

**DARTMOUTH
NEIGHBOURHOOD PLAN
CONSULTATION**

**Together
we can shape
Dartmouth's future**

*the plan is ready for your input
by 13th September 2021*

www.dartmouthplan.org

*to read and comment
or collect a response form from
Town Council Offices*



DARTMOUTH
NEIGHBOURHOOD PLAN

For DTC Offices
@Library
@Dartmouth Visitor Centre.

DARTMOUTH NEIGHBOURHOOD PLAN

Papers available for public review and Consultation

Thank you for allowing the community of Dartmouth to have access to review the Neighbourhood Plan and the Executive Summary.

The **Consultation period** is from 2 August to 13 September 2021.

Also available are the Response Form and the briefing paper explaining the process to be followed by Residents for submitting their comments.

Attached are copies of :

Dartmouth Neighbourhood Plan – July 2021
(Pre-Submission Consultation (Regulation 14) – for review

Executive Summary – July 2021- for review

Response Form – for completion

Paper explaining this request for your input – for reading.

If **additional copies** of the Response Forms are required, or guidance on what to do, please contact Robert Brooke on 07802 794527.

Locations for submission and collection of Response Forms
Dartmouth Town Council, The Guildhall
The Library, The Flavel Centre
Dartmouth Visitor Centre



What is a Neighbourhood Plan?

The Plan will help the community of Dartmouth influence the future direction of the area in which they live and work.

Our Neighbourhood Plan can...

- Be a shared vision for our town;
- Recommend where new homes, shops, businesses might be built;
- Identify and support the protection of important green spaces;
- Influence what new buildings might look like, and;
- Promote the enhancement of the historic environment of Dartmouth.

A Neighbourhood Plan cannot...

- Contradict adopted policies in the Joint Local Plan for our area;
- Conflict with County wide policies such as highways and environmental matters.

The Plan must seek to gain support of local landowners but can disagree in exceptional circumstances. It can support protection where a site is '**demonstrably special**' to the community and holds a particular local significance.



What Vision do we see for Dartmouth now and in the future?

Set, as it is, between dramatic coastline and countryside, lying in an Area of Outstanding Natural Beauty, success of the town, both currently and in the future, depends on recognising and reflecting the delicate balance between a number of competing factors. Ensuring that the appeal of the Town to residents, visitors and our businesses is not taken for granted.

What should be our aspirations up to 2034 ?

- To balance, within the limited space available, the demand for development to meet legitimate needs for housing and employment land with a need to protect both our environment and our heritage;
- To conserve our green spaces;
- To identify opportunities for housing, employment and recreation;
- To encourage the provision of sustainable transport facilities, high quality internet connections, excellent educational provision and social and health facilities to meet the needs of all members of the community in the years ahead;
- To encourage bio-diversity and to support effective measures against coastal erosion and climate change.



The Themes, Objectives and Policies of the Plan are noted in the following panels.

Please submit your comments on the response forms available here in hard copy and online. If you need assistance making comments please let us know.

The proposed Policies follow on from the specific Objectives. The Policies are clearly stated in the Plan itself which is available here and online for you to study.

We need your comments the Plan's Objectives and Policies- **do they reflect your views? Are any missing? Would you like any changes?**

We shall also consult all neighbouring parishes, landowners and local community organisations, societies and trusts.



Green Environment

Objective

- Achieve adaption and mitigation against climate change and carbon reduction
- Protection of a matrix of green spaces and links , through hedgerows, historic walls, green lanes and paths
- Protect and expand the network of walks and cycleways
- Prevention of upstream flooding and soil erosion
- Protect and enhance the AONB and mitigate against inappropriate development
- Safeguarding and enhancing biodiversity and the importance of green infrastructure and a green matrix.
- Designation and protection of Local Green Spaces, that are of particular importance to the community.
- Maintain and enhance the landscape character, condition and quality of the river/estuary.
- Identify and respect Locally Important Views, future development should not harm these.

Policies

- DNP GE 1** Impact on the South Devon Area of Outstanding Natural Beauty (AONB)
- DNP GE 2** Safeguarding the biodiversity and Green Infrastructure throughout the Parish
- DNP GE 3** Designation of Local Green Spaces, to protect them from future change
- DNP GE4** Retention of Allotments
- DNP GE5** Maintaining the character and the environmental quality of the River Dart
- DNP GE6** Locally Important Views, future development should not harm these
- DNP GE7** Achieve actions to mitigate against climate change and carbon reduction
- DNP GE8** Promotion of tree planting
- DNP GE9** Encouraging renewable Energy
- DNP GE10** Prevention of light pollution
- DNP GE11** Prevention of Flooding
- DNP GE12** Settlement Boundary and the avoidance of coalescence

Economy, Jobs and training

Objectives

- Support sustainable employment growth commercially and individually
- Enable upgrading and intensification of existing employment uses
- Support and safeguard tourism related activity and infrastructure
- Support new emerging start-up businesses
- Support a green economy
- Safeguard and enhance the town centre and local centre(s) for retail, tourism, hospitality and service sectors
- Safeguard space for education and training
- Support training and apprenticeships and links to FE and HE

Policies

- DNP EC 1** Tourism related employment and retention of hotels
- DNP EC 2** Promotion of innovative tourism businesses
- DNP EC3** Additional employment land and safeguarding of existing employment uses
- DNP EC4** Support for the primary and secondary shopping area of Dartmouth
- DNP EC 5** Business start-ups and mixed use employment
- DNP EC 6** Employment uses in the countryside



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Infrastructure	
Objective	<ul style="list-style-type: none"> • Prevention of downstream flooding within the town through Green Infrastructure improvements • Review private car usage • Improved public transport infrastructure • Plan car and cycle charging hubs • Car parking • Control of goods and delivery traffic with an out of town hub • New ferry (to Noss) • Transport Study and emerging transport strategy • Improve internet communications
Policies	<p>Community Aspiration; a transport study for Dartmouth</p> <p>DNP ST1 Footpaths and cycleways</p> <p>DNP ST2 Car parking</p>



Built and town environment

Objective

- Design quality and controlling inappropriate development
- Design in sympathy with the historic environment and celebrating positive precedents including materials and styles
- Control sub division of existing urban plots and gardens
- Safeguarding heritage assets and listing local assets
- Protection and enhancement of civic spaces, townscape and the conservation area
- Prioritising Brownfield development first
- Promote more Employment land
- Use of a Settlement or Development Boundary to determine locations for development

Policies

DNP TE1 Subdivision of existing plots
DNP TE2 Design Quality throughout the Parish
DNP TE3 Safeguarding. Designated and Non-Designated (local) heritage assets and the conservation area
DNP TE4 Respect, protection and enhancement of civic spaces
DNP TE5 Brownfield first



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Housing and homes	
Objective	<ul style="list-style-type: none"> • Controls on market housing • Prioritising affordable housing and ways to deliver this(e.g. exception sites) • Principal residence requirement controlling second homes • Additional homes for older people
Policies	<p>DNP H1 Market Housing</p> <p>DNP H2 Exception Sites outside the settlement boundary</p> <p>DNP H3 Affordable Housing</p> <p>DNP H4 Principal Residence</p> <p>DNP H5 Specialist accommodation for older people, residential care, nursing homes, and loss of existing care</p>

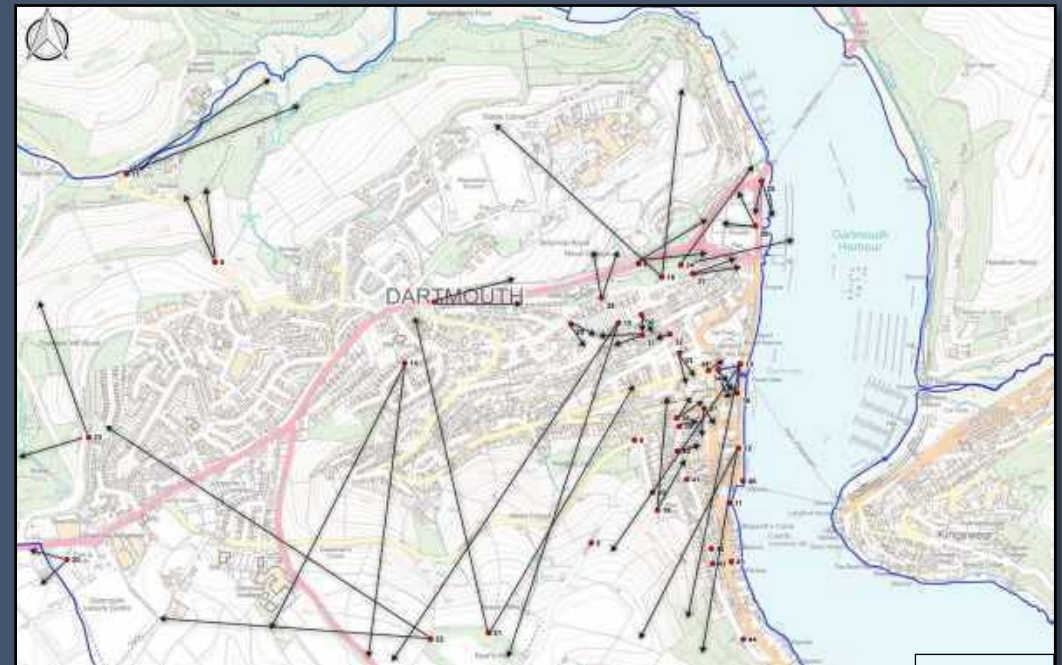
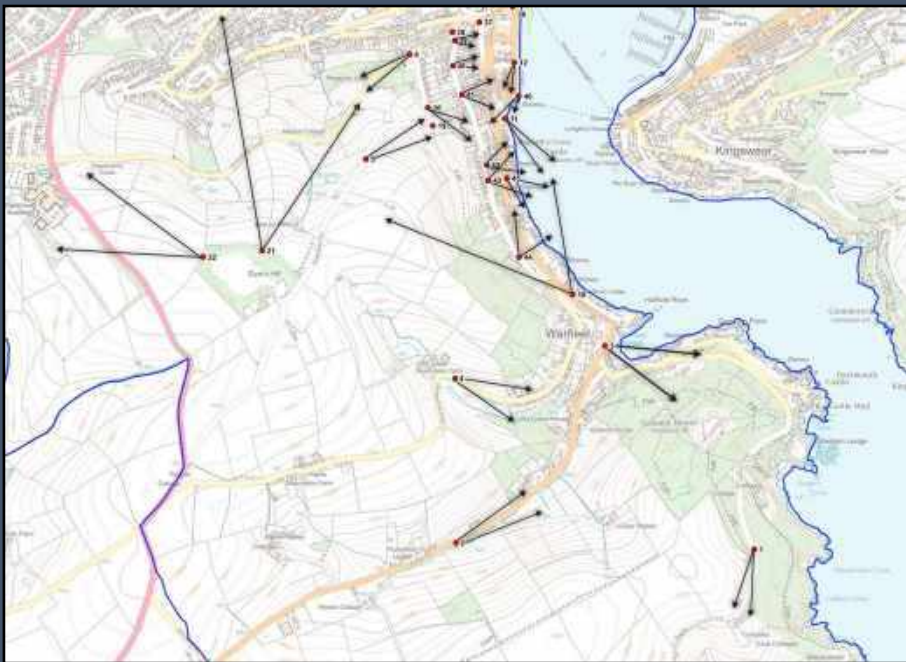
Health and Wellbeing

Objective	<ul style="list-style-type: none"> • Potential to expand health facilities as population expands • Easy access to health facilities for the whole parish • Re-use of former NHS sites to include community uses • Safeguarding and improving community facilities • Improved social care facilities • Improved open space for active recreation • Improved access to the water for recreation
Policies	<p>DNP HW 1 Re-use of the former hospital; maintaining health and wellbeing facilities</p> <p>DNP HW 2 Community Facilities from residential development, recreation provision and community services</p> <p>DNP HW3 Improved water access for recreational users</p> <p>DNP HW4 Education Facilities</p>

The detail The Plan runs to 100 pages, so please take time to study each policy or those that interest you. Here is a small selection.



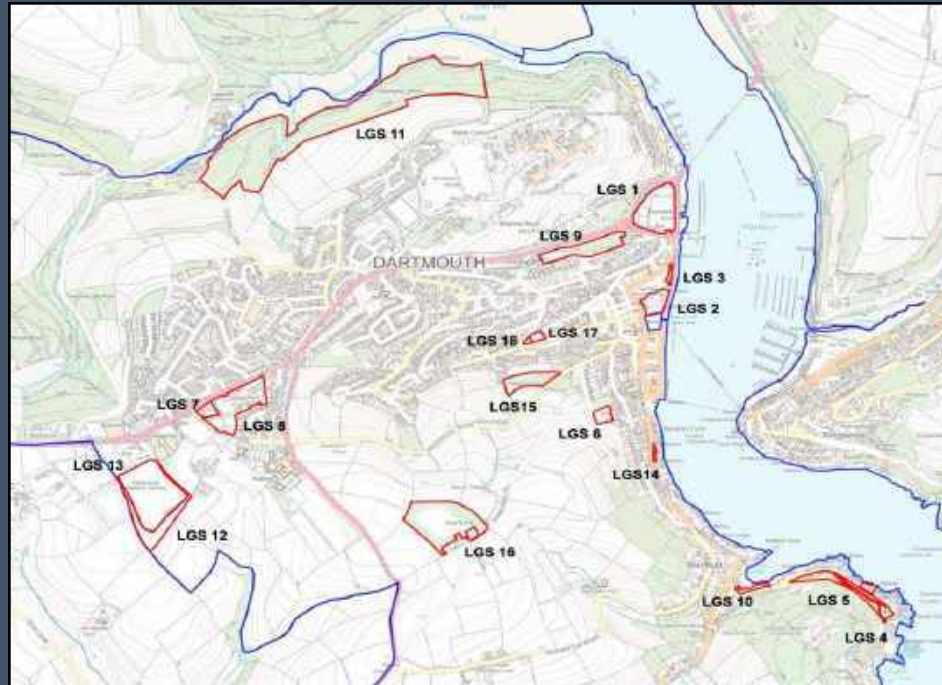
DNP GE 6 Locally Important Views .The views must be from points within the Dartmouth Parish





DNP GE3 Local Green Spaces

- LGS1 Coronation Park
- LGS2 Royal Avenue Gardens
- LGS3 Community Greenhouse and adjacent gardens
- LGS4 Dartmouth Castle Wall
- LGS5 Castle Estate
- LGS6 Jawbones Allotments
- LGS7 Milton Lane Allotments
- LGS8 Longcross cemetery
- LGS9 Community Orchard
- LGS10 Warfleet Creek, Lime Kilns, Quay and Slip
- LGS11 Sandquay wood
- LGS12 Norton Wood
- LGS13 Norton Field
- LGS14 Manor Gardens
- LGS15 Crosby Meadow
- LGS16 Jawbones Beacon Park
- LGS17 Bowling Green
- LGS18 Play area at the junction of Victoria Road and Vicarage Hill



DNP GE 12 Settlement Boundary

The boundary lined in red must not extend beyond the Parish boundary lined in blue



DNP GE 2 Safeguarding the biodiversity and Green Infrastructure throughout the Parish

DNP TE4, Respect, protection and enhancement of civic spaces (CS)



Thank you for taking the time to view this display and the Plan. What happens next?

This version of document is in draft, it has been prepared for the Pre-Submission Consultation Stage (Regulation 14) of the Neighbourhood Planning process. This exhibition is part of a minimum 6 week consultation period from 2nd August to 13th September 2021 before it is submitted formally to South Hams District Council for more consultation and independent examination. Once the examiner's comments have been taken on board the community will be able to vote on whether the plan should be adopted as formal policy.

The Plan is available to view on the Dartmouth Neighbourhood Plan website www.dartmouthplan.org. Please comment online or on the hard copy response forms available from the Town Council, the Flavel Library or the Dartmouth Visitor Centre.

All comments will be considered by the steering group and where possible amendments will be made to the Plan. A report shall be prepared recording the comments and explaining how the plan has been modified in response to the comments made.



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DARTMOUTH NEIGHBOURHOOD PLAN

EXECUTIVE SUMMARY

Dartmouth towards 2034 – Planning our future

With its exceptional setting between dramatic coastline and countryside in an area of outstanding natural beauty, it is no surprise that historic Dartmouth with its naval traditions is so loved by residents and visitors alike. The future success of our town depends on an understanding of the delicate balance between many competing factors. We identify these factors, and endeavour to sustain and nourish those elements that will enable Dartmouth to thrive for future generations.

The beauty and appeal of our town cannot be taken for granted. With only limited space available, increasing demands for development must be balanced by the need to enhance our environment and protect our heritage. We wish to conserve our matrix of green spaces, vital for the wellbeing of wildlife and people, young and old alike. A healthy community is a cohesive one. We identify opportunities for housing, employment and recreation. These, combined with more efficient and sustainable transport, good communications, excellent schools, and health and social facilities that cater for all needs, will help all members of our community. And we will encourage biodiversity and effective protection against coastal erosion and flooding from climate change. New technological advancements will offer new and exciting opportunities to improve our lives; we intend to embrace them.

Careful planning, done for the benefit of all, will enhance our town so that our healthy and vibrant community can continue to grow and flourish.

A Vision for Dartmouth, Dartmouth Neighbourhood Plan Steering Group 2021



Dear Dartmouth Resident,

The beauty and appeal of our town cannot be taken for granted. Despite the obvious benefits of having a plan agreed by residents that offers a roadmap for our future and carries legal weight, producing a Dartmouth Neighbourhood Plan (DNP) has been a challenging process. Many of the issues we are tackling now have been around and identified for up to 20 years in some cases. Over this time, there have been several studies to propose solutions to the particular issues facing our lovely town and its infrastructure. Dartmouth Town Council (DTC) agreed to resurrect the DNP in July 2019 and agreed its Terms of Reference. We have been assisted by their positive contribution and their approval of the current plan.

Our DNP should be sustainable and deliverable, cater for the needs of current generations and an ageing population but ensure that growth does not mean worse lives for future generations. It seeks to sustain the natural and historic qualities of the Parish and to conserve them for the future enjoyment of all. Our vision, contained within this plan, will help shape the future of the area in which we live and work through to at least 2034.

The economic circumstances of Dartmouth residents varies considerably across the Parish. Although large parts of the plan area are the least deprived areas in England, Townstal falls within 30% of the most deprived areas particular with respect to lowest in income ,employment and health .There are signs that the deprivation scores for Townstal are rising but they remain a serious concern and the policies of this plan seek to address these inequalities.

In drawing up our plan, the policies and the process we have followed respect the Neighbourhood Planning (General) Regulations 2012. I am indebted to all members of the Steering Group and the Topic Groups for their diligence and hard work. We are grateful also for considerable help and input from the community at large and from a wide range of people and local organizations, via public surveys, our website and via consultations. The views and comments received form part of the evidence base that supports and shapes the plan.

The policies of this plan focus on land use matters and views expressed most strongly by the community such as safeguarding our natural environment and setting within the AONB, protecting our historic environment, improving our year round economy on a sustainable basis, helping address long standing transport and parking issues, improving our community facilities, providing truly affordable homes for those who need them and addressing the inequalities across our Parish. We recognise the delicate balance that must exist between protecting our heritage and providing for the future needs of a well-rounded community. To this end, we propose a coordinated approach by all key stakeholders in finding workable solutions for the common good, either as policy proposals or as aspirations that need resolution.

We now have a Plan which we believe is worthy of your attention and approval. This Plan has not been imposed on us by any other body. All local residents on the Electoral Roll can elect to decide whether or not to adopt this Neighbourhood Plan through a local referendum. It is submitted on behalf of DTC who have endorsed this version.

We hope you will support us and help to secure a positive, vibrant and healthy future for our lovely town and its residents.

Robert Brooke, Chair Neighbourhood Plan Steering Group
May 2021



What is a Neighbourhood Plan?

A Neighbourhood Plan is a way of helping the Dartmouth community guide and influence the future development and growth of the area in which they live and work. Generally proposals require the support of the owners of the land affected.

A Neighbourhood Development Plan can....

- Develop a shared vision for our neighbourhood;
- Choose where new homes, shops, businesses and other development should be built;
- Identify and protect important local green spaces;
- Influence what new buildings should look like;
- Promote more development than is set out in the Joint Local Plan (or Development Plan);
- Enhance the historic environment with heritage assets not previously recorded through their listing as Non-Designated Heritage Assets.

A Neighbourhood Development Plan cannot...

- Conflict with the strategic policies in the Joint Local Plan prepared by SHDC;
- Conflict with County wide policies such as highways and environmental matters;
- Be used to prevent development that is included in the Joint Local Plan;
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

There are only limited exceptions where a policy can be included without land owner support. For example on Local Green Space where there is strong evidence that a designation is '**demonstrably special**' to the local community and holds a particular local significance that could outweigh the lack of land owner support.



Green Environment	
Objective	<ul style="list-style-type: none"> • Adaption and mitigation against climate change and carbon reduction • Protection of a matrix of green spaces and links , through hedgerows, historic walls, green lanes and paths • Protect and expand the network of walks and cycleways • Prevention of upstream flooding and soil erosion • Protect and enhance the AONB and mitigate against inappropriate development • Safeguarding and enhancing biodiversity and the importance of green infrastructure and a green matrix. • Designation of Local Green Spaces • Maintain and enhance the landscape character, condition and quality of the river/estuary • Locally Important views
Policies	
Policy DNP GE 1 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)	
<p>In addition to policies and guidance controlling development in and within the setting of the South Devon AONB, Undeveloped Coast and Heritage Coast, development within the Parish must demonstrate, where appropriate how it maintains and enhances the intrinsic Landscape Character Areas of the landscapes affected. Substantial harm to or loss of irreplaceable habitats such as ancient woodland and within historic boundary features, walls, hedges, banks and ditches should be wholly exceptional.</p>	
Policy DNP GE 2 Safeguarding the biodiversity and Green Infrastructure throughout the Parish	
<p>Where appropriate, due to the size and scale development proposals should include a Green Infrastructure plan to show how the development can improve greenspaces and corridors for people and nature, in the context of the parish and where possible connecting to the green matrix of the plan area and the broader green infrastructure of South Devon. The individual components of the green matrix should be protected and opportunities sought to improve accessibility and enhance and extend this matrix. A biodiversity action plan is needed which includes details of how the development will achieve a net gain in biodiversity in compliance with national policy requirements. Retain on site natural features such as Devon banks, stone walls, hedgerows, protecting existing mature trees beyond those protected within a Tree Preservation Order. Promote, where reasonable, opportunities for improving access to heritage assets through new walking routes.</p>	
Policy DNP GE 3 Local Green Spaces	
<p>The following areas with supporting evidence of their special qualities are designated as Local Green Spaces under the criteria set by National Planning Policy;-</p> <p>LGS1 Coronation Park LGS2 Royal Avenue Gardens LGS3 Community Greenhouse and adjacent gardens LGS4 Dartmouth Castle Wall LGS5 Castle Estate</p>	

- LGS6 Jawbones Allotments
- LGS7 Milton Lane Allotments
- LGS8 Longcross cemetery
- LGS9 Community Orchard
- LGS10 Warfleet Creek, Lime Kilns, Quay and Slip.
- LGS11 Sandquay wood
- LGS12 Norton Wood
- LGS13 Norton Field
- LGS14 Manor Gardens
- LGS15 Crosby Meadow
- LGS16 Jawbones Beacon Park
- LGS17 Bowling Green
- LGS18 Play area at the junction of Victoria Road and Vicarage Hill

Policy DNP GE4 Allotments

The plan supports the retention of allotments at Milton Lane and Jawbones. The importance of the allotments as assets to the community, and local food production is recognised by their designation in this plan as Local Green Spaces. The re-purposing or encroachment on these existing sites will not be supported. The need for further provision should be monitored in line with demand from increased waiting lists and the needs of new residents. Development that includes provision for community allotments will be supported.

Policy DNP GE5 Maintaining the character and the environmental quality of the river

The natural characteristics of the Dart estuary should be retained in any development along the waterside. For any future waterside development consideration should be given to respect the following criteria. All existing wooded areas visible from the river, particularly those running to the water's edge and/or where they start at the visible natural ridge line should be retained. Any adverse impact on the health and quality of the river from development must be mitigated against; this includes impact from noise, pollution, such as sewage and litter. There should be an overall positive impact on the wildlife designations along the river edge.

Policy DNP GE 6 Locally Important Views

Development within the foreground or middle ground of the views illustrated in the Plan should not harm and should, where possible, contribute positively to the existing composition of natural and built elements. Development should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view. Over 40 views are identified, a selection of these are included in this summary.

Policy DNP GE7 Actions to mitigate against climate change and carbon reduction

This Plan supports the objectives contained in the Devon Climate Change Strategy (September 2018) and the Emerging Devon Carbon Plan. All new development should assess and monitor their carbon footprint, its impact on and community actions including local tourism, employment, transport, farming and its own operations to enable it to reduce carbon in the development and future operation.

Policy DNP GE 8 Promotion of tree planting;

Development where it is demonstrated that the proposals achieve an increase in biodiversity and carbon capture through additional tree and other planting and appropriate land management within private gardens and on shared or community space will be supported. Community based initiatives to plant trees and enhance biodiversity, wildlife habitats and corridors within the plan area will be supported where appropriate.

Policy DNP GE 9 , Encouraging renewable energy

Development of small scale renewable energy generation supported by the community will be encouraged, this includes; biomass, hydro power generation, technologies making use of the River Dart ,small scale solar power when roof mounted on domestic, employment and agricultural buildings, ground source and air source heat pumps, community heating and combined heat and power. Wind turbines and large-scale ground mounted solar power are not considered appropriate methods of generation within the parish. Where necessary proposals must be supported by protected species surveys and the identification of any necessary mitigation measures. For the purposes of this policy small scale is defined as less than 50Kwp.

Policy DNP GE 10 Prevention of light pollution;

All development should not detract from the unlit environment of Dartmouth and surrounding countryside and should minimise its impact on the night sky. The use of a high proportion of glass in walls and roofs without consideration of the impact on the environment when internally lit will be discouraged. Security lighting, outside lighting, and floodlighting should be designed to minimize their impact on the night sky with lighting deflected downwards and switched off after midnight

Policy DNP GE 11 Prevention of Flooding;

Development proposals should, where necessary, demonstrate that the impact on the existing foul and surface water system has been assessed and includes details of on-site mitigation if required. Any proposals in the proximity of the Environment Agency flood risk areas and highlighted in their flood risk modeling should have due regard to historic flooding incidents and the reports of these prepared on behalf of Dartmouth Town Council. There should be no adverse impact on local streams, leats, flood channels and neighbouring properties. The design of any flood defences should be carried out in consultation with the community and appropriate to the historic and natural settings of the plan area.

Policy DNP GE12. Settlement Boundary and the avoidance of coalescence;

A settlement or development boundary for Dartmouth is identified in this Plan. Development inside the boundary will be supported. Development outside the boundary will be treated as development in the open countryside or as an exception site. Development which erodes the visual separation of the settlement will not be permitted.

Economy, Jobs and training

Objectives

- Support sustainable employment growth commercially and individually
- Enable upgrading and intensification of existing employment uses
- Support and safeguard tourism related activity and infrastructure
- Support new emerging start-up businesses
- Support a green economy

- Safeguard and enhance the town centre and local centre(s) for retail, tourism, hospitality and service sectors
- Safeguard space for education and training
- Support training and apprenticeships and links to FE and HE

Policies

Policy DNP EC 1 Tourism related employment and retention of hotels

The change of use or redevelopment of a hotel to non-hotel use will generally not be supported. Where the loss of a hotel or tourism related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price (comparable with valuations achieved elsewhere in the District) for a minimum period of 2 years.

Policy DNP EC 2 Promotion of innovative tourism businesses

This plan supports development that includes new, innovative and sustainable tourism related uses. Activities include; green low carbon and sustainable tourism, river and water based leisure activity, the research and development of technologies that support the marine leisure industry, activities that link to the SW Coastal Path and cycle routes, cycle and electric cycle hire supporting sustainable tourism and transport.

Policy DNP EC3 Additional employment land and safeguarding of existing employment uses.

Retention of existing employment sites is supported unless other suitable sites are found that are more compatible with the existing transport infrastructure and surrounding residential neighbourhoods. Changes of use resulting in the loss of employment land will generally not be supported. Upgrading, intensification and enhancement of existing employment sites with poor environments and access is supported. Provision of additional storage space will be supported.

Policy DNP EC4 Support for the primary and secondary shopping area of Dartmouth

All development in the primary and secondary Shopping Areas should retain business and retail uses including restaurants and cafes. Changes in such uses will not be supported. Subdivision of existing retail and business units will generally be supported. At upper levels this plan supports development of flats over shops in vacant or under-used accommodation. Adequate parking must be provided.

Policy DNP EC 5 Business start-ups and mixed use employment including living over the shop, and live-work.

This plan supports the development of business start-up units within new and existing employment areas and the combination of employment and living accommodation, providing the development is in keeping with the scale of the surrounding residential area and other businesses. Mixed use is defined as development of sufficient size to accommodate a genuine business use and any residential accommodation is ancillary to that use.

Policy DNP EC 6 Employment uses in the countryside

The conversion of redundant agricultural buildings, their expansion or development of new buildings for small-scale employment uses will be acceptable in principle within the countryside provided that the scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways. Proposals should respect the character and qualities of the landscape and environment as outlined in Policy DNP GE1 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

Infrastructure	
Objective	<ul style="list-style-type: none"> • Prevention of downstream flooding within the town through Green Infrastructure improvements • Review private car usage • Improved public transport infrastructure • Plan car and cycle charging hubs • Car parking • Control of goods and delivery traffic with an out of town hub • New ferry (to Noss) • Transport Study and emerging transport strategy • Improve internet communications
Community aspiration; a transportation study for Dartmouth	
It is an aspiration of the Plan that a sustainable solution be found early in the Plan period to manage and control traffic through the town and plan area. The Town Council will commission a Transport Study and work with key stakeholders to achieve this.	
Policies	
Policy DNP ST1: Footpaths and cycleways	
The existing public rights of way and other access routes to the natural environment of Dartmouth should be protected and enhanced. Maintenance by DCC should be informed by a process which allows the notification of defects by members of the public and walking groups, such as the Dart Area Landscape Access Group (DALAG), via the website of DTC. All new development in the Plan area should link to a safe path network that connects the Parish, surrounding settlements, and the SW Coast Path where feasible. Where appropriate, opportunities to improve and extend the existing network will be sought as part of any development proposals.	
Policy DNP ST2: Car Parking	
Existing public car parking predominantly operated by DCC and SHDC, should be managed to support the functional sustainability of the town informed by the recommendations of the 2004 DCC Transport Study. Future parking provision, including additional capacity will form an important element in the forthcoming DTC sponsored project to carry out an updated Transport Study. Where new development has impacts on public car parking these should be neutral or positive in terms of this requirement. No development will be supported that causes the loss of public car parking. Should the spaces be relocated there should be no reduction in their convenience to the town and local centres unless it can be demonstrated that the parking is no longer needed due to changes in vehicle use. All proposals which are likely to generate an increase in on-street car, trailer and boat parking will be resisted, unless designed as part of an overall parking strategy within a development.	

Built and town Environment	
Objective	<ul style="list-style-type: none"> • Design quality and controlling inappropriate development • Design in sympathy with the historic environment and celebrating positive precedents including materials and styles • Control sub division of existing urban plots and gardens • Safeguarding heritage assets and listing local assets • Protection and enhancement of civic spaces, townscape and the conservation area • Prioritising Brownfield development first • Promote more Employment land • Use of a Settlement or Development Boundary to determine locations for development
Policies	
Policy DNP TE1–Subdivision of existing plots .	
<p>The subdivision of existing plots will only be supported where there is no loss to the character or environmental quality of the surroundings including the Conservation Area and South Devon AONB, the proposed plot sizes and dwelling sizes are in keeping with other building plots and dwelling sizes in the surrounding area and the amenity of adjoining properties is not compromised.</p>	
Policy DNP TE2: Design Quality throughout the Parish	
<p>Development proposals in Dartmouth Parish should demonstrate high quality design and will be supported where the design is locally distinctive, reflecting the appearance and character of the area in which the development is to be located. Innovative contemporary design solutions will be supported providing they do not have a detrimental effect on the overall appearance and character of the area.</p>	
Policy DNP TE3 Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth	
<p>Proposals that directly or indirectly affect the significance of Designated Heritage Assets and the following Non-Designated Heritage assets should be judged according to the scale of any harm or loss and the significance of the asset to the parish;-</p>	
LHA1	Telephone Box, Victoria Road
LHA2	Dartmouth Lower Ferry
LHA3	Dartmouth Visitor Centre
LHA4	Pony hoops, Crowthers Hill
LHA5	Former Norton Heliport Control Tower
LHA6	Water tower, Jawbones Hill
LHA7	Armada Memorial Beacon, Jawbones Hill
LHA8	Crosby Meadow
LHA9	The historic walls of Dartmouth in various locations
LHA10	Coombe Recreation Ground, Coronation Park
LHA11	Dartmouth Cottage Hospital

Policy DNP TE 4 ; Respect, protection and enhancement of civic spaces

The following spaces are identified as civic spaces within Dartmouth;-

- CS1 Rue de Courseulles Sur Mer/ Coronation Park Riverside
- CS2 Flavel Place / The Quay
- CS3 Bottom of Brown's Hill / Foss Street
- CS4 Foss Street
- CS5 Market Square
- CS6 Anzac Street
- CS7 St. Saviour's Church (areas to the North, West and South sides)
- CS8 The Quay/Boatfloat
- CS9 Pillory Square (Higher Street/ Smith Street)
- CS10 South Embankment
- CS11 Bayards Cove/ Coles Court

All development in the vicinity of these civic spaces should respect, protect and enhance the physical qualities of the space. Community uses and temporary economic activity should be supported. Pedestrianisation on a temporary or permanent basis as appropriate may also be considered and subject to the satisfactory displacement of car parking affected elsewhere.

Policy. DNP TE5 Brownfield first

This Plan promotes the redevelopment of previously developed land or 'brownfield'-first strategy before greenfield sites. This approach will minimise encroachment on the countryside and AONB unless there is proven demand that cannot be met by the brownfield-first approach. The brownfield sites considered suitable for long term re-development as and when there is landowner support and they become available include existing builders merchants, former health facilities, post office, and a carpark located within the urban area of Dartmouth. Within the lifetime of the Neighbourhood Plan such sites may become redundant or would benefit in the long term from intensification of existing employment sites and more effective use of land or change of use to C2 Residential Institutions C3 Housing or mixed use (C3 Housing and E Commercial, Business and Service) Priority will be given to new uses that provide maximum community benefit and are appropriate for the site in terms of accessibility and minimum traffic generation.

Housing and homes

Objective

- Controls on market housing
- Prioritising affordable housing and ways to deliver this(e.g. exception sites)
- Principal residence requirement controlling second homes
- Additional homes for older people

Policies

Policy DNP H1 - Market Housing

New market housing is supported in the Parish on infill sites within the settlement/ development boundary. In addition, market housing forming part of an exception site as set out in Policy DNP H2 where it is required to cross subsidise the affordable housing scheme will be supported. Discounted 'First Homes' for young families shall be provided in line with National policy. Discounts should be 50% on the new home price to ensure First Homes are affordable to local incomes. Consideration should be given to provision of housing solutions for the increasing number of elderly in the parish in the form of market sale sheltered, extra care or assisted living housing. By further consideration of the elderly this Plan also supports opportunities for existing residents to downsize and make more larger units available to the market.

Policy DNP H2- Exception Sites outside the settlement boundary

The use of Exception Sites adjoining the settlement boundary to deliver affordable housing will be supported where they comply with National and Development Plan policy and the policies of this plan.

Policy DNP H3 Affordable Housing;

Proposals for affordable housing development within the settlement or development boundary or as exception sites will be supported where the number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice, this includes custom and self-build plots where feasible. Affordability is determined with consideration of the particular circumstances of Dartmouth, namely high average property prices and low salaries. Housing for the increasing number of elderly in the parishes is provided in the form of specialist residential accommodation, sheltered, extra care or assisted living housing. Homes are proposed for rent or purchase. Discounted 'First Homes' for young families shall be provided in line with National policy. Discounts should be 50% on the new home price to ensure First Homes are affordable to local incomes. Homes should be occupied by people with a local connection which is defined within the SHDC Adopted Local Allocation Policy (2017). The early needs of key workers (e.g. health, fire brigade and lifeboat crew) should be considered exceptional circumstances under the provisions of the allocation policy.

Policy DNP H4 - Principal Residence

New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence guaranteed through a planning condition or legal agreement. This policy is as a result of impact upon the local housing market of second or holiday homes. New unrestricted market homes will not be supported at any time.

Policy DNP H5 Specialist accommodation for older people, residential care nursing homes and Loss of existing residential care

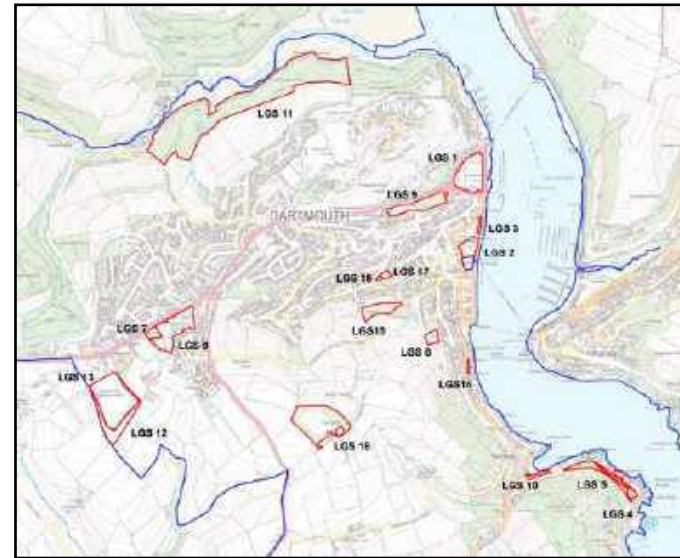
Specialist residential accommodation will be supported. The change of use or redevelopment of a care home or nursing home will only be permitted providing that new facilities of a similar type are provided in the parish to replace the facilities being lost; or there is a proven absence of demand for the continuation of the use. In circumstances where the loss of an existing care home or nursing home is considered to be acceptable, the site should be used for an alternative provision for the elderly, such as the provision of dwellings specifically designed for the elderly, and subject to an occupancy restriction to ensure that the dwellings are used for this purpose in perpetuity. Standards of accessibility and adaptability in new development to be set at more ambitious levels than those mandated in the JLP.

Refer to **Appendix A** for a summary of the Housing Needs Assessment(HNA) supporting the housing policies of this Plan

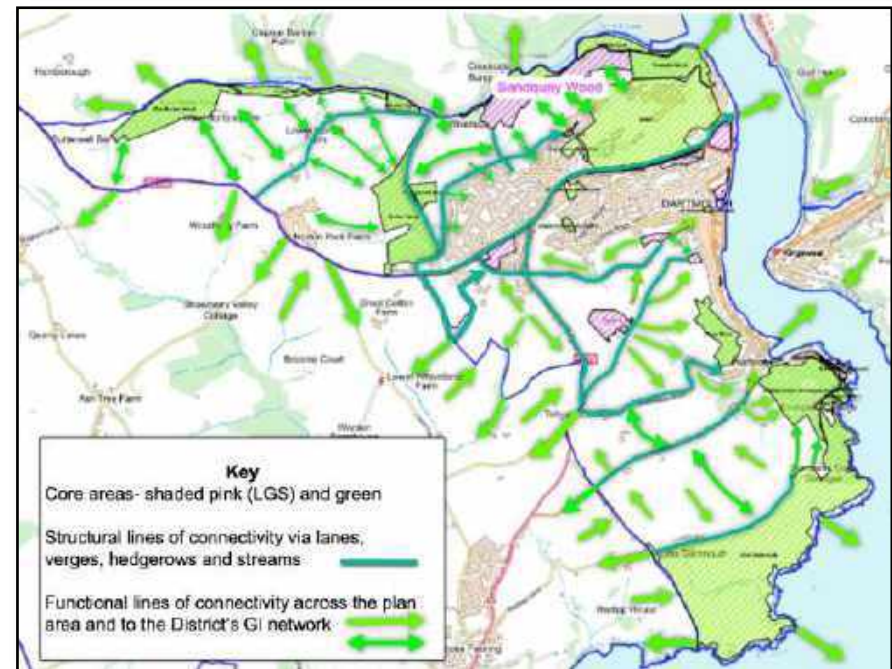
Health and Wellbeing	
Objective	<ul style="list-style-type: none"> • Potential to expand health facilities as population expands • Easy access to health facilities for the whole parish • Re-use of former NHS sites to include community uses • Safeguarding and improving community facilities • Improved social care facilities • Improved open space for active recreation • Improved access to the water for recreation
Policies	
Policy DNP HW 1 Re-use of the former hospital	
<p>This plan supports maintaining a portion of health and wellbeing facilities and obligations under the title deeds in the former hospital once the facilities are re-provided in the new Health and Wellbeing Centre at the top of town. The options for re-use or redevelopment of this site should include in all or part appropriate health and social care facilities, as part of a package to meet the on-going identified health and wellbeing needs in the Town. This policy respects the provisions of a covenant on the original hospital.</p>	
Policy DNP HW 2, Community Facilities	
<p>Development that results in the loss of community facilities for sports, recreation and public spaces or results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed. New residential development will where practicable be expected to deliver new community facilities on site including those identified in the town's latest Open Space, Sports and Recreation (OSSR) Plan.</p>	
Policy DNP HW3 Improved water access for recreational users.	
<p>This plan supports new and improved access and infrastructure to the River Dart for recreational water craft users. Improvements should be focussed at North Embankment in the vicinity of the Higher Ferry and include; an improved slipway on the North Embankment, retained and enhanced boat storage facilities on Coronation Park ;associated traffic improvements to facilitate the safe crossing of the A379 by craft and users when launching and retrieving craft; short term parking provision for craft and vehicles close to the slipways.</p>	
POLICY DNP HW4 Education Facilities	
<p>Further development required by The Dartmouth Academy for education and sports purposes during the period of the Plan shall be supported. Proposals for shared use of the Dartmouth Academy buildings and grounds for recreation, education or transportation and parking purposes will also be supported.</p>	



Civic Spaces Policy DNPTE4



Local Green Space Policy
DNPGE3



Green Infrastructure and the Green
Matrix Policy DNP GE2

Appendix A; Summary of Recommendations and observations of the draft Housing Needs Assessment for Dartmouth (HNA) AECOM 2021

1. Dartmouth's current tenure mix exhibits a lower rate of home ownership than South Hams and England, correspondingly more social renting and similar amounts of private renting and shared ownership. There is an opportunity to lift rates of home ownership in Upper Town, including through affordable routes to ownership, and to address the undersupply of social rented accommodation in Lower Town.
2. The development at Cotton Farm is planned to deliver 89 affordable homes, of which 50% or 45 units will be for affordable rent. The other allocated site at Noss will provide a financial contribution in lieu of onsite provision, which may eventually be collected by Kingswear or Dartmouth. This quantity of expected delivery will go some way towards meeting the needs of Dartmouth households, although it leaves a shortfall of approximately 40 units – a conservative figure that does not take into account the tendency of local households in need to be ineligible or not apply, nor the mismatch between the need and supply of affordable rented homes by size. **There is therefore a clear case to maximise the delivery of affordable rented housing in Dartmouth wherever possible, as part of Section 106 obligations on allocated sites and any potential community-led or exception schemes.** The estimate of potential demand for affordable housing for sale is in the region of **25 homes per annum** however there is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet such needs in full.
3. Between the 2001 and 2011 Censuses, Upper Town experienced a significant 134% increase in private renting. This trend, which exceeds the pattern nationwide, is often an indicator of the declining affordability of home ownership. While rates of private renting are not especially low in Dartmouth, high-quality and affordable private renting can perform an important function in the market for key workers, young households, and others.
4. Home values in Dartmouth have increased over the last ten years, with the result that the median home now costs around £55,000 more than in 2011. The current median house price is £335,000 for Dartmouth as a whole, the median is £185,000 in Upper Town and £430,000 in Lower Town.
5. There is evidence of intense competition for rental properties in Dartmouth. The speed at which new lettings are taken up, being a signal of demand outstripping supply, is closely associated with price increases. However, it also presents a broader problem: even if rents were to be affordable, there may simply not be enough rented housing to meet local needs.
6. There is a relatively large group of households in Dartmouth who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £21,000 per year (at which point entry-level rents become affordable) and £41,000 (at which point entry-level market sale homes become affordable – in Upper Town only). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership. These products would provide value to different segments of the local population, **with shared ownership (25%)** and rent to buy potentially allowing lower earning households to get a foot on the housing ladder, while First Homes – **which should be delivered at the maximum possible discount level of 50%** – provides better long-term support to those with slightly higher incomes.
7. For Dartmouth as a whole the demographic mix is imbalanced in favour of older households (when compared to the district and country). Therefore to attain greater balance between population age brackets, **an intervention would be needed to favour the dwelling sizes preferred by younger people.** these are homes with fewer bedrooms. As such, the recommended mix might be balanced out to promote more smaller properties (chiefly those with 2 bedrooms since 1 bedroom homes are well supplied already). To a degree, the balance could be achieved through greater circulation of Dartmouth households between Upper and Lower Town, rather than through new construction. While this is not a matter the Neighbourhood Plan can directly control, any efforts to dissolve the affordability barrier between the two areas or to provide diversity by directing larger homes to Upper Town and more affordable options to Lower Town, could be beneficial.
8. While it is certainly the case that many older households wish to under-occupy their homes in order to accommodate guests and possessions, and will have the financial capability to do so, there may also be an opportunity to **improve Dartmouth's offering to older households through new developments aimed at downsizers with well thought-out, adaptable and high-quality designs.**
9. While the serious and worsening challenge of housing affordability can be combatted through the provision of subsidised tenures, the affordability of market housing can be generally improved by **delivering smaller and/or denser housing types.**
10. The potential need for specialist housing with some form of **additional care for older people is estimated at a range of 98 to 126 specialist accommodation units during the Plan period.** These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. **The need for sheltered housing may be the focus of any additional provision in the area beyond the existing allocations.** That said, this need is by definition driven by those with less severe support needs, which have the potential to be met through adaptations to the existing housing stock. Another avenue is to require **standards of accessibility and adaptability in new development to be met at more ambitious levels than those mandated in the JLP.**

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