

South Hams Local Development Framework

Site Allocation Development Plan Documents

Options Consultation

LEAFLET 2 – THE LDF PROCESS

The full set of 9 consultation leaflets is listed at the end of this one.

1. **Leaflet 1 – “Overview”** provides a simple overview of the LDF process and the stage reached in South Hams. This leaflet aims to set out some of the detailed requirements associated with the LDF process to help the reader understand more about what is required before a plan can be adopted.
2. Yet more detail can be found on South Hams District Council’s website (www.southhams.gov.uk) or on websites such as those of the Department for Communities and Local Government or the Planning Advisory Service. However, it is not essential that any of this be read or understood in order to engage in the process.
3. The new planning system introduced by the Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce a Local Development Framework (LDF) for their area. A new system of planning at regional level was also introduced, requiring production of a Regional Spatial Strategy (RSS). As they emerge RSS’s and LDF’s are slowly replacing the former system of Structure Plans and Local Plans.
4. An LDF comprises a portfolio of documents that together set out the planning policies and proposals for an area. So far South Hams District Council has produced a number of documents which form part of the planning framework for the district. Some of these are already adopted, including:
 - the Core Strategy (December 2006) which sets out the overarching principles and broad provisions for development for the whole district
 - the Sherford Area Action Plan (August 2007) which sets out the policies and proposals for the development of the proposed new community
 - the Affordable Housing Development Plan Document (September 2008) which sets out the policies aimed at helping to provide the affordable homes needed in South Hams.
 - Supplementary Planning Documents dealing with Planning Obligations, Affordable Housing and Open Space, Sport and Recreation.

5. This is a good foundation on which to build the progression of more LDF documents. Indeed, even now only a minority of areas have an adopted Core Strategy in place. The Council believes that there is an urgent need to identify suitable sites for needed development, especially for affordable housing. This consultation is part of the process to bring forward plans which will allocate development sites to help meet future needs in all of our towns and many of our villages.

A parallel process

6. Building on the content of the Core Strategy, the aim is to produce Development Plan Documents (DPD) at the same time for each of the district's Area Centres and a DPD to deal with the Rural Areas, thus:
 - Dartmouth DPD
 - Ivybridge DPD
 - Kingsbridge DPD
 - Totnes DPD
 - Rural Areas DPD
7. Producing these five DPDs at the same time means that many of the processes of gathering evidence and involving the community can be carried out together, saving time and costs. They will in effect form a single plan. The target is to have the DPDs ready by spring 2010.
8. The DPDs will only consider site allocations. In practice this means proposing land for homes, employment, mixed uses, community uses or commercial development. They will not contain policies or proposals that deal with other planning policy matters such as changes to the development boundaries, town centre zones or environmental policy areas.

Other documents

9. There are other documents which will form part of the South Hams LDF which are being progressed separately to these site allocation DPDs. They include:
 1. Development requirements on the Plymouth fringes. This is being advanced as a joint DPD with Plymouth City Council
 2. A Development Policies DPD setting out policies required for day to day development management across the district
 3. A Gypsy and Traveller DPD to find and allocate sites needed for the Gypsy and Traveller community in the district.

DPDs such as these will be subject to future consultation.

Stages in the process

10. There are several statutory stages involved in preparing and adopting DPDs. For the site allocation DPDs, following the current stages of preparation and consultation the statutory steps to follow will be:

- Pre-submission Publication (6 weeks scheduled to start in October 2009)
- Submission to the government (scheduled for spring 2010)
- Examination by a government inspector (anticipated in autumn 2010)
- Receipt of the inspector's binding report (early 2011)
- Adoption of the plans (by spring/summer 2011)

11. This is a very challenging timetable and a great deal of work will be required in order to deliver it. Amongst the measures put in place by the Council to support the process are:

- A Strategic Infrastructure Delivery Task and Finish Group, which is a sub group of the South Hams Strategic Partnership
- A Strategic Housing Land Availability Assessment method and process, supported by a panel which includes business and community representatives
- A Sustainability Threshold Assessment method and process, supported by a panel which includes statutory consultees as well as business and community representatives

These key steps in the site selection process are described in more detail in **Leaflet 3 – “The method for site selection”**.

12. The Council is gathering views, information and evidence about what are the issues faced, the vision hoped for and the development sites needed in South Hams towns and rural areas. It aims to find out what our towns and villages should be like in 2016 and beyond.

Consultation leaflets

13. This is the second in a series of LDF consultation leaflets published at the same time:

- **Leaflet 1 – “Overview”** setting out a simple overview of the LDF process
- **Leaflet 2 – “the LDF process”** sets out more about the method to help select sites
- **Leaflet 3 - “Establishing the Vision”** explains why a vision is needed for each DPD and how it will be developed
- **Leaflet 4 – “The method for site selection”** sets out more about the method to help select sites

- **Leaflet 5 – “Selecting Villages for Development”** deals with the choice of villages where development sites will be proposed
- **Leaflet 6 – “The Dartmouth area”** deals with Dartmouth and its hinterland including Blackawton, Kingswear and Stoke Fleming
- **Leaflet 7 – “The Ivybridge area”** deals with Ivybridge and its hinterland including Modbury, Yealmpton, Brixton, Holbeton, Newton Ferrers, Ugborough and Wembury
- **Leaflet 8 – “The Kingsbridge area”** deals with Kingsbridge and its hinterland including Salcombe, Chillington/Stokenham, Aveton Gifford, Loddiswell, Marlborough and Thurlestone
- **Leaflet 9 – “The Totnes area”** deals with Totnes and its hinterland including Dartington, Harbertonford, Marldon, and Stoke Gabriel

Yet more detail about the LDF can be found on the Council website (www.southhams.gov.uk).

All our publications are available in alternative formats, such as large print or a language other than English. Please contact us on 01803 861234 or email forward.planning@southhams.gov.uk.