

**South Hams Local Development Framework
Site Allocation Development Plan Documents
Options Consultation**

LEAFLET 4 – THE METHOD FOR SITE SELECTION

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. **Leaflet 2 – “The LDF Process”** goes into more detail about the process and how it has been developed and applied in South Hams. **Leaflet 3 – “Establishing the Vision”** explains why a vision is important for each DPD and sets out how that is being done. This leaflet sets out more about the method to help select sites.

Strategic context

2. The adopted LDF Core Strategy (December 2006) sets out the broad provisions for development for the whole district, with specific allocations of housing for each Area Centre and each Local Centre, and a further allocation to be shared amongst the villages. It also contains allocations of employment land on a similar basis. These provisions are set out in the table below.

Development provisions of the adopted Core Strategy

Settlement	Dwellings	Employment land
Area Centres		
Dartmouth	200	2 ha
Ivybridge	100	5 ha
Kingsbridge	200	5 ha
Totnes	400	5 ha
Area Centres total	900	17 ha
Rural Areas		
<i>Local Centres</i>		
Chillington/Stokenham	50	
Modbury	50	
Salcombe	50	
Yealmpton	50	
Local Centres total	200	
<i>Villages</i>		
	400	
Rural areas total	600	3 ha
TOTAL	1500	20 ha

These local development provisions are “fixed” to 2016 and provide a sound basis to plan from.

3. At regional level production of the Regional Spatial Strategy (RSS) is well advanced. When approved the RSS will establish a pattern of development for the region to 2026 and beyond. It will not be detailed enough to share development out between market towns and villages, but the LDF will have to conform to its broader provisions.
4. The Site Allocation DPDs will therefore make firm proposals to meet the detailed development requirements of the adopted Core Strategy to 2016 and will indicate which sites are most likely to be allocated to meet development needs beyond that horizon.

Site selection

5. Selection of suitable sites for development requires a process which is clear, transparent and sufficiently objective to withstand scrutiny and deliver the development which is needed. To attain that standard in the process key measures being used include:
 - A Strategic Infrastructure Delivery (SID) Task and Finish Group, which is a sub group of the South Hams Strategic Partnership
 - A Strategic Housing Land Availability Assessment (SHLAA) method and process, supported by a panel which includes business and community representatives
 - A Sustainability Threshold Assessment (STA) method and process, supported by a panel which includes statutory consultees as well as business and community representatives
6. The Strategic Infrastructure Delivery (SID) Group is working to co-ordinate the infrastructure delivery programmes of the key providers with the proposed developments which are emerging through the DPDs. The Group includes South Hams District and Devon County Councils, the Primary Care Trust, the Devon and Cornwall Constabulary, the Environment Agency and South West Water.
7. Strategic Housing Land Availability Assessment (SHLAA) is a process which has recently been required by government in order to support housing delivery in England. It aims to seek out sites which are available for development, but does not aim to qualify their relative suitability or to allocate them for development. That remains a task for the planning process and is the principal aim of the Site Allocation DPDs. However, the SHLAA will help to indicate the likelihood that sites proposed in the DPDs will be able to be brought forward for development, and by when. The SHLAA process in South Hams has, in line with good practice, been supported by a Panel involving the Council, the Environment Agency, house builders, land agents and community representatives, with adjoining local authorities and the regional Government Office invited as observers. The SHLAA method has been developed and applied jointly across South Hams District and West Devon Borough.

8. LDF documents are required to be underpinned and informed by sustainability appraisal throughout. In South Hams the process has been further developed and Sustainability Threshold Assessment (STA) has been used to support and assist in site selection. The STA process enables sites to be openly and transparently judged against a set of sustainability indicators. A simple “traffic light” system has been applied to indicate the relative sustainability of sites. Building on the experience of the SHLAA panel the Council has drawn together a Panel to support the STA process. That panel involves the District and County Councils, the Environment Agency, Natural England, English Heritage and business and community representatives.
9. In summary therefore, the STA process will enable a transparent assessment of each site to be made. The SHLAA process will add detail regarding the likelihood that the site can be made available and by when. The Infrastructure work will ensure that the necessary support infrastructure can be brought forward at the same time as the development rather than lagging behind.
10. The SHLAA and STA methodologies are available on the Council’s website www.southhams.gov.uk.

Community involvement

11. The Council wants to identify the right sites for development, in the right places, at the right times and for the right reasons. To do so it is using inclusive methods which it believes will enable the right choices to be made in order to help build sustainable local communities.
12. The Prince’s Foundation for the Built Environment has been commissioned to act as expert facilitators to guide the process. Their Enquiry by Design (EbD) process will be applied alongside the STA process to find suitable sites for development and establish principles to guide their design.
13. We are interested in views about the method for site selection as set out in this leaflet and suggestions for its improvement or further development, as well as views regarding its application to the sites.

Consultation leaflets

14. This is the fourth 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 the LDF process in more detail, both as nationally prescribed and as developed and applied in South Hams
- **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, Malborough 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.