

South Hams Local Development Framework Publication Stage Representation Form

Dartmouth Site Allocations DPD
Ivybridge Site Allocations DPD
Kingsbridge Site Allocations DPD
Totnes Site Allocations DPD
Rural Areas Site Allocations DPD

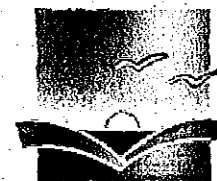
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Reference No.

SA/0717

Date Acknowledged



South Hams
District Council

Please read the guidance notes before completing this form.

This form has two parts:

Part A - Personal details and Part B - Your representation(s)

Please fill in a separate form (part B) for each representation you wish to make.

All comments should be received no later than 4.00pm on 11th June 2010.

PART A

1. Personal Details		2. Agents Details (if applicable)	
Title	Mrs	Mr	
First Name	Jo	Peter	
Last Name	Talling	Swallow	
Job Title (where relevant)	Property Director		
Organisation (where relevant)	The Dartington Hall Trust	Hopwood Swallow LLP	
Address Line 1		Please's Passage	
Line 2		High Street	
Line 3		Totnes	
Line 4		Devon	
Post Code		TQ9 5QN	
Telephone Number		01803 867855	
E-mail		design@hopwoodswallowllp.co.uk	

Please Note: Following the Publication Stage consultation on the five Site Allocations DPDs, if you wish to be notified by the Council of submission for independent examination, publication of the Inspector's report following the examination, or adoption of the DPDs, please tick this box.

Data Protection

Please note that comments cannot be treated as confidential and will be made available for public inspection at the Council offices, available to view on the Council's website (www.southhams.gov.uk) and via the Council's consultation portal (<http://consult.southhams.gov.uk/portal>). Your personal information will be held by South Hams DC for the above purpose, in accordance with the Data Protection Act 1998 and will be held securely at all times.

PART B

YOUR NAME:

Hopwood Swallow LLP

2. To which Development Plan Document does this representation relate?

Dartmouth

Totnes

Ivybridge

Rural Areas (please specify which settlement below)

Kingsbridge

Rattery

3. To which part of the Development Plan Document does this representation relate?

Paragraph No.

Proposal No.

Other

Additional Site

4. Nature of Representation

Do you consider the DPD is:

(1) Legally Compliant *

Yes

No

(2) Sound *

Yes

No

→ If you have selected **No** to question 4(2), please continue to section 5

→ In all other circumstances, please go to question 6

5. Soundness *

Do you consider the DPD **unsound** because it is **not**:

(1) Justified

(2) Effective

(3) Consistent with National Policy

* Please see the guidance notes that accompany this form for an explanation of Legal Compliance and the Tests of Soundness.

Please fill in a separate sheet for each representation you wish to make.

6. Your representation

Give details of why you consider the Development Plan Document is not legally compliant or is unsound, or if you consider the Development Plan Document to be legally compliant and sound, please also use this box to set out your comments (please be as precise as possible).

Refer to Hopwood Swallow LLP's representation booklet entitled Land at Rattery

PART B**YOUR NAME:**

Hopwood Swallow LLP

DPD:

Rural Areas

7. Changes to the DPD

Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Include Land at Rattery in Rural Areas Site Allocations DPD

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. Examination

If you are seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate in the oral examination

Yes, I wish to participate in the oral examination

It is important to note that written and oral representations carry exactly the same weight and will be given equal consideration in the examination process.

9. Examination participation

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To ensure that the site is allocated in the DPD.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

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Signature

HOPWOOD SWALLOW LLP

Date

30 June 2010

Representations can also be made online via the Council's consultation portal at <http://consult.southhams.gov.uk/portal>

Please return this form by 4pm on 11th June 2010 to:

Email: forward.planning@southhams.gov.uk

Post: Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Fax: Marked Forward Planning (01803) 861404

For any enquiries please call 01803 861202

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LAND AT RATTERY

for
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LDF CONSULTATION – LAND AT RATTERY

LOCAL DEVELOPMENT FRAMEWORK THE DARTINGTON HALL ESTATE
Project 312004

RURAL AREAS SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
APRIL 2010 PUBLICATION STAGE

Comment on behalf of The Dartington Hall Trust

REFERENCE DOCUMENTS

TOTNES SITE ALLOCATIONS DPD PUBLICATION STAGE APRIL 2010

SITE ALLOCATIONS DPD – OPTIONS CONSULTATION MAY/JUNE 2009

- Leaflet 5 Selecting Villages for Development

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

- SHLAA REF SH39-02-08 (land to rear of garden close)

This representation is to be read in conjunction with the attached text and site location plan.

This development proposal addresses an identified community need for housing as identified in the Housing Needs Survey for Rattery. However, a site in Rattery has not been included in the Rural Areas Site Allocations DPD Publication Stage, April 2010 and therefore the housing need in Rattery has not been addressed. The inclusion of this site in the Rural Areas Site Allocations Development Plan Document offers an opportunity to meet the identified housing need in Rattery.

EXECUTIVE SUMMARY

Site Area	approx 1.4ha
Indicative Yield (data from SHLAA Report)	15 dwellings
Availability and Deliverability	Within 5 years
Sustainability Threshold	Data not available

JUNE 2010

land at rattery SHDC LDF proposals

for The Dartington Hall Trust

hopwood swallow llp chartered architects and chartered town planners

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land at rattery SHDC LDF proposals
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1 introduction

This proposal relates to Land at Rattery. This site represents one of various sites which have been and currently are being promoted for appropriate development through the emerging South Hams District Council Local Development Framework process.

The purpose of this representation is to aid the Local Planning Authority's site assessment as part of the Local Development Framework process so that the land being promoted is included in the Rural Areas Development Plan Document to meet a need for housing in the village identified in a Housing Needs Survey.

Following a strategic and long term appraisal of the development potential of The Dartington Hall Estate, suitable land or sites within The Estate have been identified for appropriate development with a view to influencing strategic and local Planning Policy in the context of the Local Development Framework to allow additional development potential to be realised within The Estate in the longer term.

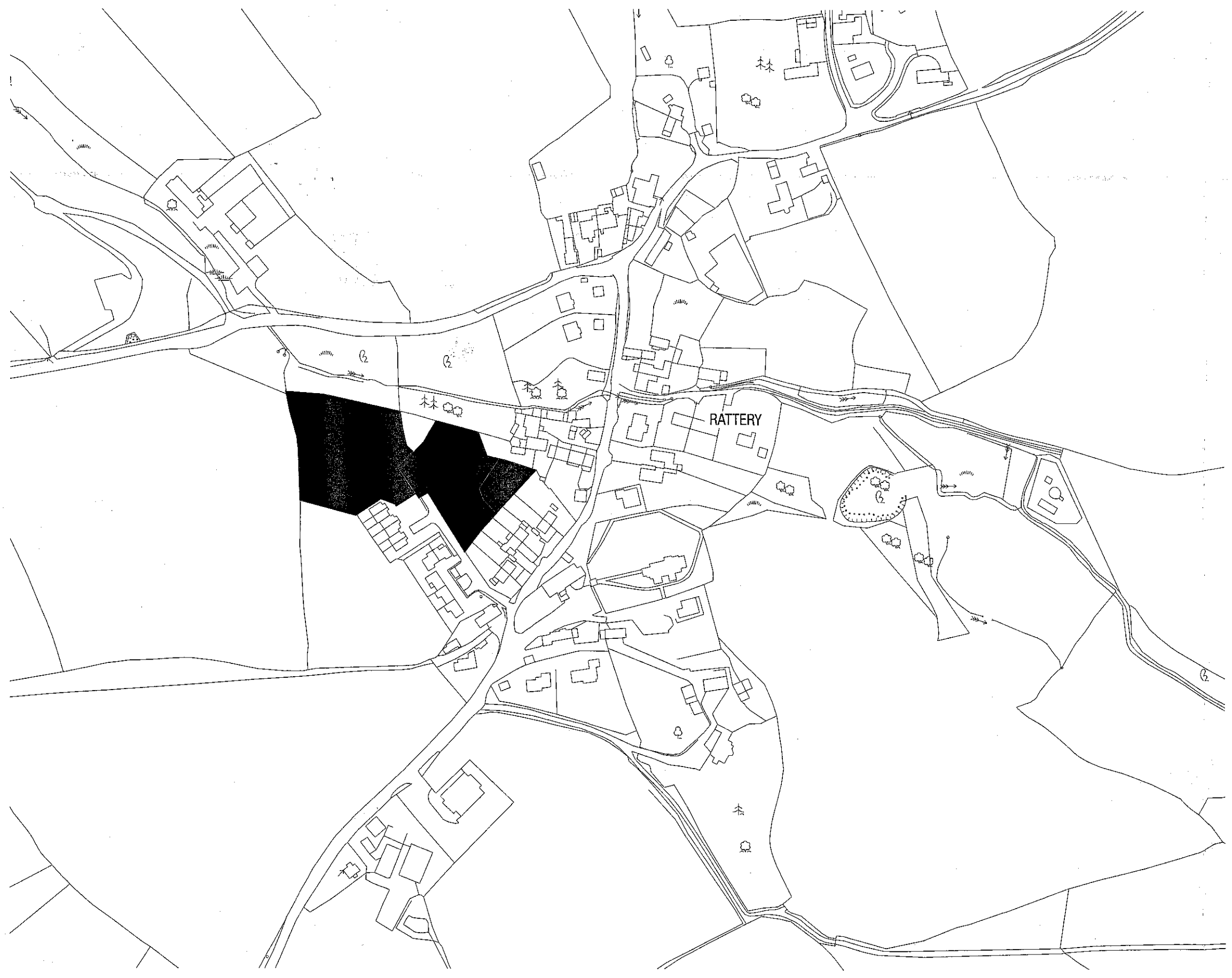
The land which is being promoted is within the ownership and control of The Dartington Hall Trust who are willing to release the land for appropriate development. An independent assessment has been undertaken by The Trust's Consultants, Hopwood Swallow LLP Chartered Architects and Chartered Town Planners, which confirms that the development of this land would not adversely impact upon the ongoing operation of The Estate and the setting of the historic Dartington Hall Estate or adversely impact upon The Trust's long term charitable objectives and contribution to the local economy and local community.

land at rattery SHDC LDF proposals
1 introduction
for The Dartington Hall Trust
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land at rattery



land at rattery site location plan shdc ldf proposals 1:2000

land at rattery SHDC LDF proposals June 2009 3 | 2004 sk233

2 site location plan

for The Dartington Hall Trust project 3 | 2004

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3 the proposal

We are writing on behalf of The Dartington Hall Trust to sustain earlier Planning Representations made to the First Stage Deposit Draft of the review of the Local Plan to 2011 to promote a site in the village of Rattery for housing. The proposal was welcomed and supported by the Parish Council. We therefore request the designation of the site in the village of Rattery for housing, as identified on the attached site location plan, Drwg No 312004 233 as a logical extension of the development boundary of the village.

This representation is, in part, a response by The Trust to the Parish Council and includes the provision of some housing and a community village playing field. The exact location of the housing and community playing field facilities will need identifying on the land which will become available in due course for development.

This proposal offers the opportunity to provide not only open market housing but also affordable housing to meet a local need. A Housing Needs Survey has been carried out for Rattery which identifies a need for affordable housing in the village. The proposal also provides additional community benefit by way of enhancement of the existing playing field and children's play area together with the opportunity to include allotments, orchards and woodland as part of a comprehensive proposal.

land at rattery SHDC LDF proposals
3 the proposal
for The Dartington Hall Trust
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4 selecting villages for development

Leaflet 5 of the Site Allocations Development Plan Document – Options Consultation did not include Rattery as a village likely to receive a site allocation for housing as it is not listed as one of the South Hams villages with a primary school or a shop. However, there is need for some further housing and local support for this to be mixed tenure in the village, and the site is available for development. The primary school at Dartington has been expanded and is nearby and there is a part-time Post Office and stores, a public house and a church.

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5 strategic housing land availability assessment

The SHLAA Panel Assessment of this site comments that the housing yield is reduced owing to highway constraints. The existing access road servicing the site is adopted. This road currently services approximately 12 dwellings and our assessment is that it could accommodate a further 12-15 dwellings approximately without an upgrade. The site could be available for development within 5 years.

land at rattery SHDC LDF proposals
5 strategic housing land availability assessment
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