

South Hams Local Development Framework

Site Allocation Development Plan Documents

Options Consultation

LEAFLET 9 – THE TOTNES AREA

Covering Totnes and its hinterland including the villages of Dartington, Harbertonford, Marldon and Stoke Gabriel

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

Local Context and Key Issues

1. Totnes is recognised as an Area Centre with a role to serve the surrounding area in the provision of services and facilities. It is accessibly located at the junction of several main routes at the lowest bridging point of the river Dart, and has a main line rail station. However, it also experiences traffic congestion at key junctions which can be particularly severe during summer months.
2. The provision of affordable housing for local people is a priority issue. Half of the need for affordable housing in South Hams is focussed on Totnes and the surrounding area. There is a lack of employment land and premises to meet demand in the town. Enabling measures are also required to enhance Totnes's self-sufficiency and improve the provision of facilities appropriate to its function as an Area Centre. A deficiency of outdoor sports and youth facilities also exists in the town.
3. The Totnes and Dartington Development Plan Document (DPD) will focus on finding suitable sites for about 400 dwellings and 5 hectares of employment land to 2016. It will also aim to indicate suitable sites to meet needs up to at least 2026 (the time horizon of the emerging Regional Plan). The affordable housing target for sites to be allocated in Totnes is 55%.
4. The villages will be considered in the context of the Rural Areas DPD. There is an allocation of 400 dwellings to be provided on suitable sites in sustainable villages up to 2016. Provision must also be made for the period up to 2026 and beyond. The affordable housing target for sites to be allocated in villages is 60%.

A Vision for Totnes

5. A vision should be developed for Totnes which will be consistent with the Core Strategy vision for the LDF and reflect the vision of the town's community plan. It should be distinctly suited to Totnes, but might include such elements as:

- Meeting needs locally
- Securing sustainable development and regeneration
- Priority for affordable homes and new jobs
- Protecting and enhancing environmental heritage
- Adapting to and mitigating the challenges of climate change
- Building on cultural, natural and community assets to remain a small thriving market town and cultural centre, known for its liveliness, tolerance, diversity, independent retail character, outstanding buildings and strong sense of place
- High quality, locally distinctive, low carbon, sustainable development
- Resilience through localisation measures such as use of appropriate local building materials, energy efficiency and development of local renewable energy
- Densification and enhanced public realm, reducing greenfield development and generating compact, convivial communities
- Widening the focus of the town from the town centre to include both banks of the river Dart, to help increase the vitality, community togetherness and self containment of the town as a whole and assist the well-being of Bridgetown
- Recognising Dartington's inter-dependence with Totnes while ensuring that the local character and identity of each and their physical separation will be preserved.

Selecting Sites for Development

6. **Leaflets 4 and 5** set out methods to select sites for development. A wide range of sites have been considered and are being assessed with regard to their suitability, sustainability, availability and deliverability.
7. This leaflet shows the range of sites which have been assessed. In particular, it sets out the results of the Sustainability Threshold Assessment (STA) process which compares the potential of various site options to deliver sustainable development.
8. In Totnes, the town's historic nature and riverside setting constrain development opportunities. There are a number of brownfield sites in and around the town centre which could be available for development. Many of these are riverside sites at risk of flooding. A variety of greenfield site opportunities also exist around the town. Development should aim to enhance the viability and self-sufficiency of the town.
9. The tables and maps set out more details of possible development site options in and around Totnes, Dartington, Harbertonford, Marldon, and Stoke Gabriel and their sustainability.

Community involvement

10. 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.
11. 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.
12. The work carried out and comments made in 2007 when the Council published preferred options for Totnes and Dartington will also be built into the process.

Consultation leaflets

13. This is the 9th 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.