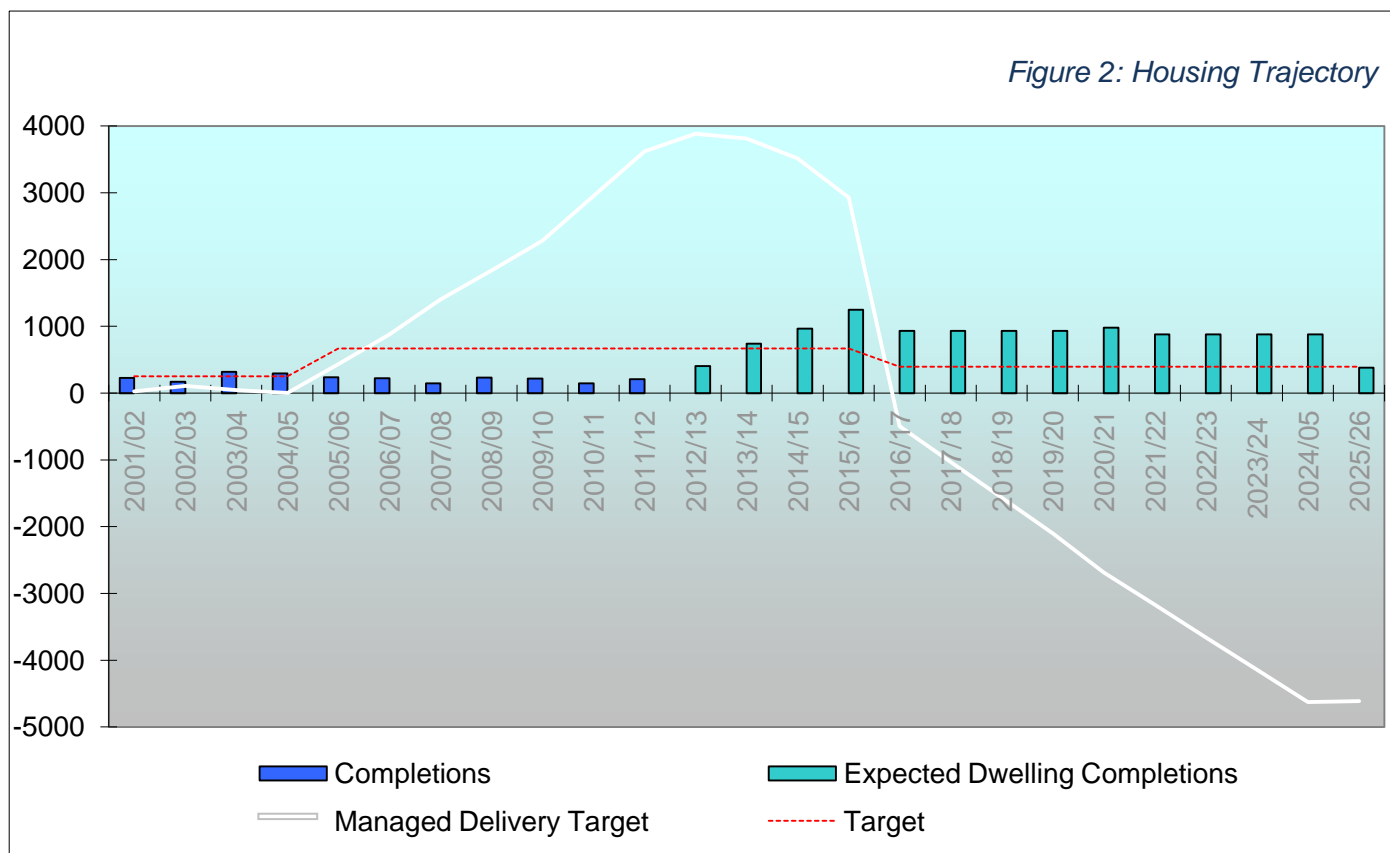
The table below shows the average annual proportion of dwellings built on previously developed land in the South Hams since 2005 to be 54%.

Year	05/06	06/07	07/08	08/09	09/10	10/11	11/12
Total No. of Gross completed units	257	177	161	251	239	162	224
% of units completed on PDL(<i>i.e.</i> excluding Greenfield sites & barn conversions)	49%	69%	57%	44%	58%	46%	53%

Table 3: percentage homes delivered on brownfield land

b. Housing Trajectory

The housing trajectory (Figure 2) illustrates the amount of housing that is expected to be delivered by 2026. The target average annual completion rate that will be required to deliver the strategic housing requirement in the South Hams is shown by the dashed line.



c. Housing Land Supply

The adoption of the Site Allocations DPDs was a significant step towards ensuring sufficient potential housing supply, particularly for those parts of the district outside the Plymouth Urban Fringe (PUF). These will provide a supply of sites to deliver the Core Strategy requirements up to 2016 and beyond for those areas outside the Plymouth urban fringe.

The Council considers that for the towns and villages of South Hams the truest picture of housing land supply is gained by excluding Sherford and the PUF. In those parts of the district adjoining Plymouth the proposed development is primarily aimed at meeting the needs of the city that cannot be accommodated within its boundary.

The district housing supply is demonstrated in the table below. This is based on a realistic assessment of available housing land taking into account:

- The strategic housing requirement of the Devon Structure Plan plus the Core Strategy up lift figure (of 750 dwellings)
- An additional year of the average housing requirement which has been added to give a 5 year figure
- The sites proposed in the Site Allocation DPDs
- The application of 5% buffer to the strategic housing requirement in line with the NPPF
- A 10% lapse rate on sites with outstanding planning permission
- Phasing strategies
- Sites confirmed as available, suitable and achievable
- Current economic circumstances
- A district wide windfall allowance of 200 dwellings p.a

Housing land supply in relation to:	Including Sherford & PUF	Excluding Sherford & PUF
Devon Structure Plan (2001-2016)	2.4 years	4.5 years
Including windfall allowance	3.1 years	6.3 years

Table 4: Housing Land Supply 2012/13 – 2016/17

The Council will be preparing a housing position statement in 2013 which will provide the latest figures on the housing land supply and will reflect the provisions and requirements of the National Planning Policy Framework.

d. Affordable Housing

During 2011/12 there were 53 new affordable homes completed.

Housing Tenure	06/07	07/08	08/09	09/10	10/11	11/12
Social	12	26	25	29	25	30
Shared Ownership	8	28	-	21	6	20
Low Cost / Intermediate Rent	-	5	27	10	25	3

Table 5: Affordable Dwelling Completions 2006/07 – 2011/12

e. Mix of Housing by Type

During 2011/12 a range of dwelling sizes were provided across the district. The proportions differ from the previous two years and reflect commencements at larger sites that include affordable and social housing. This mix of dwelling sizes provides an increase in the proportion of housing for young families.

% of Dwellings by Number of Bedrooms (2011/12)

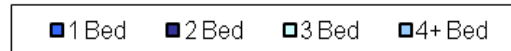
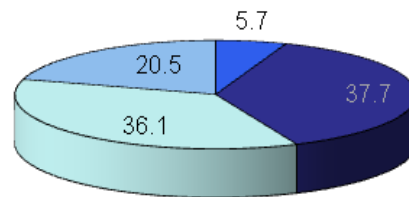


Figure 4: percentage dwellings by number of bedrooms 2011/12

3. Economy

a. Development of Employment Land

A total of 14 permissions were granted for employment use during 2011/12 totalling 7.57 hectares of land and 13,090m² of floor space.

As of 31st March 2012, over 120 hectares (including 28 hectares in the Site Allocation DPDs) remained committed for employment development. The district's most significant site is at Langage, with nearly 55 hectares of employment land, including 33.5 hectares at the Energy Park.

b. Employment Land by Type

In this monitoring period, permission was granted for the following types of employment use:

Use Class	B1	B1a	B1b	B1c	B2	B1a/ B8	B1a/ B2	B2/ B8	B1/B2 /B8	B1(b/c) & B8	Total
No. of Applications	3	2	1	1	2	1	1	1	1	1	14
Area (ha)	0.18	0.56	0.02	0.07	0.42	0.06	0.04	0.34	1.26	4.62	7.57
Floor space (m ²)	330	1,467	72	398	609	692	231	405	76	8,810	13,090

Table 6: Employment Land by Type 2011-2012

c. Farm Diversification and Re-Use of Rural Buildings

Government guidance advises that an efficient and flexible agricultural industry should be maintained and this includes supporting environmentally acceptable rural diversification. Rural Diversification is intended to strike a balance between diversification and the need to protect the district's environment. The table below shows the proportion of diversification applications:

Proposed Use:	2007/08	2008/09	2009/10	2010/11	2011/12
Dwelling / Accommodation	21	27	15	17	19
Holiday Accommodation	0	6	7	2	4
Employment / Income	8	4	5	4	2
Food and Drink	0	0	0	0	1
Storage	2	2	2	0	2
Tourism, Leisure or Retail	2	4	5	2	1
Education	0	0	0	1	0
Equestrian	0	0	0	1	0
Forestry	0	0	0	0	3
Total Non-residential	12	16	19	10	13
Total:	33	43	34	27	32
Percentage non-residential	36%	37%	56%	37%	41%

4. Community Life

a. Proximity of New Housing to Local Facilities

Government policy promotes public transport to reduce the need to travel by private car. However, in a rural area such as the South Hams access for the majority involves dependence on the private car since so few locations are served well by public transport.

The following table shows the proportion of all new developments which have been delivered within 30 minutes public transport time of key local facilities.

GP	Hospital	Primary	Secondary	Employment	Retail	All
88%	86%	90%	86%	87%	92%	86%

Table 8: Percentage of 2011/12 New Residential Development within 30 Minutes Public Transport Time of Services

b. Retail, Office and Leisure Development

Town Centre Uses

Council policy focuses development to towns and local centres as the most sustainable locations for such growth, in line with national policy.

In this monitoring period there were no commercial development completions in the district.

Table 9 shows the amount of new retail, office and leisure development that has occurred in the district since 2005.

Use Class	Area Centre		Rural Settlement	
	No.	%	No.	%
A1	6	67	3	33
A2 / B1a*	9	60	6	40
D2/sui generis**	5	56	4	44

* not part of a B1/2/8 development but may be part of a B1a,b,c development.

** sui generis leisure type development only

Table 9: New Retail, Office and Leisure Development 2005-2012

5. Environment

a. Designated Sites and Areas

Heritage and the Built Environment

The archaeological or historical heritage of the district contributes to the distinctive character and quality of the local towns and villages. However, this resource is finite, irreplaceable and vulnerable to the threat of change. The LDF policy framework provides vital protection and monitoring the number of historic features will record its effectiveness. The recent numbers of listed buildings, ancient monuments and conservation areas are set out in Table 10 below and show that the historic environment in the South Hams continues to be protected.

Historic Features	Number of Features							
	<i>(NB: These figures include that part of South Hams district within Dartmoor National Park).</i>							
	2005	2006	2007	2008	2009	2010	2011	2012
Listed Buildings	3,463	3,467	3,469	3464	3462	3464	3464	3464
Scheduled Monuments	411	411	411	414	414	414	414	414
Conservation Areas	52	52	52	46	46	46	46	46
Historic Parks and Gardens	7	8	8	8	8	8	8	8

Table 10: Protected Historic Features in the South Hams

Wildlife Areas and Landscape Designations

The South Hams areas (outside Dartmoor National Park) designated for their nature conservation importance are shown in Table 11.

Importance	Site Designation	Number of sites	2009 (ha)	2010 (ha)	2011 (ha)
European	Special Protection Areas (SPA)	1	133	133	133
	Special Areas of Conservation (SAC)	4	6,267	6,267	6,267
National	National Nature Reserves (NNR)	1	221	221	221
	Sites of Special Scientific Interest (SSSI)	23	7,705*	7,705*	7,705*
	Marine Conservation Zone (MCZ) (Candidate Special Area of Conservation)	-	-	-	-

Regional / local	County Wildlife Sites (CWS)	256	6,285	6,285	6,285
	County Geological Sites (CGS)	40	-	-	-
Others	Local Nature Reserves (LNR)	1	412	412	412
	Non-Statutory Nature Reserves (NSNR)	2	-	-	-

Table 11: Number of designated sites within the South Hams

Natural England periodically monitors the area and condition of the 23 SSSIs designated for their national ecological or geological importance. Of these, few of the South Hams sites appear to have worsened in condition and where sites did decline after their last survey they are now recovering. Only three units at three SSSIs (Erme Estuary, Pridhamsleigh Caves and Wembury) have seen a reduction in condition to 'unfavourable / declining.' There are no losses or changes in trend to habitat or species in the South Hams recorded on the Biodiversity Action Reporting System (BARS) website for this monitoring year. The Biodiversity Records Centre holds data on County Wildlife Sites but cannot give data on changes to these between particular dates as required.

b. Renewable Energy

2011/2012 was an exceptional year for the deployment of renewable electricity projects in the south west of England. Installed capacity more than doubled, from 218 MW to 525 MW by April 2012.

The RegenSW report: Renewable Energy Progress Report: South West 2012 Annual Survey shows significant and continued growth in this sector in the South Hams. 1,679 new solar pv projects has contributed over 10MW of renewable electricity generation across the district whilst new heat pump and solar thermal schemes provide four fifths of the additional 3.19MW of renewable thermal energy generation.

There has been an increase in the number of community energy projects under consideration in the South West such as Totnes Renewable Energy Society considering pursuing large scale wind projects. Langage Farm in Devon has opened a £3.4 million Anaerobic Digester (AD) facility that will turn food waste into energy and provides a food waste collection service to businesses in Plymouth and the surrounding areas to feed the AD facility. The renewable energy will not only power the dairy products' production, but also export surplus energy to the National Grid. In its first five years, the Langage AD facility expects to produce 20,000 MWh of energy saving, the equivalent of 2,000 tonnes of CO₂ per annum.

In June 2012 South Hams District Council granted full planning approval for a 15.4 hectare solar power scheme near South Brent, the 8MW scheme is the largest solar project in the UK to date, supplying enough electricity to power around 2,500 homes.

South Hams District Council is committed to acknowledging the full diversity of our communities and to promoting equality of opportunity for everyone.

This document can be made available in large print, Braille, tape format or in any other language on request.

For further information please contact:

South Hams District Council

Email: strategic.planning@swdevon.gov.uk

Tel: 01803 861234

