



Considering sites for development



Hello, most of you will know that SHDC are currently preparing for the production of Our Plan due to be completed in the latter half of 2015. Many of you will not know the extent of the workload required to achieve this. The prime consideration and one of our biggest challenges is to

provide much needed homes and jobs whilst, at the same time protecting the beautiful place that is South Hams.

Finding a suitable and available piece of land for development in the South Hams is no mean feat. With the Dartmoor National Park on our door step, two areas of Outstanding Natural Beauty, many important heritage assets, coastal areas and beaches together with the rolling hills and many other sensitive environments within our district, there is a lot to consider. On a practical note there are infrastructure requirements to be considered.

Please let us know..

...of any other potential development sites for housing or employment

Nevertheless we have a duty and responsibility to make sure that these requirements are met and

this responsibility is set out by central government.

We want to see development happen in the right places with minimal impact on our environment and where it provides opportunities to meet the needs of our communities and South Hams has to show how it is responding to national policies by preparing a plan which will ultimately be submitted for a blessing by the planning inspectorate.

As you will appreciate a huge amount of information is required to help us complete this mission, not least being carefully assessed forecasts for things like growth, population movement etc. Following the acquisition of much of this data we have recently completed the assessment of a call for sites and the details of this operation are contained in the body of this newsletter together with what are the next steps on the journey and what we are using the information for as well as

Please remember...

This exercise looks at what sites might have potential for future development in the district. However, it doesn't make any decisions about where development will or will not go. Further consideration will be given to this through the preparation of Our Plan and Neighbourhood Plans.

Tell us what you think about our assessment of sites by sending us your comments by Friday 12 September 2014.

what we're not using it for.

There are a couple of messages which I would like you to take away with you. Firstly, we will not be making any decisions without proper consultation. This exercise is just the first step in helping us to plan for the potential sites of new development. Secondly, I would like you to understand the amount of work that is required by the process and why it is going to take quite a bit more time and finally it would be really helpful if you could have a look at what our thoughts are about the sites that have been suggested. The details are on our website.

What do you think? Have we missed anything? Please let us know.

**Cllr Hicks
South Hams
District Council**



How do we consider sites for future development?*

Find out what sites are available (Sep – Dec 2013)

Step 1

We are required to look at a whole range of sites which could potentially be used for housing or employment. This includes our existing allocations, brownfield sites and planning permissions which were granted but have not been developed. Last autumn, we also asked anyone who had land available for development to let us know. We received submissions for over 230 sites, spread out across a range of different towns and villages in the District.

Consider whether sites have constraints to development (Jan - May 2014)

Step 2

Between January and May this year, we have been gathering lots of information to help us understand the constraints and opportunities for each individual site and whether they might have potential for development. There are lots of things to think about and people to talk to when considering sites for development. These include:

Consideration	With input from....
Access	County Highways and the Highways Agency
Landscape and Ecology	The South Devon and Tamar Valley Area of Outstanding Natural Beauty partnerships, the Dartmoor National Park Authority and the council's Landscape and Ecology Officer
Heritage and Archaeology	English Heritage, the County Archaeologist and the council's Conservation Officer
Flood risk, water quality and drainage	Environment Agency and the council's Engineer
Contamination and land stability	Environmental Health
Local infrastructure	Local infrastructure providers
School capacity	Education Authority at Devon County Council
Viability	Commercial agents, planning agents and developers

We are here

Share comments about the sites and ask for your views (Aug - Sep 2014)

Step 3

Each site has been considered and details about their constraints and opportunities have been recorded in Site Information Tables (see page 3). These tables present facts about the sites in relation to whether they can be physically developed or whether they are in a suitable location.

However, maybe you think we've missed something important in our assessment. Maybe you feel that the constraints we've identified can be overcome or that one site is more favourable than another. If this is the case please do let us know by

Friday 12 September 2014 using the response form provided.

Progress options for development (Aug - Sep 2014)

Step 4

We'll be using your feedback about the sites and discussing options for how and where new development can be distributed across the district in more detail. We'll be publishing more e-newsletters shortly with information about this and we're attending a range of local events to talk to you about Our Plan. Check out our Engagement Plan for more details.

* This process is known as the Land Availability Assessment and incorporates the Strategic Housing Land Availability Assessment which is required by national policy. Our process has followed the guidance set out in the **National Planning Practice Guidance on Land Availability Assessments.**

Where can I see all of the sites that are being considered?

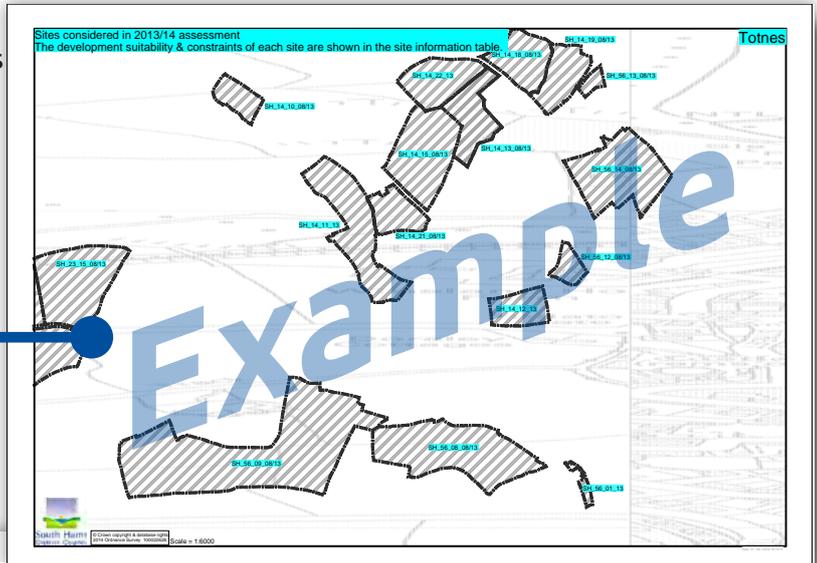
You can see all of the sites that have been submitted for consideration plus comments from our assessment of them at:

- www.southhams.gov.uk/siteassessment
- SHDC Council Office, Follaton House, Totnes
- Via the internet at your local library

These pictures are examples of the Site Information Tables and Site Maps which are available for you to view:

Site Maps

These maps show all of the sites which have been considered as part of this exercise.



Site Information Tables

These tables set out information about the constraints and opportunities for each site which has been considered. Depending on the constraints identified, we have concluded that there are either 'significant constraints' to development or 'limited constraints' to development.

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
Wembury - General Comments Wembury parish is located in the west of the district on the coast between Plymouth and the Yealm Estuary. The parish includes the villages of Wembury, Down Thomas and Heybrook Bay. Wembury offers a range of community facilities including a primary school, post office and village hall. Down Thomas and Heybrook Bay have a very limited provision of local services. Due to the lack of facilities in these locations, any development will lead to an increase in use of the private car. Further assessments will be required to understand whether this area in general is a suitable location for development. The designated primary school is Wembury Primary. There is some capacity at the primary school. The designated secondary school is Hybridge Community College which has capacity for additional pupils but contributions to facilities and transport may be required from new development. These settlements are entirely within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas.					
SH_58_01_13	Land Part Court Barton, Remye Road, Tven, Thomas	1.52	Access There are some services available within the village but there is limited public transport. This could make creating connectivity to shops and services difficult. Landscape and Ecology The site is within the AONB. The site is visually prominent within the wider coastal plateau landscape. Heritage and Archaeology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.	Due to the location, sensitive landscape and other significant constraints identified, the site is not considered to have potential for development at this time.	Significant Constraints
SH_58_04_08/13	Land at Down Thomas, nr Plymouth, Adjacent to Jubilee Hall	0.72	Access The site is detached from the existing village and achieving good connectivity to existing services and facilities could be difficult. Landscape and Ecology The site is within the AONB. The site is located within the sensitive location of the coastal plateau, development in this location could be visually intrusive and have significant impacts on the existing character of the area. Heritage and Archaeology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.	Due to the location, sensitive landscape and other significant constraints identified, the site is not considered to have potential for development at this time.	Significant Constraints
SH_58_06_08/13	Land at Heybrook Bay, Down Thomas Road (Remye Road)	1.21	Access The site is located in an unsustainable location and is isolated from existing services and facilities. Achieving good connectivity would be difficult. Landscape and Ecology The site is within the AONB. The site is located within the sensitive location of the coastal plateau, development in this location could be visually intrusive and have significant impacts on the existing character of the area. Heritage and Archaeology No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Flood risk, water quality and drainage No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Contamination and Environmental Health No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Other No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.	Due to the location, sensitive landscape and other significant constraints identified, the site is not considered to have potential for development at this time.	Significant Constraints

Jargon buster!

- **Allocations** – sites which are included in adopted plans where development has been agreed in principle
- **Brownfield** – land which has been previously developed
- **Critical drainage area** – areas where the flood risks from surface water run-off are likely to be most significant
- **Masterplan** – a plan which provides guidance on the design, layout and types of uses on development sites
- **Mineral Consultation Area** – areas which require consultation to protect mineral resources
- **Unviable** – the development results in a financial loss
- **Yield** – the amount of development which is likely to be achievable on the site



Important Information!

Here are some key things you need to know about the exercise we've been through to consider sites for development.....

Topics coming up in future e-newsletters....

- Renewable energy
- Development strategy
- Neighbourhood Planning

What next?

What it is

It is a technical exercise to identify potential sites for development.

It is an exercise based on the advice of a range of expert individuals and organisations who have looked at whether the site can be physically developed (i.e. can it be accessed or are there contamination issues?) and whether it is in a suitable location.

It is a useful piece of evidence for neighbourhood planning groups to use to help them plan for development in their communities. Neighbourhood planning groups should consider carrying out a similar exercise if they want to identify other or additional development opportunities.

It is an exercise which has only looked at sites already allocated for development, planning permissions which have expired before they have been developed, brownfield land and other sites submitted to us for consideration. We will continue to look at all other opportunities for development so if you have land which you would like us to consider then please let us know.

What it is not

It is not an exercise to allocate sites for development.

It is not an assessment about communities' preferences or aspirations for development. However, all the information we've gathered can now be used by communities to help them form their own views about opportunities for individual sites. Please let us know what you think.

It is not a guarantee that a site with significant constraints could not be developed if these constraints can be overcome. However, overcoming constraints can be expensive and could make development of a site unviable.

Likewise, there is no guarantee that a site with limited constraints will get developed.

It is not a guarantee that development will take place if sites have been submitted in a particular town or village. Likewise, it is not a guarantee that development will not take place in a particular town or village if no sites have submitted.

Have your say!

This is your opportunity to tell us what you think about any of the sites that are being considered. Have we missed anything? Can any of the constraints we've identified be overcome? Do you think any sites are more suitable than others?

Please tell us what you think by Friday 12 September 2014 using the Response Form.

consultation

If you are a developer or planning agent, we will be arranging specific events to talk with you about our development strategy.

Please contact us to register your interest to attend.

For more information

Follow us on Twitter and find us on Facebook to keep up to date with progress being made on Our Plan and to find out about events near you.

 www.facebook.com/OurPlanSH

 [@OurPlanSH](https://twitter.com/OurPlanSH)

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