

South Hams Local Development Framework

Site Allocation Development Plan Documents

Options Consultation

LEAFLET 5 – SELECTING VILLAGES FOR DEVELOPMENT

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

1. Details of the full series of consultation leaflets are set out at the end of this one, which deals with how to decide which South Hams villages should receive development site allocations.
2. The Rural Areas Development Plan Document (DPD) will focus on finding suitable sites for about 600 dwellings and 3 hectares of employment land in the rural parts of South Hams to meet the requirements of the adopted LDF Core Strategy to 2016. It will also aim to indicate suitable sites to meet needs up to at least 2026 (the horizon of the emerging Regional Spatial Strategy).

The Vision

3. The vision for the Rural Areas (developed from and consistent with the Core Strategy vision for the LDF) might be:

A Vision for the Rural Areas

Rural communities better able to meet their own needs locally through:

- *sustainable development, regeneration and diversification*
- *provision of affordable homes and local job opportunities*
- *protection and enhancement of the area's rich rural heritage*
- *enabling lifestyles geared to combating climate change*

4. Achievement of the vision will require close working and cooperation between public, private and voluntary organisations and agencies that cover the area. Development will be expected to be suitably located, well designed, and to deliver affordable homes and employment opportunities and contribute towards local community facilities.
5. Comments on the vision for the Rural Areas, means of developing it and support in delivering it should be made as part of this consultation process.

Selecting Villages for Development

6. The Core Strategy allocates 50 dwellings to each of the district’s four local centres, 400 dwellings to be distributed between villages and 3 ha of employment land on sites of no more than 0.5 ha in sustainable locations. The adopted Affordable Housing DPD also sets targets for affordable housing provision on sites to be allocated in the LDF. The provisions of the Core Strategy and the Affordable Housing DPD in relation to the rural areas are shown in the table below.

Adopted LDF Development Provisions to 2016

Settlement / location	Approximate number of dwellings	Affordable housing target	Approximate employment land area
Chillington/Stokenham	50	55%	
Modbury	50	55%	
Salcombe	50	55%	
Yealmpton	50	55%	
Villages listed in Core strategy policy CS1	400 <i>to be shared</i>	60%	
Local centres and other sustainable locations			3 ha <i>to be shared</i>
Totals	600		3 ha

7. The Core Strategy gives no indication of which villages should receive a housing site allocation (a share of the 400 dwellings shown above) other than to limit the choice to the villages with Development Boundaries (as set out in Core Strategy policy CS1). There are 52 villages so listed. The Rural Areas DPD will have to decide which of these will have development site allocations.
8. Similarly, the Core Strategy does not specify where in the Rural Areas employment development sites (a share of 3 hectares as shown above) should be proposed. Indeed, even the Local Centres do not receive a specific employment land allocation.
9. In July 2007 an “Issues and Options” consultation for the Rural Areas took place. Five possible options were canvassed as ways to help decide how to make the distribution:
- Hierarchical (according to size of settlement)
 - Needs based (according to scale of needs)
 - Area based (divided equally between geographic areas)
 - Opportunity based (based on land offered for development)
 - A combination of the above

10. The most favoured option – by a significant margin – was needs based, followed by a combination approach. Least favoured was an equal division between areas.

Housing sites

11. There is a great deal of evidence of housing need, particularly for affordable homes, across the South Hams, but less conclusive evidence about the distribution of that need at village level. Similarly, there is evidence of a broad pattern of need and demand for employment land and premises, but less conclusive evidence at a detailed local level. Parish plans and local housing needs and employment surveys add detail for some settlements, but do not give a clear and conclusive picture for all rural settlements.
12. National, regional and local planning policies all require that sites for development must be distributed to sustainable locations. That must be the over-riding consideration in determining the choice of places where development will be proposed. It is considered that the distribution of development between villages should therefore be based on a selection of the most sustainable communities in terms of access to community services and facilities, further informed by evidence of needs and with regard to the availability of suitable sites.
13. One of the most reliable indicators of a sustainable rural community is the presence of a thriving primary school. A village with a primary school is likely to sustain a larger than average proportion of younger families and a greater range of other facilities and services. Of the 52 villages listed in the Core Strategy there are 23 with primary schools. As a first sieve, it is considered that these are the villages which should be considered for possible development site allocations. The presence of a village shop is another key indicator. Of the villages with primary schools several do not have a village shop, leaving only 16 villages. It is considered that these 16 villages should be those to receive first consideration for development site allocations.
14. The Housing Market and Needs Assessment (2006) indicates a broad distribution of housing need across South Hams. It shows that the level of need for housing (particularly for affordable housing) in and around Totnes is about twice as much as elsewhere in the district., Therefore where there are suitable sites available, It is considered that allocated housing sites in villages closer to Totnes should be about twice the size of those elsewhere.

15. Thus the distribution of housing development in the villages should give consideration to:

- The distribution of housing needs, particularly for affordable homes
- The presence of a primary school in a village
- The availability of other community services and facilities, particularly a village shop
- The availability of suitable sites for development
- The village's location in relation to the area of greatest need for affordable housing (around Totnes)

16. The affordable housing target for sites in villages (in adopted LDF policies) is 60% in order to address the scale of need. However, not all of those villages which might appear to merit site allocations may have suitable available sites for development, and the final distribution will therefore result from a combination of all these considerations.

17. Villages not receiving a site allocation for housing in the Rural Areas DPD will not necessarily be precluded from receiving some housing development. In such villages the focus on development of affordable homes will be stronger although progression of sites may prove harder. Adopted LDF policy allows for 100% affordable "exception" sites in villages where there is a clearly identified need, the proposal is in scale and keeping with the village, and the site is well related to community services and facilities.

Employment sites

18. The distribution of employment land in the rural areas is not specified in the adopted Core Strategy. Indeed, whereas the local centres each receive a specified Core Strategy housing allocation, no such employment land allocation is given but the Core Strategy requires that 3 hectares of employment land be allocated on small sites of no more than 0.5 hectare in the local centres and other sustainable locations.

19. It is considered that the local centres have a clear role to play as rural centres for the provision of jobs, support services and facilities. It is therefore proposed that each of these should receive an allocation of up to about 0.75 hectare (to be provided on small sites of up to 0.5 hectare). Development sites for housing in other villages should be expected to also make provision for a workshop or live/work unit as part of the development.

Distribution of development

20. An emerging likely distribution of development is shown below.

Settlement / location	Approximate number of dwellings	Affordable housing target	Approximate employment land area
Chillington/Stokenham	50	55%	0.75ha
Modbury	50	55%	0.75ha
Salcombe	50	55%	0.75ha
Yealmpton	50	55%	0.75ha
Villages	400 <i>shared according to need, sustainability and site availability</i>	60%	
Totals	600		3 ha

21. Those villages with a primary school and a village shop are most likely to receive a site allocation, but this will depend upon need, sustainability and site availability, so not all such villages will necessarily receive an allocation and the size of sites proposed will vary. Below is a list of South Hams villages with a primary school and a village shop.

Aveton Gifford
Blackawton
Brixton
Dartington
Harbertonford
Holbeton

Kingswear
Loddiswell
Malborough
Marldon
Newton Ferrers
Stoke Fleming

Stoke Gabriel
Thurlestone
Ugborough
Wembury

Consultation leaflets

22. This is the 5th in a series of 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.