



**South Hams
District Council**

December 2011

South Hams Local Development Framework



Annual Monitoring Report
Covering the period April 2010 to March 2011

**LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT 2011**

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Introduction

1. Monitoring, evaluation and review is important to evidence based policy making, ensure that development plans remain relevant and respond to changing priorities. Until 2011 local planning authorities were required to review progress made against their Local Development Scheme (LDS) and the success or failure of planning policies against key indicators, through an Annual Monitoring Report (AMR). Guidance on local plan monitoring was withdrawn on 30 March 2011 in anticipation of the Localism Act removing the requirement to produce an AMR; however the duty to monitor remains. This AMR covers the period 1 April 2010 to 31 March 2011 and the document itself is transitional between an AMR and future monitoring practices.
2. The AMR clearly links to the main themes of the South Hams Sustainable Community Strategy, developed by the South Hams Strategic Partnership. In July 2011 the SCS was replaced through the adoption of the Connect Strategy and its associated Delivery Plans which will be linked to future planning monitoring.

Key Contextual Characteristics of the South Hams

3. South Hams district covers an area of 342 square miles (886 sq km). Located between the urban Unitary Authority areas of 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; however the rural parts of the district, accessed by an extensive network of minor roads, remain isolated.

Map of the South Hams and Major Transport Routes:



4. The South Hams has a population of around 83,500 people and 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, South Brent and Salcombe, differ in character but are all based around small, independent shops. The arrival of a number of national retailers on the district's High Streets has gone some way to counter increased local shop closures resulting from the levelling off in retailing since 2006.
5. The South Hams Economy Report 2009 shows that the district's economy suffered during the national recession of 2008/2009 and that GVA effectively remained flat since 2007. The manufacturing sector continued to perform poorly and output in construction has declined sharply. Fortunately other sectors have resisted decline, such as retail and wholesale and hotels and catering. Business services have performed well while strong growth in the public sector continued to be a redeeming feature.
6. Total employment declined slightly to 2009, returning to 2003 levels. The South Hams' gross value added (GVA) per head (£16,812) remained static and remains very sensitive to factors such as the proportions of retired people, female workers, part time workers and the number of workers travelling into or out of the area to work. Furthermore, some forms of income, such as pensions and social security benefits, are not included in the calculation of GVA. For areas like the South Hams, with low average incomes and a high proportion of elderly, and people receiving benefits, the gap between local and national figures is reduced when these income sources are taken into account.

The annual survey of hours and earnings revealed that for full time workers in the South Hams average earnings in 2010 remained just 79% of the England average¹ at £25,641 per annum. This declined drastically to 70% (£23,659) in 2011.

Compared to England, the South Hams has a significantly higher proportion of female employees (45%), part-time employees (33%), and self-employed people (22%); each of these groups is likely to hold down income levels.

Table 1: South Hams Working Age Economic Activity Rate 2010

	South Hams (%)	England (%)
Economic activity rate - working age	79.5	76.5
% of working age who are self employed	15.4	9.3
Economic activity rate females - working age	77.6	70.0

Source: Nomis

7. Years of decline in land-based industry with strong tourism and retail sectors in the district have further suppressed average incomes; one third of the South Hams workforce is employed in these two sectors and the fishing industry. Continuation of the accelerated growth of the tourism sector since 2002 may reduce the effect of strong growth in construction, business services, education and health has on improving earnings.

¹ Annual Survey of Hours and Earnings (ASHE) 2007

8. The economic activity rate of the working age population remains around 80%. The population as a whole is getting older – 18% being retired in the 2001 Census. Unemployment in the district remains low compared to nationally, despite increases during the recession to average 4.0% in this AMR period.
9. 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 AMR period, even dual income households continue to struggle to finance a home.

Implementation of the Local Development Scheme

10. This section reviews the progress of the South Hams LDF, in the monitoring period April 2010 – March 2011, against its targets and milestones set out in the LDS. A revision to the LDS was approved in June 2010 and has been used to assess progress because it reflects the recent work programme of preparing five Site Allocation Development Plan Documents (SA DPDs). By March 2011 the Council had adopted the following documents.

Table 2: South Hams Adopted LDF Documents

L,DF Document	Adoption	LDS target met
Statement of Community Involvement (SCI)	June 2006	✓
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	✓

11. Due to the critical levels of need for housing and employment, during this monitoring period LDF work focussed on the five site allocation DPDs which were adopted in February 2011.
12. Progress on meeting the requirements of the Core Strategy within the Plymouth Urban Fringe are being considered in partnership with Plymouth City Council and Devon County Council. An Issues and Options consultation was held from February to April 2011.

Progress against LDF Policies and Objectives, National Core Indicators and Local Indicators

13. The second requirement of AMRs is to monitor policy implementation – analysing outputs, effects, and indicators as a measure of planning policy effectiveness and progress towards objectives. Such assessment is complex and it may be some time before policies have tangible effects that can be measured.
14. The LDF shares common targets with other strategies, including the Sustainable Community Strategy, Housing Strategy and Prosperity Strategy. The aim is to integrate monitoring and report on common targets and indicators, including joint monitoring of the Sherford new community with Plymouth City Council.

The Format for Measuring Progress Against Key Indicators

15. The AMR is structured to follow the Core Strategy, South Hams Sustainable Community Strategy and Council priorities. It contains five key themes:
 - Housing
 - Economy
 - Transport
 - Accessibility
 - Environment.
16. Under each theme are a series of Core Strategy strategic objectives followed by a series of indicators and targets linked to the relevant LDF policies. These will measure policy effectiveness. The indicators and targets were originally set out in the monitoring frameworks of the Core Strategy, Development Policies DPD and Affordable Housing DPD (see Appendix 2). The monitoring framework for the Sherford New Community Area Action Plan and Site Allocation DPDs will be included in annual monitoring once developments commence on site.

National Core Output Indicators

17. The Parliamentary Under-Secretary of State wrote to authorities on 30 March 2011 announcing withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. The main purpose of these indicators is to measure the implementation and effectiveness of planning policies. These indicators are presented, where data is available, in the main body of this AMR

Saved Policies

18. The list of Local Plan policies saved until they are replaced by new LDF policies is set out at Appendix 3. The policies of the Devon Structure Plan have also been saved and details are available on Devon County Council's website.

Key Theme 1: Housing

LDF Core Strategy Strategic Objectives

- SO1:** Ensure that the current and future housing needs of the community are met
- SO2:** Provide affordable housing to meet local needs
- SO3:** Secure high quality, locally distinctive, sustainable housing developments
- SO4:** Promote mixed use, mixed type, mixed tenure schemes
- SO5:** Provide for housing at the highest densities suitable for the site
- SO6:** Develop a high quality, sustainable new community at Sherford, including the provision of 4,000 dwellings.

Overview

19. The Core Strategy requires that 6,000 new dwellings be provided in the South Hams for the period 2005-2016. The South Hams part of the Plymouth Principal Urban Area (PUA) is to accommodate 4,500 of these – with at least 4,000 in a new community at Sherford. Outside of the PUA 1,500 new dwellings are required. Sites for these will be identified through the Site Allocation (SA) DPDs and will provide a significant proportion of affordable housing to meet local needs.

Completions and Commitments

20. Completion rates have fluctuated over the current Structure Plan period (2001-2016). The lowest number in 2007/08 followed a declining trend is considered to have been due principally to the limited supply of allocated sites combined with the house building industry's initially slow engagement with the district's affordable housing targets. The higher figures in subsequent years resulted from completions on two large sites that had been in the planning process for some years. The adopted Site Allocations DPDs aim to address the decline in housing completions.

Table H1: South Hams Dwelling Completions² 2001-2011

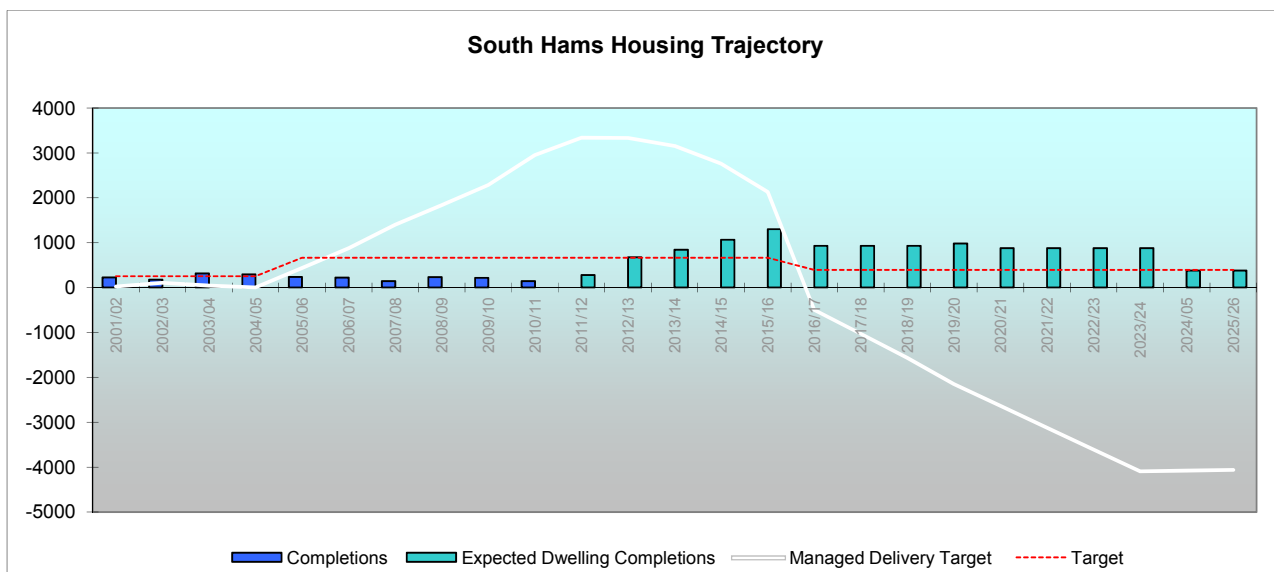
<i>Year</i>	<i>01/ 02</i>	<i>02/ 03</i>	<i>03/ 04</i>	<i>04/ 05</i>	<i>05/ 06</i>	<i>06/ 07</i>	<i>07/ 08</i>	<i>08/ 09</i>	<i>09/ 10</i>	<i>10/ 11</i>	<i>Total 01-11</i>
Total	229	172	317	297	235	222	144	232	217	145	2,284

² The figures since 04/05 do not include completed properties yet to be issued with completion certificates, following an Audit requirement.

Review of Housing Indicators

Policy CS2	Housing Provision	
Indicator H1	Housing Trajectory and Housing Supply	Indicator type: National ✓ Local ✓ Contextual ✗
Target	Meet the housing trajectory and deliver at least 8,350 new homes 2001 - 2016.	

21. The housing trajectory (Graph 1) illustrates the amount of housing that is expected to be delivered. The target average annual completion rate that will be required to deliver the strategic housing requirement in the South Hams (plan), is shown by a dashed line.
22. The Expected Dwelling Completions represent the net additional dwellings expected to come forward each year and include a windfall allowance of 200 dpa and the allocated sites forecast to be delivered in that year. Windfall trends and dwelling completions anticipated following the adoption of Site Allocation DPDs and the Sherford New Community AAP are also included. (See Appendix 5.)
23. The Managed Delivery Target (**manage**) is the cumulative annual requirement minus cumulative completions to date and represents the number of additional completions required to meet the strategic target for that year. The cumulative difference between completions and allocations (**monitor**) is shown in the data table to accompany the housing trajectory graph.
24. Build rates during this period will be at their highest when development at Sherford and proposals in the SA DPDs are under way – from 2012/13 and 2011/12 respectively.



Housing Supply

25. 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 fringe. These will provide a supply of sites to deliver the Core Strategy requirements up to 2016 and beyond.
26. The Council considers that for South Hams district's towns and villages the truest picture of housing land supply is gained by excluding Sherford and the Plymouth fringe. In those parts of the district proposed development is primarily aimed at meeting the needs of the city that cannot be accommodated within its boundary. The housing supply situation for scenarios that include or exclude these areas is set out below and Appendix 5 provides further details.

Table H2: Housing Land Supply in relation to strategic plan requirements and the SA DPDs

Housing land supply in relation to:	Including Sherford & PUF	Excluding Sherford & PUF
Devon Structure Plan (2001-2016)	3.6 years	7.3 years
Including windfall allowance beyond the first 10 years	4.4 years	10.1 years

27. Windfall figures are included in the final row of the table (in line with guidance in PPS3) as this comprises a significant proportion of all development in South Hams.
28. A five year district housing supply is therefore indicated, when the requirements for Sherford and the Plymouth urban fringe are excluded and almost achieved if they are included along with windfalls. Over the longer term the district has a more than adequate housing supply with the SA DPDs providing a significant proportion of it.

Policy CS5	Previously Developed Land	
Indicator H2	Percentage of new and converted dwellings built on Previously Developed Land	Indicator type: National ✓ Local ✓ Contextual ✗
Target	Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings.	

29. National Indicator 170 (NI 170) monitors planning policy effectiveness through the percentage of homes built on previously developed land (PDL). In addition to the definition of PDL set out in PPS3: Housing, in this AMR PDL will also exclude development on private residential gardens as set out in the amended PPS3, published in June 2010. Though the national target is for 60% of new homes to be built on PDL or through conversions of existing buildings, the Core Strategy target is 50% as opportunities to develop on PDL are low in South Hams.

Table H3: Gross Dwelling Completions on Previously Developed Land (PDL)

Year:	2000/ 01	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10*	2010/ 11
Total No. of Gross completed units	-	-	-	-	-	257	177	161	251	239	162
% of units completed on PDL (i.e. excluding Greenfield sites & barn conversions)	59%	59%	45%	72%	58%	49%	69%	57%	44%	58%	46%

30. Table H3 shows the average annual proportion of dwellings built on PDL in the South Hams since 2000 to be 56%. This is high for a rural area and has occurred in part because few greenfield sites remained undeveloped from the 1996 adopted Local Plan. Such high rates are unlikely to continue after 2011 due to the greenfield sites proposed in the adopted Site Allocation DPDs.

Policy CS2	Housing Provision (Clause. 2)	
Indicator H3	Housing Densities – Percentage of new dwellings completed at: - less than 30 dwellings per hectare (dph) - between 30 and 50 dph - above 50 dph	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Record trends	

31. The Core Strategy encourages development at the highest density compatible with the site, in line with guidance, to avoid inefficient use of land. The coalition Government has removed minimum housing density requirements. The impact of this change and the value of this indicator and target will be considered in future AMRs.
32. Table H4 shows no clear pattern of proportion of dwellings by density; however, it is possible that the reduction in number of completions in larger developments might have contributed to the increase in proportion of dwellings built at higher densities as sub-divisions and intensification contribute a greater proportion of the total. Once the SA DPDs are developed a greater proportion of higher densities will be achievable.

Table H4: Proportion of Development Built at Specified Densities 2005/06 to 2010/11

Monitoring Year	less than 30 dwellings per hectare (%)	30-50 dwellings per hectare (%)	over 50 dwellings per hectare (%)
2005/06	19.4	73.5	7.1
2006/07	24.3	16.4	59.3
2007/08	55.7	15.3	29.0
2008/09	24.6	62.9	12.5
2009/10	37.9	46.6	15.5
2010/11	50.4	24.1	25.5

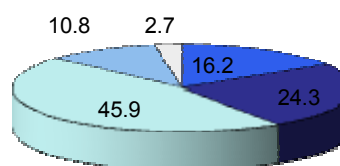
Source: SHDC Development Management records

Policy CS		
Indicator H4	Mix of housing completed by house size	Indicator type: National ✗ Local ✓ Contextual ✓
Target	Record trends	

33. During 2010/11 a range of dwelling sizes were provided across the district. The proportions differ from the previous two years due to the lack of a major development such as at Staddiscombe. This mix of dwelling sizes provides a smaller proportion of housing for young families. Numbers of dwellings provided and cost remain barriers to accessibility.

Chart 2: Completions by Dwelling size

% of Dwellings by Number of Bedrooms (2010/11)



■ 1 Bed ■ 2 Bed □ 3 Bed □ 4 Bed □ >4 Bed

Policy CS6	Affordable Housing	
Policy AH1	Affordable Housing Provision	
Policy AH2	Allocated Sites	
Policy AH3	Unallocated Sites	
Policy AH5	Rural Exception Sites	
Indicator H5	<p>Supply of affordable housing by:</p> <ol style="list-style-type: none"> Location: <ul style="list-style-type: none"> • Plymouth Urban Fringe • Area and Local Centres • Rural Areas On-site/off-site financial contributions Delivery mechanism: <ul style="list-style-type: none"> • Allocation • Windfall • Exception Site 	Indicator type: National ✓ Local ✓ Contextual ✓

Targets	<p>1. Deliver 50% of all new dwellings as affordable homes.</p> <p>1. Allocated Sites with affordable housing target as follows:</p> <ul style="list-style-type: none"> • Plymouth Urban Fringe – 50% • Area and Local Centres – 55% • Rural Areas – 60% <p>2. Contributions from windfall sites as follows:</p> <ul style="list-style-type: none"> • Capacity for 2 to 5 dwellings 20% (off site) • Capacity for 6 to 14 dwellings 35% (on site) • Capacity for 15 or more dwellings 50% (on site) <p>3. All exception sites to deliver 100% affordable housing</p>
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Overview of Affordable Housing

34. The National Housing Federation ‘Home Truths 2011’ report states that the average house price in the South Hams in 2010 was £323,360, up nearly £40,000 from £283,420 on the previous year. ‘Home Truths’ estimates that the gross annual household income required for a mortgage (of 75% at 3.5 x income) is therefore £69,270. This is significantly higher than anywhere else in the South West, apart from the Isles of Scilly and the Cotswolds, giving a house price to income ratio of 16.7.
35. The high proportion of second home ownership in the district (averaging 10% and up to 50%) 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.
36. The number of households housed in temporary accommodation had been reduced to 23 by 31st March 2011. Meanwhile registrations for social housing in the South Hams through Devon Homechoice, consistently grew reaching 1,958; of these 952 were assessed as adequately housed (band E). During 2010/11 South Hams prevented 230 households from becoming homeless.
37. Table H5 sets out the change in dwelling stock for the monitoring year.

Table H5: Change in Dwelling Stock for the Period 1 April 2010 to 31 March 2011

	Opening Stock	Closing Stock
Total Number:	42,289	42,469
Private sector housing	37,824	37,959
Registered Social Landlords’ housing	4,441	4,497
Local authority housing	24	13
Source: HSSA Return		

Supply of Affordable Housing by Location, Financial Contribution and Delivery Mechanism

38. On-site and off-site financial contributions for 2009-10 are shown in Table H6. Policies in the Affordable Housing DPD enable more contributions to be secured and the allocation of sites through the LDF will facilitate increased spend on affordable housing.

Table H6: Levels of financial gain secured through Section 106 agreements for the provision of affordable housing

Year 2010/11:	Level of contribution (£)
Contributions held at start of year	£115,291
Contributions received	£87,124
Contributions spent	£0
Balance Remaining	£202,415
Source: SHDC Affordable Housing	

39. During 2010/11 there were 56 new affordable dwellings completed – 39% of total residential completions. Affordable dwelling completions are anticipated to total 77 in 2011/12 and 151 to 200 in 2011/12.

Table H7: Affordable Housing Schemes and Contributions 2010/11

Site	Mechanism	Total Dwellings	Total Affordable Dwellings (On-Site)	Financial Contribution ³ Off-Site	Notes
Plymouth Urban Fringe					
Woolwell		1	1	-	Mortgage Rescue
Area Centres					
Derby Road	windfall	3	3	-	
Ivybridge		1	1	-	Mortgage Rescue
16 Cross Parks, Dartmouth	windfall	1	1	-	
District Wide					
South Hams		11	11	-	Temp accom' sold as affordable housing
Rural Areas					
Bakers Piece	windfall	6	6	-	
Yealmpton		1	1	-	Mortgage Rescue
DNPA Area					
2 Wellington Square, South Brent	windfall	[1]	[1]	-	DNPA LPA area
Total:		24	24		
Source: SHDC Affordable Housing Team					

Policy AH4	Mix, Size, Type and Tenure	
Indicator H6	Mix of housing completed by tenure	Indicator type: National ✓ Local ✓ Contextual ✓
Target	Deliver a strategic target of 50% social rented and 50% intermediate across the district (excluding Sherford new community).	

40. The private rental and social housing sectors are small – together accounting for 10% of the total housing stock. Therefore, it is important that new developments provide a range of tenures balance the housing market.
41. During 2010/11 completed mixed tenure schemes 25 social dwellings for rent, 6 shared ownership and 25 intermediate rent homes. Once the site allocations start to be delivered delivery of intermediate (shared ownership) properties across the district will increase.

Table H8: South Hams Housing Tenure Completions 2005 to 2011

Housing Tenure	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Social	82	12	26	25	29	25
Shared Ownership	51	8	28	-	21	6
Low Cost / Intermediate Rent	-	-	5	27	10	25

Source: SHDC Affordable Housing

LDF Policy CS11	Climate Change	
Indicator H7	Percentage of development and buildings meeting 'excellent' or 'very good' BREEAM and Level 3 or above of the Code for Sustainable Homes standards ⁴	Indicator type: National ✗ Local ✓ Contextual ✗
Target	100% of developments and buildings meeting 'excellent' or 'very good' BREEAM and Level 3 or above of the Code for Sustainable Homes standards.	

42. Developments to BREEAM or Code for Sustainable Homes standards are not currently recorded for all developments within the district. However, affordable homes are designed to Code for Sustainable Homes level 4 as a funding requirement of the Homes and Communities Agency.
43. Code for Sustainable Homes certificates issued for the South Hams in 2010/11 are reported as: 26 at the design stage and 6 at the post completion stage by the department for Communities and Local Government (www.communities.gov.uk/housing/housingresearch/housingstatistics).

⁴ Please note that although the Core Strategy monitoring framework refers to the Ecohome standard this has now been superseded by the introduction of the Code for Sustainable Homes.

Policy DP10	Gypsies and Travellers	
Indicator H8	Net Additional Pitches (Gypsy and Traveller)	Indicator type: National ✓ Local ✗ Contextual ✗
Target	N/A	

44. This indicator was introduced in 2008 for reporting from 2009. There were no new pitches in 2009/10 and just one in 2010/11. However, the Council continues to work with landowners, representatives of the Gypsy and Traveller community, Devon County Council and other local authorities to allocate new Gypsy and Traveller pitches in the South Hams.

LDF Policy CS7	Design	
Indicator H9	Housing Quality – Building for Life Assessments Design	Indicator type: National ✓ Local ✗ Contextual ✗
Target	A Master Plan / Development Brief to be prepared for each allocated site and approved by the Council.	

45. The CABE Building for Life (BFL) criteria is a government endorsed assessment benchmark. This indicator, and target for Core Strategy policy CS7, set out in the monitoring framework for the production of master plans and development briefs will be assessed once allocated sites begin the development process.
46. Only sites of at least ten new dwellings should be monitored, including phases of larger developments; this only applies to 25 developments in the South Hams – 6 of which had completions in 2010/11, totalling 119 dwellings. Planning permissions granted before the BFL requirement will not have this as a condition.

Summary of Housing Policies, Objectives, Indicators and Targets

47. The Council continues to make progress towards achieving the strategic housing objectives set out in the LDF Core Strategy. The SA DPDs aim to ensure that adequate housing provision is in place for the next five years and the medium to longer term.
48. The Council has adopted planning policies, including an Affordable Housing DPD and site allocation DPDs to tackle the severe affordable housing shortage. The Council makes use of other approaches to help deliver affordable housing, including exception sites, the village housing initiative and Community Land Trusts.
49. The proportion of affordable housing delivered is below the 50% target in the Core Strategy. However, this is largely due to the current economic crisis and the lack of grants available. It is anticipated that there will be an increase in the rate of affordable housing delivery through the allocated sites in the SA DPDs.

50. Whilst the principle of concentration of development at sub-regional and urban centres is supported through the policy emphasis on development on previously developed land (PDL), the Council's strategic policy framework must allow for some growth in market towns and rural areas to meet local needs - particularly for affordable homes. The diminishing supply of PDL sites could have a detrimental effect on the percentage of dwellings delivered on PDL and there is likely to be a subsequent increase in the amount of greenfield development.
51. Through the policies contained in the LDF, high quality design for individual buildings and the layout of new development will be promoted.

Key Theme 2: Economy

LDF Core Strategy Strategic Objectives

- SO7:** Regenerate the district's towns, villages and their hinterlands, using previously developed land and existing buildings where appropriate;
- SO8:** Provide for business growth and development, supporting indigenous growth, growth sectors, and providing year round sustainable, well-paid employment;
- SO9:** Secure high quality, locally distinctive, sustainable economic development including tourism;
- SO10:** Improve the district's economic infrastructure;
- SO11:** Maintain and develop a prosperous countryside, encouraging sustainable development including rural regeneration and diversification; and
- SO12:** Support the economic and urban regeneration of the Plymouth Principal Urban Area through sustainable development, including strategic employment development adjoining the urban area.

Overview of Employment Land Provision

- 52. A top Council priority is to 'create the conditions for the growth and maintenance of quality economic activity'. The overall employment objective of the LDF Core Strategy is to sustain the local economy and attract new employment opportunities.
- 53. The greatest demand for employment land has been along the A38 – the Lee Mill and Langage employment estates being examples of this. Employment provision within the district's towns has commonly been in the form of the smaller business units. Recent development of employment land has been modest.
- 54. The SA DPDs provide for approximately 16 hectares of employment land by 2016 and 12 hectares beyond (details are provided at Appendix 4). The Sherford AAP provides the following economic land use mix:
 - a. retail and associated service uses of about 16,800m² (180,000ft²) (gross)
 - b. commercial and employment uses of about 67,000m² (720,000ft²) (gross).

Review of Economic Indicators

Policy CS3	Employment Land Provision	
Indicator E1	1. Amount of land developed for employment by type	Indicator type: National ✓ Local ✓ Contextual ✗
Indicator E2	2. Amount of land developed for employment by type on allocated sites	
Indicator E3	3. Employment development on Previously Developed Land	
Indicator E4	4. Employment land supply by type	
Target	1-4. Deliver 62 hectares of employment land on allocated sites during 2001 - 2016 (to be recorded by Use Class) comprising 42 ha within the PUA and 20 ha outside the PUA.	

Amount of Land Developed For Employment by Type

55. During this AMR period (2010/11) 0.17 hectares of employment land has been developed in the district, bringing the total developed since 2001 to 10.27 hectares. In this monitoring period it has provided 4,791 square metres (gross) of floor space. Appendix 6 provides the details of each completed site. This data does not include mezzanine developments because planning permission, which is monitored, is not required for internal developments.

Table E1: Floor Space Developed 2010/11

Use Class	Floor Space Developed	
	Gross	Net*
B2	496 m ²	477 m ²
B1/B2	2,025 m ²	1,949 m ²
B1 / B2 / B8	2,270 m ²	2,185 m ²
Source: SHDC Employment Land Survey		

* i.e. gross area minus 3.75%

56. In 2010/11 there were 14 approved planning applications for employment generating uses, five of which were for change of use, totalling 2.26 hectares of land and 5,442 m² of floor space - the details of which are shown in Table E2.

Table E2: Planning Applications for Employment Uses 2010 to 2011

Use Class	B1a	B1b	B1c	B2	B8	B1a / B8	Total
No. of Applic's	5	1	3	3	1	1	14
Area (h.a.)	0.92	0.02	0.55	0.58	0.029	0.16	2.26
Floor space (m²)	539	72	2,179	1,994.5	297	360	5,442
Source: SHDC Planning Applications							

There have also been losses of 913 m² of B1a/B8 (one site) and 1,058m² of B1a (three sites) – largely through change of use class.

Amount of Land Developed For Employment by Type on Allocated Sites

57. At March 2011 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, where nearly 55 hectares of employment land remains available and undeveloped, including 33.5 hectares where an Energy Park of employment units is planned.
58. In this monitoring period no employment land was developed on allocated sites - see Appendix 6. Appendix 7 provides a list of the commitments at March 2011.

Employment development on Previously Developed Land

59. In line with National planning policy Development Plan policies require an efficient use or re-use of existing resources - including previously developed land (PDL). The predominantly rural South Hams has a small resource of PDL with the potential to accommodate new development. Despite this, during 2010/11 all completions in the district were on PDL. This amounted to 0.17 hectares or 4,791 square metres (gross) of completed floor space.

Employment Land Supply by Type

60. In the AMR period, most enquiries were for a specific location with greatest interest centred on either Totnes and district or the A38 corridor; less specific enquiries tended to focus on the area centres. A further small tranche of enquiries were open-minded about the location but based upon general suitability for a particular type of activity. Sites being brought forward through the LDF are listed in Appendix 4.

DP14	Protection of Employment Land	
Indicator E5	Losses of employment land by type	Indicator type: National ✘ Local ✓ Contextual ✘
Target	No net loss of employment land	

61. In the South Hams employment land is scarce and in demand from a range of competing uses, particularly residential. Data on the loss of employment land to other uses within the South Hams has been obtained from analysis of completions. Completions data for the period April 2010 to March 2011 shows no applications involving a loss of B1, B2 or B8 premises. There have also been three approved planning applications for change of use from B1a use class (1,060m²) in this period; further developments will be reported in subsequent AMRs.

Policy CS13		Rural Diversification	
Indicator E6	Number of farm diversification schemes / increase in number of employment based planning permissions granted outside Area Centres	Indicator type: National ✗ Local ✓ Contextual ✗	
Target	10% increase per annum.		

62. Government guidance advises that an efficient and flexible agricultural industry should be maintained and this includes supporting environmentally acceptable rural diversification. Core Strategy Strategic Objective 11 and Policy CS13: Rural Diversification are intended to strike a balance between diversification and the need to protect the district's environment. However, the Council considers that diversification should relate primarily to business and employment development, rather than residential.
63. For the period April 2010 to March 2011 there were 27 applications relating to agriculture or barns; table E4 shows that the proportion of non-housing/diversification applications.

Table E4: Diversification Applications 2010/11

Proposed Use:	2006/07	2007/08	2008/09	2009/10	2010/11
Dwelling / Accommodation	25	21	27	15	17
Holiday Accommodation	9	0	6	7	2
Employment / Income	6	8	4	5	4
Food and Drink	3	0	0	0	0
Storage	1	2	2	2	0
Tourism, Leisure or Retail	2	2	4	5	2
Education	1	0	0	0	1
Equestrian	0	0	0	0	1
Total Non-residential	22	12	16	19	10
Total:	47	33	43	34	27
Percentage non-residential	47%	36%	37%	56%	37%

Source: SHDC Development Management

64. As there is a finite number of farms and smallholdings in the district (2,095 in 2007), and investment into a diversification scheme will reduce the likelihood of that business developing more diversification schemes, at least in the short term, it is possible that this indicator will show a decline punctuated by increases in investment when funding sources, become available. It is also likely that conversions of farm buildings to dwellings will remain fairly constant until the supply of suitable buildings is used up. Factors such as the profitability of farming and increased 'lifestyle farming' may affect the rate of such conversions.

Summary of Economy Policies, Objectives, Indicators and Targets

65. There have been very few allocated but undeveloped employment areas remaining for some years. The adoption of SA DPDs will bring forward new proposals for employment development, including mixed use schemes and provide new opportunities for business growth at sustainable locations close to the main centres of population and help maintain rural sustainability.

66. Diversification is increasingly important to the survival of many rural farm businesses; to achieve the delicate balance between diversification and the district's environment, priority should be given to the re-use of buildings. The Council's involvement in the Devon Renaissance funding programme has raised awareness of the potential for diversification projects in the South Hams
67. Employment land commands a low value when compared with residential land and must be protected from development into other uses. The Development Policies DPD aims to retain existing employment land and buildings wherever possible and sustainable. Such policies have meant that very little employment land has been lost to residential development; in 2010 to 2011 there was no net loss of employment land.

Key Theme 3: Transport

LDF Core Strategy Strategic Objectives

- SO13:** Develop an integrated transport system which minimizes the need to travel, optimises the choices between travel modes and reduces the impact of travel on the environment;
- SO14:** Development that generates a high number of trips must be located where it is accessible to sustainable transport;
- SO20:** promote development which will help reduce the consumption of fossil fuels and the emission of greenhouse gases.

Overview

68. 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.
69. The Council aims to foster sustainable travel through reducing unnecessary car use, improving public transport and encouraging walking and cycling. Each SA DPD contains an Infrastructure Delivery Plan which key service providers have agreed to identify specific requirements arising from new development. For contextual characteristics see Appendix 1.

Review of Transport Indicators

DP 7	Transport, Access and Parking	
Indicator T1	Compliance of non-residential developments to car parking standards	Indicator type: National ✗ Local ✓ Contextual ✗
Target	No applications to exceed the maximum car parking standards	

70. Recent government guidance advises local authorities to monitor parking provision on new developments against standards set out in the LDF. These are set out in the Development Policies document adopted in July 2010. The Council will monitor the amount of parking provision made on non-residential development completions. In 2010/11 no developments exceeded the relevant threshold areas required for this indicator.

Summary of Transport Policies, Objectives, Indicators and Targets

71. The Core Strategy allocates the majority of new development to the district's Area Centres and Local Centres. This will also help to minimize the need to travel and optimize the most sustainable travel modes. The Sherford new community AAP aims to create a community that is an exemplar of sustainable travel. The AAP includes an extensive policy relating to movement and transport and an Integrated Movement and Transport Strategy is a requirement of the planning application process.

Key Theme 4: Accessibility

LDF Core Strategy Strategic Objectives

SO15: Reduce rural isolation;

SO16: Support the role of market towns, especially the town centres, and other local centres; and

SO17: Retain existing and promote new local services, facilities and amenities.

Overview

72. The South Hams is a rural district⁵ despite lying between the urban centres of Torbay and Plymouth. The district's towns provide a range of facilities while their retail offering and identities are based upon small independent outlets. It is the facilities and services in the smaller centres and wider district that are under greatest threat. Rural isolation and access to key services are priorities of the Council and the Sustainable Community Strategy. The SA DPDs aim to reduce rural isolation through their identification of development opportunities for housing and employment whilst promoting sustainable development. For contextual characteristics see Appendix 1.

Review of Accessibility Indicators

Policy CS 1	Location of Development	
Indicator S1	Percentage of housing and employment at: 1. Area and Local Centres 2. Within Development Boundaries	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Provide: 1. 60% of new residential and 60% employment at Area and Local Centres 2. 80% of new residential and new employment development within Development Boundaries	

Housing

73. National planning policy emphasizes the importance of delivering sustainable development and highlights the importance of providing mixed use developments. The Sherford new community and the adopted Site Allocation DPDs will provide a significant increase in the level of mixed use development within the district to 2016 and beyond. The Area and Local Centres provided 52 % of residential completions in 2010/11. (See Appendix 4.) The proportion of residential development within development boundaries was 83%.

Employment

74. Of the 4,791 square metres (four sites) of employment floor space developed in this monitoring period, none were developed in Area Centres; 4,295 square metres (90% over three sites) sites were on employment estates, inside development

⁵ Countryside Rural / Urban Definition 2004

boundaries, close to suburban housing developments and served by public transport are considered to be in sustainable locations. The SA DPDs will provide a supply of employment land in sustainable locations up to 2016 and beyond.

Policy CS 1	Location of Development	
Indicator S2	Proximity of new housing to local facilities	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Monitor percentage of new housing within 30 minutes public transport time of key services and facilities	

Proximity of new housing to local facilities

75. This indicator requires the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary school and secondary school, employment and a major health centre. To achieve this bus travel times terminating near services in or near the district has been cross referenced with the larger new housing developments and certain assumptions were made:

- only regular, daily bus routes were used
- people would walk up to 2 km to reach a bus route
- only people within 30 minutes travel time of Torbay or Derriford Hospitals would have acceptable access to Accident and Emergency services by public transport.

The proportion of completed dwellings on regular daily bus routes was 90%.

Table 16: Percentage of 2010/11 New Residential Development within 30 Minutes Public Transport Time of Services

Percentage of new residential development within 30 minutes public transport time of:						
GP	Hospital	Primary	Secondary	Employment	Retail	All
87	87	90.5	87	87	91	87

Policy CS1, CS12	Location of Development, Tourism	
Indicator S3	1. New retail, office and leisure development 2. New retail and office development in town centres 3. Percentage of new retail, office and leisure development within settlements	Indicator type: National ✓ Local ✓ Contextual ✗
Target	1, 2. Provide 90% of new retail, office, leisure and entertainment development at Town Centre Zones. 3. 90% (by Use Class) in Town Centre Zones.	

Percentage of new retail, office, leisure and entertainment development within town centres

76. Current planning policy in the district aims to secure the continued viability and vitality of the town centres to sustainably meet the needs of the community. Core Output Indicator BD4(a) reports on total floor space for town centre uses in town centres but as these are not defined in DPDs it has not been reported. The redevelopment of town centre sites leading to no net gain, the recent economic downturn and rural diversification developments, using of broadband technology competing with town centre office locations are factors affecting the growth of the districts town centres.

New retail and office development in town centres

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

78. In this AMR period only one commercial development in the town of Dartmouth, another in a rural village as well as one leisure development in Ivybridge and another in a rural village, comprise the total relevant completions. The very small number of developments, the multi-use designation and small scale of some developments limits the usefulness of this data.

Table 17: New retail, office and leisure development within settlements 2005 to 2011

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

Source: SHDC completions data

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

** sui generis leisure type development only

DP 9	Local Facilities	
Indicator S4	Loss of existing local services and facilities	Indicator type: National ✗ Local ✓ Contextual ✓
Target	No net loss of existing services and facilities	

79. About two thirds of the South Hams population lives outside the district's four main towns where most settlements have a very limited range of community facilities. Policies in the LDF seek to protect facilities such as village shops and post offices. Such rural provision is often under threat from reduced economic viability. No completions for loss of village shops or other services or facilities through change of use occurred in this AMR period. No information was received by the Council on losses to public services for the period.

Policy CS8	Infrastructure Provision	
Indicator S5	1. Supply of new infrastructure 2. Proximity of new housing to local facilities	Indicator type: National ✗ Local ✓ Contextual ✗
Target	1. All new infrastructure required to be delivered in conjunction with the development of allocated sites, to be secured through Section 106 Agreements. 2. Provide 60% of new residential and 60% of new employment development at Area and Local Centres.	

Supply of new infrastructure

80. The term 'infrastructure' covers a range of services and facilities including roads, footpaths, cycle paths, water provision and treatment, sewerage, flood prevention and drainage, waste disposal, electricity, gas, ICT, telecommunications, schools, healthcare, public transport, community buildings, places of worship and associated facilities, sport and recreation facilities and open spaces. Each SA DPD has an infrastructure delivery programme in which requirements to 2016 and beyond are identified. This indicator will be developed in future AMRs, following the completion of allocated sites.

Summary of Accessibility Policies, Objectives, Indicators and Targets

81. The adopted SA DPDs will allow progress towards meeting the strategic objectives for accessible services to be made and reported. The LDF aims to reduce rural isolation by the retention of existing, and promotion of new, services and facilities in market towns and other local centres while concentrating residential development where services are accessible. The Council has recognized the need for a policy to protect local community shops, facilities and services that are vital to rural community life; this is being addressed in the LDF Development Policies DPD.
82. Current planning policy aims to secure the continued viability, vitality and prosperity of the town centres in the South Hams and meet the service provision needs of the community.

Key Theme 5: Environment

LDF Core Strategy Strategic Objectives

- SO18:** Conserve and enhance the quality of the district's countryside and coastal landscapes;
- SO19:** Conserve and enhance the district's geological resource and the diversity and abundance of wildlife habitats and species;
- SO20:** Conserve and enhance the historic, architectural and archaeological character and features of the district;
- SO21:** Provide for recreational use and enjoyment of the district's towns, villages, countryside and coast;
- SO22:** Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water; and
- SO23:** Promote development which will help to reduce the consumption of fossil fuels and the emission of greenhouse gases.

Overview

83. A key objective of the LDF is to balance development with the protection and enhancement of the environment, including the landscape, ecological and cultural/historic heritage. Development is strictly controlled in the countryside and usually only permitted where it meets a specific local need; it must be of high quality, locally distinctive, promote sustainable development and aim to reduce the impact on the environment. For contextual characteristics see Appendix 1.

Review of Environmental Indicators

Policy CS10	Nature Conservation	
Indicator N1	1. Change in areas and populations of biodiversity importance: change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. 2. <i>[National species indicator ended]</i>	Indicator type: National ✓ Local ✓ Contextual ✗
Target	1. No loss of designated International, National, Regional or Local sites. 2. No loss of priority habitats or species.	

84. Change in priority habitats and species remains difficult to monitor for reasons including lack of clarity in responsibility for financing and undertaking surveys and ownership and copyright of the data. Though this part of NCOI 8 has been removed by DCLG it recommends less frequent reporting as a contextual indicator in a suite of indicators. Local policy on biodiversity aims to:

- avoid development or land management practices that adversely affect priority species or habitats
- enhance, or restore, sites containing priority habitats or species
- take measures to reduce their fragmentation and isolation by creating linkages between sites where the opportunity arises.

The debate on environment monitoring remains to be resolved so the Council will undertake to measure changes in these indicators in future years in response to guidance or through consultation with conservation agencies and organizations.

Change in Designated Areas

85. The South Hams areas (outside Dartmoor National Park) designated for their nature conservation importance are shown in the Table N1.

Table N1: Number of designated sites within the South Hams

Importance	Site Designation	Acronym	2002 - 2009	2009 (ha)	2010	2010 (ha)
European	Special Protection Areas	SPA	1	133	1	133
	Special Areas of Conservation	SAC	4	6,267	4	6,267
National	National Nature Reserves	NNR	1	221	1	221
	Sites of Special Scientific Interest	SSSI	23	7,705*	23	7,705*
	Marine Conservation Zone (Candidate Special Area of Conservation)	MCZ	-	-	1	-
Regional / local	County Wildlife Sites	CWS	256	6,285	256	6,285
	County Geological Sites	CGS	40	-	45**	-
Others	Local Nature Reserves	LNR	1	412	1	412
	Non-Statutory Nature Reserves	NSNR	2	-	2	-

Source: Magic Partnership via Devon County Council

* See Natural England data at paragraph 119 – the difference reflects the Local Planning Authority area.

** www.devonrigs.org.uk/DevonRIGSSiteTable.pdf

86. Natural England periodically monitors the area and condition of the 23 SSSIs designated for their national ecological or geological importance. The sites are not surveyed annually for condition but many South Hams site have been surveyed and reported in this monitoring period; 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.

LDF Policy CS10	Nature Conservation	
Indicator N2	Achievement of Biodiversity Action Plan targets	Indicator type: National ✗ Local ✓ Contextual ✗
Target	Record trends	

87. There is no Local Biodiversity Action Plan for the South Hams. The Devon Biodiversity Partnership revised its 1998 Devon Biodiversity Action Plan (BAP) in 2005. The South Hams Prime Biodiversity Areas are the coastal areas to the east of the River Dart and bordering Torbay and those from the Yealm Estuary west to Plymouth and on the River Tamar north of Plymouth. The BAP 2005 actions update common themes that are relevant to local authorities and had ongoing or scheduled targets for 2007 or 2008; targets for habitats and species are listed in specific documents. There are no numerical or text based targets listed for the South Hams on the Biodiversity Action Plan Reporting System [BARS].

LDF Policy CS9	Landscape and Historic Environment	
Indicator N3	1. Number of features of historic and cultural interest protected	Indicator type: National ✘ Local ✓ Contextual ✘
Target	1. Complete Landscape Character Assessment by summer 2007 1. Reduction in percentage of Listed Buildings "at risk." 1. No loss of Listed Buildings, Scheduled Monuments or Historic Parks and Gardens.	

88. The archaeological or historical heritage of the district contributes to the distinctive character and quality of the local towns, 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 N2 below and show that the historic environment in the South Hams continues to be protected.

Table N2: Protected Historic Features in the South Hams

Historic Features	Number of Features							2010 Notes:
	2005	2006	2007	2008	2009	2010	2011	
Listed Buildings	3,463	3,467	3,469	3464	3462	3464	-	(Effective)
Scheduled Monuments	411	411	411	414	414	414	-	(+ 2 Pending)
Conservation Areas	52	52	52	46	46	46	-	(Effective) 1 (Eff not Reg)
Historic Parks and Gardens	7	8	8	8	8	8	-	(1 mostly in Torbay)
Sources: DCC (Pre 2008) ; SHDC, M3 Database (from 2008)								

NB: These figures include that part of South Hams district within Dartmoor National Park.

LDF Policy CS11	Climate Change	
Indicator N4	<ol style="list-style-type: none"> 1. Permissions granted contrary to advice of the Environment Agency 2. No net loss of Flood Storage Capacity 3. Percentage of development with Sustainable Drainage Systems 4. Renewable energy capacity installed by type 5. Provision of energy efficiency development 6. Major commercial developments to be accompanied by a Travel Plan. 	Indicator type: National ✓ Local ✓ Contextual ✗
Target	<ol style="list-style-type: none"> 1. No permissions granted contrary to advice 2. No permissions granted contrary to advice without due mitigation 3. Provision of SUDS 100% of sites 4. 100% of sites (at least 10% on-site energy generation) 5. 100% of developments and buildings meeting 'excellent' or 'very good' BREEAM and BRE EcoHomes standards. 6. 100% of major commercial developments to have a Travel Plan 	

Permissions granted contrary to advice of the Environment Agency

89. National planning policy (PPS 25) on Development and Flood Risk seeks to prevent:

- further development in the flood plain
- development which will lead to additional flooding problems
- development that would adversely affect water quality.

The Environment Agency (EA) will object to planning applications that have a potential impact on the water environment. A review of the data available on the Environment Agency website* showed that, in 2010/11 out of three objections only one was granted planning permission (temporary [25 year] solar farm), all three objections related to 'unsatisfactory FRA / FCA (surface water)'. Please note that EA data does not take into account those objections that were waived on appeal.

*(www.environment-agency.gov.uk/research/planning/124084.aspx)

Percentage of development with Sustainable Drainage Systems

90. Sustainable Drainage systems (SUDs) promote the filtration and evaporation of water and the break down of pollutants close to the source as an alternative to drainage through pipes directly to a water course. They will help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding. This indicator monitors the sustainable management of water at development sites. Table N3 shows the provision of sustainable drainage systems at sites with five or more dwellings with completions during 2010/11. SUDs are unlikely to be required on brownfield sites unless they are significantly adding to the rain water run-off; in contrast new green field developments will require a sustainable drainage system.

Table N3: SUDs at Housing Sites (5+Dwellings) & Employment Sites 2010/11

2010/11 Development:	Total Dwelling Capacity	Drainage Scheme		Completions in AMR Period	Drainage Scheme	
		SUDs	Existing		SUDs	Existing
Greenfield Housing	34	100%	0%	14	100%	0%
Brownfield Housing (incl' Barn Conversions & redevelopment)	66	0%	100%	34	0%	100%
Employment Land Sites	-	-	-	2	0%	100%*

Source: SHDC Planning Applications

* Includes mezzanine developments

Renewable energy capacity installed by type

91. Out of the seven county areas in the south west, Devon had by far the greatest number of renewable electricity projects installed in 2010/11, including:
- the largest renewable electricity project installed in Devon – a 200 kW hydro turbine owned by South West Water
 - the largest new renewable heat installation in Devon – the 400 kW biomass boiler installed at KEVICC.

With the help of the Transition Town Totnes Transition Streets project, South Hams is the district with the largest number of new installations and highest new capacity added, with 118 projects contributing 0.51 MW.

Some renewable energy schemes, including photovoltaic (solar PV), can be installed under permitted development rights without the need for planning permission; it is therefore difficult to monitor their implementation.

Table N4: New Renewable Energy Capacity in the South Hams

South Hams	Renewable electricity		Renewable heat	
	Projects	(MW)	Projects	(MW)
2008	32	1.00	47	1.28
2009	35	1.43	68	1.51
2010	52	1.47	104	1.87
2011	203	2.05	130	2.79

Source: http://regensw.s3.amazonaws.com/regen_2011_survey_web_0deec813256ce4c.pdf

Provision of energy efficiency development

92. An LDF Core Strategy strategic objective is to achieve sustainable development. An example of this is renewable energy consideration for the planned development at the Sherford New Community. Energy efficient development is considered in the Adopted Core Strategy and the Development Policies DPD. Methods for monitoring

provision of energy efficient development will be developed as these policies begin to have an effect on new developments in the district.

Summary of Environment Policies, Objectives, Indicators and Targets

93. Evidence and data suggest that available planning policies have been successful at conserving the quality of the districts landscapes, biodiversity, historic and archaeological features. There is limited evidence to show that existing policies enable enhancement of landscape features - the aim of most of the strategic objectives.

Conclusion and Priorities

94. Monitoring is essential to ensure the effectiveness of LDF policies and proposals.
95. The Council has made good progress in advancing its LDF and has met the majority of the targets in its LDS The preparation of the Core Strategy, Development Policies DPD, Affordable Housing DPD and SA DPDs are key to delivering the Council's priorities and themes of the Sustainable Community Strategy. The SA DPDs ensure a supply of sites for housing, employment and community facilities over the next couple of decades at the most sustainable locations that are supported by robust and credible evidence. The Council is also looking at innovative methods to bring forward housing delivery to meet pressing local affordable housing need.

Future Priorities

96. Future priorities will be focused on the changes to the planning system such as the Localism Act, National Planning Policy Framework and Community Infrastructure Levy. Monitoring the delivery of allocated sites in the SA DPD will continue over the next few years.
97. Progress on meeting the requirements of the Core Strategy within the Plymouth Urban Fringe are being considered in partnership with Plymouth City Council and Devon County Council. An Issues and Options consultation was held from February to April 2011.

APPENDIX 1(a). Contextual Indicators

Housing Contextual Indicators (See also Key Theme 2, p.8):

- In 2011 the average house price in the district was 16.7 times the median average district salary of £19,328 *per annum*. Source: National Housing Federation
- Families with children represent 41% of households.
- 47% of homelessness in the district results from the ending of assured short hold tenancies. Others include relationship and family breakdown, rent arrears and mortgage repossessions. Source: SHDC, Homelessness Review & Strategy 2003
- The Housing Advice Team successfully prevented homelessness with 217 interventions in 2009/2010. The focus on prevention has reduced homeless applications and the use of temporary accommodations. Source: SHDC, Housing Advice
- 10% of South Hams dwellings receive a 10% Council Tax discount – broadly representing second homes; in some parishes this is over 40% of dwellings and in one it is over 50%. Source: SHDC, Revenues & Benefits
- 20 South Hams Super Output Areas (SOAs) are in the UK's 20% most deprived for 'Barriers to Housing and Services' and 3 SOAs are in the UK's 2% most deprived for 'Barriers to Housing and Services'. Source: Indices of Deprivation 2007

Economy Contextual Indicators (see also p.3 and Key Theme 2, p.18):

- National Rate of Growth of Output = 5.6% South Hams = 6.3 % pa Source: South Hams Economy 1998 – 2008
- 55% of South Hams businesses aspire to moderate or rapid growth; 48.4% have recently invested in improvements to premises or plan to do so within 12 months; 46% consider access to quality premises a constraint or significant constraint to business Source: Devon Renaissance Business Survey 2006
- 77% of South Hams businesses are sole traders or employ less than 10 workers.
- Over £210m per year is brought into the district through tourism.
- An estimated 64% of South Hams workers are employed either directly or indirectly in tourism related service sectors. Source: Economic Impact Study of Tourism in the South West 2003
- 'Offices', 'light industrial' sites and 'land' generate the most business enquiries in the district while 'General industrial' sites (B2), 'studios, laboratories, high-tech' (B1) generate a lower level of interest overall. Source: SHDC Workspace Demand Assessment 2005
- Employment Premises in 2009: retail 570, office 615, factories 525, warehouses 335. Source: www.neighbourhood.statistics.gov.uk (S Hams / Physical Environment)

Accessible Services Contextual Indicators:

- 20 South Hams Super Output Areas (SOA's) in the UK's 20% most deprived for 'Barriers to Housing and Services' and 3 SOA's in the UK's 2% most deprived for 'Barriers to Housing and Services'.

Source: Indices of Deprivation 2007

- The 2001 Census showed 85% of the districts households have at least one car.
- Petrol (fuel) costs more in rural petrol stations (often independent small businesses).
- Public Open Space:
 - 9 council owned gardens
 - over 90 children's playgrounds
 - 9 outdoor sports facilities

Environment Contextual Indicators:

- 1/5th of the district is within Dartmoor National Park (under the DNPA planning authority).
- South Devon Area of Outstanding Natural Beauty covers 130 square miles (345 sq. km) including the entire coastline of the South Hams, the Dart estuary almost to Totnes and the Avon Valley as far inland as Avonwick.
- For other designations see table N1.
- South Hams Image:
 - 78% of visitors in 2003 said that the quality of the environment was a key reason for their visit
- Area of: domestic gardens – 1,583 h.a.; green space – 83,263 h.a.

Source: South Hams Visitor Survey 2003

Source: www.neighbourhood.statistics.gov.uk

APPENDIX 1(b).
GOSW Recommended Contextual Indicators

Theme	Indicator	Data
Population	Population size estimates Age structure	83,500 [ONS Mid Year est' 2009] <15 = 16.7%) 15-29 = 14.4%) March 30-44 = 16.5%) 2008 45-64(♂) & 45-59(♀) = 26.5%) >65 (♂)& >60(♀) = 25.9%)
	Population density	0.92 persons/ha (Census 2001)
Dwellings & Households	Total No. of Households	34,810 (Census); 41,792 Council Tax data (2007)
	Av. Household size Household composition Total No. of dwellings Household tenure	2.3 persons (79,818* / 34,810) [2001] * <i>people in households</i> Median Av = 1 family, no others 42,365 Council Tax data (2010) 75% owned-occupied / mortgage) 0.8% shared ownership) ONS - 2001 11% LA/RSL) Neighbourhood 13% rented other) Statistics-2001
Crime	Crime Rate	38.3 per:1000 (Home Office) (2008/09) 2,583 notifiable offences (2008/09); 2,940 (2007/08): 2,583 (2008/09) ONS <i>Post 1998 Data not found</i>
	% of residents who feel safe/v.safe: a) after dark b) during the day	
Health & Well-being	Deprivation	No. SOAs in top 20% UK [2007]
	Life expectancy Health: long term limiting illness	M:79yrs F:83yrs [2006 to 2008] 18.7% [2001 Census]
Economy	Gross Value Added £ per head	£16,812; 79.5%UK [S Hams Economy 2008]
	Unemployment Rate Average earnings	2.0% 2009/10 £478 full time per week [2009]
Transport & Commuting Patterns	Commuting (mode)	5.8% home, 0.7% train, 2.2% bus, 66% car/van/m-bike/taxi 16% bike/foot/other
	Commuting (distance) Average daily traffic flows % of households within walking distance of daily bus service	Average distance = 18.9 miles <i>Data not found</i> 71.8% (within 13 minutes walk)

Theme	Indicator	Data
Education	% pupils at end Key Stage 4 with 5+ GCSE at A-C or equivalent Working age people with NVQ level 3+ as % of working age population	76.8% (South Hams, 2008/09) [ONS] 58.4% (ONS, 2007) (SW region 49.2% [ONS])
Environment	% of area protected by a designation Air quality River quality	<p>There are 73,500 h.a. of designated land but as some areas have multiple designations a % of the district cannot be calculated easily. The South Hams is 1/3 = AONB 1/5 = National Park (covered by the DNPA LDF) <u>Also:</u> 5 European designations, 23 SSSIs (30.86 square miles), 1 NNR, 296 County Wildlife or Geological sites, 3 Local or non-statutory Nature Reserves, 47 miles (75 km) of Heritage Coast (these designations can overlap).</p> <p>Combined Air Quality Indicator Pollutant Ratio (January 2006): Urban Inland Ivybridge / A38 [SOA 005f] = 0.98 Rural Coastal Start Point /Torcross [SOA 011c] = 0.68 [Source: ONS]</p> <p>Biological and Chemical river water quality is consistently excellent in Devon, with rivers scoring A or B. It is understood that no South Hams rivers have poor (or worse) chemical water quality. [Source: Environment Agency 2009]</p>

APPENDIX 2a: LDF Adopted Core Strategy Monitoring Framework

Core Strategy Policies		Strategic Objectives	Indicator	Target
Spatial Strategy:				
CS1	Location of Development	SO1, SO3, SO7, SO9, SO13, SO14, SO16, SO17, SO18	Amount of housing/employment provided, broken down by the Plymouth PUA, Area Centres, Local Centres and elsewhere in the district	Provide 60% of new residential and 60% of new employment development at Area and Local Centres.
			Amount of retail/leisure/entertainment facilities provided at Town Centre Zones	Provide 90% of new retail/leisure and entertainment development at Town Centre Zones.
		SO1, SO3, SO7, SO9, SO13, SO14, SO16, SO17, SO18	Percentage of residential and employment development within Development Boundaries	Provide 80% of new residential and 80% of new employment development within Development Boundaries.
CS2	Housing Provision	SO1, SO2, SO6, SO7, SO12, SO13, SO14, SO16, SO18, SO22	Level of housing completions	Meet the housing trajectory and deliver at least 8,350 new homes 2001 - 2016.

Core Strategy Policies		Strategic Objectives	Indicator	Target
CS3	Employment Land Provision	SO4, SO6 SO7, SO8, SO9, SO10, SO11, SO12, SO14, SO16, SO23	Supply of land developed for employment by Use Class	Deliver 62 hectares of employment land on allocated sites during 2001 - 2016 (to be recorded by Use Class) comprising 42 ha within the PUA and 20 ha outside the PUA.
CS4	Sherford New Community	SO1, SO2, SO3, SO4, SO5, SO6, SO8, SO9, SO10, SO12, SO13, SO14, SO17, SO21, SO22, SO23	Sustainable phased development	Deliver 4,000 dwellings by 2016 including 50% affordable housing with associated employment land and community and strategic transport infrastructure. (Detailed indicators and targets are set in the Sherford AAP).
Strategic Policies:				
CS5	Previously Developed Land	SO3, SO5, SO7, SO14, SO16, SO18	Percentage of housing development on previously developed land	Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings.

Core Strategy Policies		Strategic Objectives	Indicator	Target
CS6	Affordable Housing	SO1, SO2, SO3, SO4, SO6, SO7, SO9, SO15, SO16	Supply of affordable housing broken down by the Plymouth PUA, Area Centres, Local Centres and elsewhere in the district	Deliver 50% of all new dwellings as affordable homes.
CS7	Design	SO3, SO4, SO5, SO9, SO18, SO20, SO22, SO23	Production of Concept Statements/Development Briefs	A Concept Statement/Development Brief to be prepared for each allocated site and approved by the Council's Design Panel.
CS8	Infrastructure Provision	SO3, SO6, SO7, SO10, SO11, SO12, SO13, SO14, SO15, SO17, SO22, SO23	Supply of new infrastructure in phase with development	All new infrastructure required to be delivered in conjunction with the development of allocated sites, to be secured through Section 106 Agreements.
CS9	Landscape and Historic Environment	SO18, SO19, SO20, SO21, SO22, SO23	Complete Landscape Character Assessment Number of historic features that are protected	Summer 2007 Reduction in percentage of Listed Buildings "at risk." No loss of Listed Buildings, Scheduled Monuments or Historic Parks and Gardens.

Core Strategy Policies		Strategic Objectives	Indicator	Target
CS10	Nature Conservation	SO18, SO19, SO22, SO23	Number of International, National, Regional and Local sites	No loss of any designated International, National, Regional or Local sites
			Number of priority habitats and species (<i>deleted in DCLG guidance 02/2008</i>)	No loss of priority habitats or species.
CS11	Climate Change	SO11, SO13, SO14, SO18, SO19, SO22, SO23	On allocated sites and sites of 10 dwellings, 1,000 sq m or more:	
			<ul style="list-style-type: none"> Provision of energy efficient development 	100% of developments and buildings meeting 'excellent' or 'very good' BREEAM and BRE EcoHomes standards.
			<ul style="list-style-type: none"> At least 10% on-site energy generation 	100% of sites
			<ul style="list-style-type: none"> Provision of SUDS 	100% of sites
			Major commercial developments to be accompanied by a Green Travel Plan.	100% of sites
			Maintain the district's Flood Storage Capacity	No net loss of Flood Storage Capacity

Core Strategy Policies		Strategic Objectives	Indicator	Target
			Planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality.	No permissions granted contrary to advice
CS12	Tourism	SO7, SO8, SO9, SO11, SO14, SO16, SO17, SO21, SO22	Percentage of new tourism and leisure facilities provided	90% (by Use Class) in Town Centre Zones.
CS13	Rural Diversification	SO7, SO8, SO9, SO11, SO14, SO15, SO17, SO18, SO21	Increase in number of employment based planning permissions granted outside Area Centres	10% increase per annum.

Appendix 2b: Affordable Housing DPD Monitoring Framework

Affordable Housing Policies		Strategic Objectives	Indicator	Target			
AH1:	Affordable Housing Provision	SO1, SO2, SO3, SO4, SO5	<u>NI154</u> Net additional homes provided	Deliver 50% of all new dwellings as affordable homes to 2016 by:			
AH2:	Allocated Sites		<u>NI155</u> Number of Affordable Homes Delivered (Gross)	Allocating sites in DPDs with AH % dependent on their location as follows:			
AH3:	Unallocated Sites		Supply of affordable housing by scheme broken down by: 1. Location –	<ul style="list-style-type: none"> • Plymouth Urban Fringe • Area and Local Centres • Rural Areas 	<ul style="list-style-type: none"> • Plymouth Urban Fringe – 50% (250 AH units) • Area and Local Centres – 55% (605 AH units) • Rural Areas- 60% (240 AH units). 		
AH4:	Mix, Size, Type and Tenure					2. On-site/off-site financial contributions	Seeking contributions from windfall sites as follows:
AH5:	Rural Exception Sites					3. Delivery mechanism –	<ul style="list-style-type: none"> • Sites 1-5 dwellings 25% (off site) • Sites 6-14 dwellings 33% (on site) • Sites of 15 or more dwellings 50% (on site).
			<ul style="list-style-type: none"> • Allocation • Windfall • Exception Site. 	All exception sites deliver 100% AH			
			Monitoring of delivery through housing land availability, housing completions and site by site progress updates in the AMR.	Deliver a strategic target of 60% rented and 40% intermediate across the district (excluding Sherford new community).			

Note: NI = National Indicator

Appendix 2c: Development Policies Monitoring Framework

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Percentage of development within settlements	18	Provide 90% of all residential completions within development boundaries	SO1, SO2, SO3, SO4, SO5, SO6, SO11, SO12, SO14, SO15, SO16, SO17, SO18, SO19, SO20 & SO21	DP15	SHDC, Private Sector and Housing Associations
Production of Concept Statement / Development Brief for allocated sites	New Indicator	A Concept Statement / Development Brief to be prepared for each allocated site prior to planning permission being granted	SO3, SO4, SO5, SO8, SO16, SO18, SO20 & SO21	DP1	SHDC, Private Sector and Housing Associations
Percentage of development and buildings meeting 'excellent' or 'very good' BREEAM	9	100% of major developments to meet 'excellent' or 'very good' BREEAM. (Means of measurement to be developed)	SO16, SO17, SO20, SO21, SO22 & SO23	DP4	SHDC, Private Sector and Housing Associations
Percentage of houses achieving the Code for Sustainable Homes Level 3 or above	New Indicator	100% of all development to meet 'excellent' or 'very good' Code for Sustainable Homes standards.	SO16, SO17, SO20, SO21, SO22 & SO23	DP4	SHDC, Private Sector and Housing Associations
Number of replacement dwellings with an increased number of bedrooms or floorspace	New indicator	There will be no specific target. However, information will be used for monitoring purposes	SO3, SO5, SO6, SO12, SO14, SO16 & SO17	DP17	SHDC, Private Sector and Housing Associations
Renewable energy capacity installed by type	33	10% of electricity should be generated from renewable sources on site for all major developments Installed renewable energy to contribute to REvision 2010 target of 151MWe for Devon	SO10, SO16, SO17, SO20, SO21, SO22 & SO23	DP1 DP4	SHDC, Private Sector and Housing Associations

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Percentage of housing development on previously developed land monitored as 'within development boundaries' or 'outside development boundaries'	2	Outside the Plymouth PUA, 50% of new homes to be developed on previously developed land and through the conversion of existing buildings	SO3, SO5, SO6, SO12, SO14, SO16 & SO17	DP15, DP16	SHDC, Private Sector and Housing Associations
Increase in number of employment based on planning permissions granted outside Area Centres	New Indicator	10% increase per annum, (Developing a target of actual numbers)	SO6, SO7, SO8, SO9, SO10, SO12, SO13, SO14, SO15, SO16, SO18, SO19 & SO20	DP15, DP16	SHDC & Private Sector
Number of rural diversification schemes granted planning permission	20	10% increase per annum	SO6, SO7, SO8, SO9, SO10, SO12, SO13, SO15, SO16, SO18, SO19 & SO20	DP15, DP16	SHDC & Private Sector
Loss of employment land based on the number planning applications and no. of jobs	15	0% loss of employment land and no loss of jobs	SO4, SO5, SO6, SO7, SO8, SO9, SO12, SO14 & SO16	DP14	SHDC & Private Sector
New caravan, camping and chalet sites	New Indicator	100% of approved new sites to show demonstrable need	SO8, SO10, SO16, SO19, SO20 & SO22	DP12	SHDC & Private Sector
New retail, office and leisure development in town centres	22	Provision of 90% (by Use Class) of retail/leisure/entertainment facilities in Town Centre Zones (Dartmouth, Ivybridge, Kingsbridge, Modbury, Salcombe, Sherford New Community, Totnes).	SO4, SO6, SO7, SO8, SO9, SO11, SO12, SO14, SO15 & SO19	DP12	SHDC & Private Sector
Percentage of new retail, office and leisure development within settlements outside of the Town Centre Zones	27	Provision of 10% (by Use Class) of retail/leisure/entertainment facilities outside of the Town Centre Zones.	SO4, SO6, SO7, SO8, SO9, SO11, SO12, SO14, SO15 & SO19	DP12, DP15, DP16	SHDC & Private Sector
Loss of existing local services and facilities	26	No loss of existing local services and facilities	SO4, SO6, SO12, SO13, SO14, SO15 & SO19	DP9	SHDC & Private Sector

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Provision of open space, sport and recreation facilities.	New Indicator	100% of new development of 2 dwellings or more, or 1000m ² or more of retail/commercial/service development, to make on site provision or a contribution to off site provision of facilities.	SO14, SO15, SO19 & SO22	DP8	SHDC & Private Sector
Major commercial developments to be accompanied by a Green Travel Plan	New Indicator	100% of sites	SO9, SO11, SO12, SO13, SO15, SO21 & SO24	DP7	SHDC, Devon County Council, Highways Agency, Plymouth City Council and other neighbouring Authorities (if appropriate) & Private Sector
Compliance of non-residential developments to car parking standards	25	No applications to exceed the maximum car parking standards	SO9, SO11, SO12, SO13, SO14, SO15 & SO21	DP7	SHDC, Devon County Council & Private Sector
Applications submitting a Landscape Character Assessment.	New Indicator	100% of planning applications that are required to submit a Landscape Character Assessment	SO3, SO10, SO16, SO17, SO18, SO20 & SO22	DP2	SHDC, Devon County Council
Completion and application of the Coastal Zone Assessment.	New Indicator	Complete summer 2009 and target to be developed.	SO16, SO17, SO19, SO20, SO21, SO22 & SO23	DP2	SHDC, Devon County Council
Number and area of International, National, Regional and Local designated Sites.	28	No loss of designated International, National, Regional and Local Sites. (measured by area to cover any partial loss)	SO16, SO17, SO19, SO20 & SO22	DP5	SHDC, Natural England, Devon County Council & Local wildlife groups and organisations
Number of priority habitats and species		No loss of priority habitats or species			
Biodiversity Action Plan targets	29	Achievement of Biodiversity Action Plan targets	SO16, SO17, SO19, SO20 & SO22	DP5	SHDC, Natural England, Devon County Council & Local wildlife groups and organisations

Indicator	AMR Indicator No.	Target	Related Strategic Objectives	Related Policies	Responsible Agency
Applications submitting a Flood Risk Assessment	New Indicator	100% of planning applications that are required to submit a Flood Risk Assessment	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency
Maintain the District's Flood Storage Capacity	New Indicator	No net loss of Flood Storage Capacity	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private Sector
Planning permissions granted contrary to Environment Agency advice.	31	No permissions granted contrary to advice	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private Sector
Percentage of development with Sustainable Drainage Systems	32	100% of sites over 5 units or 1000m ² of retail/commercial/service development to include sustainable drainage.	SO20, SO22, SO23 & SO24	DP4	SHDC, Environment Agency, & Private Sector
Number of features of historic and cultural interest protected	30	Reduction in percentage of Listed Buildings "at risk". No loss of Listed Buildings, Conservation Areas or Historic Parks and Gardens.	SO3, SO6, SO14, SO18, SO19 & SO20	DP6	SHDC, English Heritage, & Private Sector
Number of Scheduled Monuments that are protected		No loss of Scheduled Monuments			

APPENDIX 3: List of Saved Policies

Policy No.	Name
SHDC 1	Development Boundaries
SHDC 5	Telecommunications Development
SHDC 9	Directional Signs
SHDC 10	Access Housing
SHDC 23	Shopping in Towns
SHDC 24	Amusement Centres
IP 2	Employment Development in Ivybridge
IP 5	Community facilities in Ivybridge
IP 6	Environment in Ivybridge
IP 7	Roborough
IP 8	Employment Development in Roborough
IP 9	Woolwell
IP 10	Langage
IP 11	Ermington
IP 13	Lee Moor
DP 2	Employment Development in Dartmouth
DP5	Environment in Dartmouth
DP 6	Noss
DP 7	Kingswear
DP 9	Dittisham
KP 2	Employment Development in Kingsbridge
KP 7	Employment Development in Salcombe
KP 11	Environment in Salcombe
KP 14	East Prawle
KP15	Hope Cove
KP 16	Loddiswell
KP 18	Slapton
KP 21	Stokenham
KP 22	Thurlestone
MP 2	Employment Development in Modbury
MP 5	Environment in Modbury
MP 8	Brixton
MP 11	Kingston
MP12	Newton Ferrers and Noss Mayo
MP 13	Ringmore
MP 14	Wembury
MP 15	Yealmpton
TP 2	Steamer Quay
TP 3	Employment Development in Totnes
TP 7	Environment in Totnes
TP 8	Dartington
TP 9	Ashprington
TP 13	Marldon
TP 16	Stoke Gabriel
TP 17	Woolston Green

Appendix 4:

Adopted Site Allocation DPD Housing and Employment Requirements

	Housing Proposals (dwellings)		Employment proposals (ha)	
	to 2016	2016+	to 2016	2016+
Area centres:				
Dartmouth	200	345	2	2.6
Ivybridge	100	325	5	5
Kingsbridge	200	300	1.6	1
Totnes	413*	245	4.1	0.3
Local centres:				
Modbury	50	50	0.5	0.5
Stokenham/Chillington	50	100	0.5	0.5
Salcombe	50	50	0.5	0.5
Yealmpton	50	50	1	0.5
Rural Areas:				
Aveton Gifford	-	30	-	-
Avonwick	30	-	-	-
Blackawton	10	50	-	0.5
Brixton	-	50	-	0.1
Dartington	65	30	0.5	0.5
Diptford	10	-	-	-
Ermington	35	-	0.1	-
Harbertonford	-	60	-	0.1
Holbeton	-	15	-	-
Kingswear	15	-	-	-
Loddiswell	30	30	0.1	0.1
Stoke Fleming	40	20	-	-
Stoke Gabriel	50	90	-	0.1
Thurlestone	-	40	-	-
Ugborough	-	20	-	-
Wembury	30	-	-	-
Total:	1,428	1,900	15.9	12.3

NB: some of the sites for proposals at Area Centres may be fully, or in part, within adjacent parishes.

*53 dwellings at South Gate completed.

Appendix 5: Housing Land Supply Scenarios

South Hams Five Year Housing Land Supply (June 2011)

The table below sets out the current position on housing land supply in relation to the Devon Structure Plan including the Site Allocation DPDs. It shows that including Sherford and the Plymouth Urban Fringe (PUF) the Council has a 3.6 years supply of housing land and 7.3 years supply excluding Sherford and the PUF. The data used to calculate the land supply includes:

- South Hams dwelling completions 2001-2011
- Sherford New Community revised phasing (June 2011)
- Site Allocation DPDs proposals - requirements up to 2016 and beyond
- Number of dwellings with Outline/Detailed Planning Permission and Under Construction 2010/11

Housing land supply in relation to the Devon Structure Plan **with** the SA DPDs.

		Inc. Sherford & PUF	Exc. Sherford & PUF
A	Structure Plan Strategic Requirement 2001-2016	8,350 (557 dpa)	3,850 (257 dpa)
B	Completions 2001-11	2,262	2047
C	Structure Plan balance to be provided 2011-2016	6,088	1,803
D	Annualised Structure Plan balance 2011-2016	1,218 dpa	361 dpa
E	Sherford New Community	1,200*	-
F	Site Allocation DPDs	1,538	1,538
G	Plymouth Urban Fringe	500	-
H	Sites with PP or UC (2010/11) – including non take up factor of -10%	1,155 (total 1,283)	1,112 (total 1,235)
	Housing land supply 2011-16 (E+F+G+H/D)	3.6 yrs (4,393/1,218)	7.3 yrs (2,650/361)
I	Windfall allowance 2011-2016	1,000	1,000
	Housing land supply inc windfall allowance 2011-16 (E+F+G+H+I/D)	4.4 years (5,393/1,218)	10.1 years (3,650/361)

**Based upon the phasing set out in the adopted Sherford AAP at para 8.5 but with the start of development postponed from 2007 to 2012 (detailed revised phasing set out at appendix 1).*

APPENDIX 6 South Hams Employment Land Completions 2001 to Present

* Developments on existing sites, hence no hectareage

HECTARES/ (SQUARE METRES)

PARISH	SITE	2001/06	2006/07	2007/08	2008/09	2009/10	2010/11	2001/10
Dartmouth Area								
Dartmouth	W of Townstal / Admiral Ct Ph 3 (7)	-	-	0.19 (1877)	-	-	-	0.19
Total h.a.:		0	0	0.19	-	-	-	0.19
Total sqm:		-	-	1,877	-	-	-	-
Ivybridge Area								
Sparkwell	Langage Industrial Estate	-	1.14 (4774)	0.33 (3054)	0.36 (1719)	-	-	1.83
	Hemerdon, Lobb Farm	-	-	0.24 (2419)	-	-	-	0.24
Ermington	Showman's Winter Quarters, Cadeleigh, adj Lee Mill	-	-	-	0.28 (1100)	-	-	0.28
	MCD Baileys, Lee Mill Ind. Est.	-	-	-	0 * (4,168)	-	-	0
	Felix Engineering, Lee Mill	-	-	-	-	(726)	-	0
Roborough	Adj Broadley Court	-	-	-	0 * (529)	-	-	0
Brixton	Chittleburn Business Park	-	-	-	0.19 (1905)	-	-	0.19
Ivybridge	Erme Court	-	-	0.21 (144)	-	-	-	0.21
Total h.a.:		1.43	1.14	0.78	0.83	-	-	4.18
Total sqm:		-	4,774	4,443	9,421	726	-	-
Kingsbridge Area								
Stokenham	Beesands	-	0.15 (56)	-	-	-	-	0.15
	Coleridge Lane	-	-	0.47 (4711)	-	-	-	0.47
	Red Barn, Chillington	-	-	-	0.02 (231)	-	-	0.02
Buckland-Tout-S'ts	Western Power, Torr Quarry	-	-	-	-	0.13 (305)	-	0.13
Loddiswell	Woolston Farm	-	-	-	0.33 (493)	-	-	0.33
Total h.a.:		0.72	0.15	0.47	0.35	0.13	-	1.82
Total sqm:		-	56	4,711	724	305	-	-
Modbury Area								
Modbury	Priory Farm	-	-	0.15 (1485)	-	-	-	0.15
Total h.a.:		0.50	-	0.15	-	-	-	0.65
Total sqm:		-	-	1,485	-	-	-	-
Totnes Area								
Berry Pomeroy	Tracey's Grain Store, Longcombe	-	-	0.08 (761)	-	-	-	0.08
Dartington	White Rose Farm	-	-	-	0.34 (780)	-	-	0.34
Rattery	Venton Barns, Tigley	-	-	0.014 (140)	-	-	-	0.014
Totnes	Inject Plastics Ltd, Ford Rd, Totnes Ind Est	-	-	-	0.02 (215)	-	-	0.02
	Kingfisher Print & Design	-	-	-	-	(288)	-	0
Stoke Gabriel	Russell's Barn	-	0.07 (111)	-	-	-	-	0.07
	Ramslade Touring Park	-	-	0.09 (1085)	-	-	-	0.09
Harberton	Sandwell Barns	-	0.05 (44)	-	-	-	-	0.05
Diptford	Mount Zion Mill	-	0.18 (793)	-	-	-	-	0.18
	Creber	-	-	0.31 (3127)	-	-	-	0.31
Dean Prior	Friendship Barn	-	-	0.16 (1566)	-	-	-	0.16
Halwell	Crocadon Farm	-	1.04 (2680)	-	-	-	-	1.04
Total h.a.:		0.91	1.34	0.65	0.36	-	-	3.26
Total sqm:		-	3,884	6,679	995	288	-	-
SOUTH HAMS TOTAL h.a. :		3.56	2.63	2.24	1.54	0.13	-	10.1
SOUTH HAMS TOTAL sqm:		-	8,458	19,195	11,140	1,319	-	-

APPENDIX 7: South Hams Employment Land Commitments & Completions 2010-11

PARISH	SITE (Land availability site ref number)	PLANNING PERMISSION		U/C	Local Plan	LDF	TOTAL COMMITMENTS	COMPLETED 2009-2010
		OUTLINE	DETAILED					
Adopted Core Strategy Area Centre Allocations (additional to Local Plan)								
Dartmouth	n/a	-	-	-	-	2.0	-	-
Ivybridge	n/a	-	-	-	-	5.0	-	-
Kingsbridge	n/a	-	-	-	-	5.0	-	-
Totnes	n/a	-	-	-	-	5.0	-	-
Sherford	n/a	-	-	-	-	18.0	-	-
Langage	n/a	-	-	-	-	20.0	-	-
Roborough	n/a	-	-	-	-	4.00	-	-
Local Centres	n/a	-	-	-	-	3.00	-	-
TOTAL LDF:		0.00	0.00	0.00	0.00	62.00	0.00	0.00
Site Commitments:								
Dartmouth								
Dartmouth	West of Townstal inc' Admiral Ct (7)	-	0.06	-	-	-	0.06	-
Stoke Gabriel	Broadleigh Farm (1)	-	0.23	-	-	-	0.23	-
Strete	Memorial Green	0.10	-	-	-	-	0.10	-
SUB-TOTAL :		0.10	0.29	0.00	0.00	0.00	0.39	0.00
Modbury								
SUB-TOTAL :		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kingsbridge								
Kingsbridge	Site at Lower Union Road (20)	-	-	0.11	-	-	0.11	-
Salcombe	Gould Road (6)	-	0.06	-	-	-	0.06	-
Stokenham	Stokeley Barton	-	0.01	-	-	-	0.01	-
Loddiswell	Gratton Farm	-	0.03	-	-	-	0.03	-
Buckland TS	Western Power, Torr Quarry	-	-	-	-	-	-	0.13
SUB-TOTAL :		0.00	0.43	0.11	0.00	0.00	0.21	
Totnes								
Totnes	Wills Road, Totnes Ind Est (11)	0.17	-	-	-	-	0.17	-
	St. Peter's Quay (15)	-	0.22	-	-	-	0.22	-
	Broadmarsh Park (Totnes Ind Est)	-	0.07	-	-	-	0.07	-
Dartington	Woodlands Yard, Huxhams Cross	-	0.56	-	-	-	0.56	-
	Beacon Park, Dartington, Totnes,	-	0.23	-	-	-	-	-
Halwell/Moreleigh	South of Village (1)	-	-	-	0.18	-	0.18	-
	Barkingdon Business Park	-	0.5	-	-	-	0.5	-
SUB-TOTAL :		0.17	1.58	0.11	0.18	0.00	1.70	
Ivybridge								
Ivybridge	Adjacent Sewage Works (7)	-	-	-	0.20	-	0.20	-
Bickleigh	Bickleigh Down Business Park (3)	6.03	-	-	-	-	6.03	-
	Broadley Park (1, Site h)	-	0.80	-	-	-	0.80	-
	Broadley Park (4)	-	-	-	3.84	-	3.84	-
Sparkwell	Langage	4.59	6.11	29.48	9.40	-	49.58	
	Higher Challonsleigh, Lee Mill	-	0.02	-	-	-	0.02	-
Ugborough	Bittaford Depot and Stores (7)	-	4.75	-	-	-	4.75	-
	East of Victualling Depot (9)	1.40	-	-	-	-	1.40	-
	The Woodpecker, South Brent	-	0.45	-	-	-	0.45	-
SUB-TOTAL :		12.02	12.13	29.48	13.44	0.00	67.35	
SOUTH HAMS TOTAL:		12.29	14.43	29.70	13.62	62.00	69.65	0.13

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