



**Dartmouth Neighbourhood
Development Plan
Consultation Statement**

Final Issue December 2021

Dartmouth Neighbourhood Development Plan Consultation Statement

1. Introduction

1.1 This Consultation Statement has been prepared by Dartmouth Town Council to accompany the submission to the Local Planning Authority South Hams District Council of the Dartmouth Neighbourhood Development Plan (The Neighbourhood Plan or Plan). The document has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the regulations outlines what the statement should contain:-

- Details of the persons and bodies who were consulted about the Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Explain how these issues and concerns have been considered and where relevant addressed.

1.2 The statement separates consultation and community engagement building up to the preparation and issue of the pre-submission draft Plan (Regulation 14) and subsequently the consultation and statutory engagement during and after the pre-submission consultation in August and September 2021.

1.3 The idea to prepare a Neighbourhood Plan for Dartmouth was first put forward in 2014, in September the first working group was held with public meetings in late 2014 and early 2015. This plan has only been possible with considerable volunteer support, with over 30 local residents participating in meetings, steering groups, topic groups and internet-based discussions. Since 2020 a consultant was employed to help finalise the plan and supplement this volunteer effort.

1.4 The engagement process set out to involve as many of the community as possible through a series of public and open meetings and events at key stages of the Plan's development. The emergence of Covid 19 and the resultant Government restrictions on public gatherings required a revised approach to community engagement during periods where face to face contact was not permitted. A variety of techniques were used; the Plan website <https://dartmouthplan.org> has been used since 2020 to publicise proposals, present evolving policies and encourage feedback, around 60 comments have been received and considered in the preparation of the Plan. The website was also used to broadcast newsletters and promoting participation in the Plan and topic groups. There has been regular publicity in the Dartmouth Chronicle (see Appendix K7) including articles reporting progress, promoting aspects of the plan such as seeking open space champions and nominations for Local Green Space and Local Heritage Asset designations. Local community groups, such as the Dartmouth and Kingswear Society and the Dartmouth Green Partnerships, have also received regular briefings through the Newsletters and advanced copies of the draft proposals. Once restrictions allowed there were more formal events, with drop ins and displays in public venues across the plan area at which members of the Strategic Group were present to answer questions and provide additional explanation, and at which response forms were available. These sessions were notified to the public by leafleting households throughout the town and through social media. There were additional articles in the local press explaining the progress of proposals and highlighting timelines.

2. Consultation to prepare the Pre-Submission Draft of the Dartmouth Neighbourhood Plan

2.1 The themes and the objectives of the Plan have been taken from the views and wishes expressed by the community. The policies and proposals of the Plan have been developed with the

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Neighbourhood Plan Group and topic groups; they support and help deliver these themes and objectives. To help refine the policies further consultation has been carried out with landowners, officers of South Hams District Council, and the South Devon AONB Unit.

2.2 In 2016 a survey was delivered to all households in the Parish, it set out to establish which subjects people felt were important to be addressed in developing the Plan. A total of 3646 surveys were sent out including 538 second homes and around 600 businesses. 562 individual responses were received which is a high rate of return for this type of survey. 54% of the respondents were over the age of 65, 37% between 45 and 64 and 9% under 44, there were no responses from people under the age of 24. A full record and summary of the community responses is included in Appendix K1. 78% of the respondents were either 'very satisfied' or 'satisfied' with Dartmouth, 12% were 'neutral' and 10% were either 'dissatisfied' or 'very dissatisfied'. The community were asked what they liked or disliked about Dartmouth (responses are summarised in the earlier SWOT analysis). They were also asked what topics the plan should consider, and advice requested on any specific action, initiative or change they would like included. Set out below is a summary of the main areas that attracted comment. In brackets alongside the description of the theme is the number of specific points raised related to that subject concerned. The numbers include both comments and suggestions all of which have been considered by the Steering Group and the topic groups.

Theme	Issue raised by the community
Parking (783)	<ul style="list-style-type: none"> Better parking Review restrictions More car parking Resident only parking scheme Employee parking scheme Improve park and ride and make more affordable Restrict/ control coach influx Area to replace Little Cotton Caravan Park Herringbone parking along the Embankment Comprehensive parking survey
Transport , traffic and Pedestrians (1247)	<ul style="list-style-type: none"> Better bus routes locally and to major towns and cities Less reliance on the car Community bus service (like Bob the Bus-Totnes) Better accessibility Pedestrianise parts of the town centre Reduce HGVs in town Speed control in Victoria Road Shared car and pedestrian access in town centre Better link between steam railway and national network Electric vehicles Use more technology to control, traffic, parking. A pavement along Victoria Road up to College Way More cycle friendly
Second Homes/Affordable Housing/ Development (507)	<ul style="list-style-type: none"> More affordable housing for local people Restrictions on second homes Better integration between Townstal and the historic town Restrictions on holiday lettings Better design quality on the river side Housing to rent, not to buy More social care and homes for older people
Economy, Employment and Tourism (1078)	<ul style="list-style-type: none"> Safeguard independent businesses Improve facilities for tourists and extend the season

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	<p>Business support for local people Affordable business premises Attract new businesses especially high tech. Better promotion of the town as a tourism destination Faster broadband and more internet-based services BRNC play a more active role in the town Cruise ships help the economy</p>
Shops , town centre and heritage (1046)	<p>Diverse range of shops Raise the urban quality Keep the town's individuality and character Better signage More convenience shopping Repair and re-cycling café More seats on the riverside, others say fewer in Bayards Cove The Tourist Information Centre is crucial for the town Better public spaces by the Boat Float and improve appearance Regenerate Castle Estate More places to perform music Upgrade the market Fewer art shops Limit development to 3 stories Move Travis Perkins and introduce affordable housing Control development in the conservation area</p>
Healthcare, Hospital, Social Care, Health and wellbeing (1240)	<p>Dartmouth hospital Another doctor's surgery Re-provide hospital services New health and wellbeing centre A and E needed More facilities in the leisure centre More night classes Better support for the school Expand ambulance service Keep open air pool More formal sports up by the swimming pool</p>
Natural Environment Open spaces, and waterside. (910)	<p>Conservation of green spaces More energy conservation and eco housing Develop and improve Coronation Park (underground car park) Do not build on Coronation Park No development in the AONB Move bowling green (to Coronation Park) Stop building on good farmland Less light pollution, turn off streetlights earlier Protect the community Orchard Better facilities for boating/rowing Access to the water for all River and beach cleans</p>
Education (397)	<p>Training support Education and training during low season Language school</p>
Rubbish/Seagulls/dog mess etc (51)	<p>Better recycling (continental style underground) Dog mess Clean up the town Seagulls Control anti-social behaviour</p>
Miscellaneous (143)	<p>Not a summer town only A town of two halves Close liaison between the BRNC and the town</p>

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	<ul style="list-style-type: none"> Free public toilets Consider all generations young and old Stop in-fighting Integrated joined up community leadership Criticisms of the District Council More transparency in project development More police presence in the evenings Why have a Neighbourhood Plan-do we want change? Review the MCTI recommendations Development of Jawbones Celebrate and acknowledge the number of voluntary groups Enhance the Undercliffe
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2.3 The Neighbourhood Plan website has run a community feedback page since July 2020 This media which was promoted online and through leaflet distribution has identified a number of issues that informed the plan and is summarised in the following table:

Theme	Comment
Natural Environment	<ul style="list-style-type: none"> Address the risk of flooding in Lower Town Mitigate against air and water pollution Protect and maintain green spaces Support biodiversity Address climate change and reduce carbon Safeguard and improve Extensions to Public Rights of Way Countryside at risk Green Economy More local food production Promote Community and individual Renewable Energy Improve access to Sandquay Woods and other open spaces Nomination of Local Green Space including Coronation Park, Jawbones Beacon Park ,Warfleet Creek, Grass Amphitheatre (above Castle Cove) and Crosby Meadow Online petition of over 1600 people supporting Manor Gardens as Local Green Space.
Economy	<ul style="list-style-type: none"> Support small and start-up businesses Support edge of town employment space See separate business survey below
Transport Infrastructure	<ul style="list-style-type: none"> Secure underground parking in the town Resident's parking scheme (some objections) Electric/ smart vehicles/buses/taxis/ferries Electric charging points in car parks Park, Walk and Ride Improve access to the coast path and countryside Complete footpath to Stoke Fleming Sustainable, frequent transport link from Park and Ride to town\ More local re-cycling Low energy streetlights/ control light pollution
Town Environment	<ul style="list-style-type: none"> Preservation of the Historic Environment Expand the museum Improve the shopping experience More pedestrian friendly and pedestrianisation More outside dining

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	Town information service hub linking services of the Devon Visitor Centre (DVC) and library. Safeguard existing stone walls throughout the town Convert empty retail to housing Nomination of Local Heritage Assets including the DVC, Newcomen Engine, Piscatorie Statue, Crowthers Hill, Helicopter Control Tower and Water Tower
Housing	Affordable and Eco-friendly housing for local people
Health and Wellbeing and Education	Training support Townstal community hall needs more support and funding
Other issues	A sense of community Better cohesion between the top and bottom of town Comments on the Planning White Paper (2020) Natural burial ground/ pet cemetery

2.4 The Plan has sought to engage with the local businesses as well as resident communities. There were extensive consultations with the local community in 2016. The Plan has also been able to benefit from a number of surveys and studies initiated by others including the latest Development Plan. Since 2020, the key focus has been on the needs of existing businesses. To identify the most current concerns and opportunities, between late 2020 and early 2021 the group invited local businesses to complete a comprehensive survey. The full responses are included in Appendix K2 with a summary below;

- There were 41 responses, 32% categorised themselves leisure related and 27% hospitality;
- 46% of businesses considered themselves to be tourism focussed;
- 90% were local independent businesses;
- 70% of staff employed live in Dartmouth;
- Of those staff who commute 79% travel to work by car;
- The lack of affordable housing has a major impact to many recruiting and retaining staff;
- The lack of car parking and broadband speed are other factors holding back businesses;
- Shortage of access to appropriate training is an issue to many;
- Key factors affecting businesses locating in Dartmouth are the town's special qualities, access to a tourism economy and the lifestyle offered.

2.5 The various topic groups analysed the issues raised and detailed responses, further research was instigated, and extra engagement held with the community or appropriate interest groups.

2.6 A plenary discussion was held with steering group members October 2020. The material developed after this meeting and others with topic groups included; a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) based on the survey responses and a set of draft Themes, Aims and Objectives. All the feedback from the event was used to inform the draft plan.

2.7 The following timeline summarises the engagement process, the events and decision points:-

Date	Key Activities
September 2014	1 st meeting of the NP working Group and was restricted to Councillors.
October 2014	3 rd meeting was the first at which the public were invited
December 2014	Neighbourhood Plan Area Designated
February 2015	Open meeting with the Dartmouth and Kingswear Society
April 2016	Community Questionnaire issued to all households in the Parish
July 2016	Questionnaire responses received and collated

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August 2016 to July 2017	There was no further meetings during this period during which time the questionnaires were being analysed
July 2017	Public meeting that reorganised the working group and re-focused the process
August to November 2017	Themed Topic Group meetings held.
December 2017 to November 2018	Limited progress by the Topic Groups
November 2018	Dartmouth Town Council resolved not to pursue the plan
July 2019	Dartmouth Town Council resolved to re-start the plan
September 2019	New Steering Group and Topic Groups formed with support from the Town Council
Spring 2020	New plan website launched
June-July 2020	Leaflets promoting the plan and inviting feedback issued
August 2020	Consultant appointed to support the Steering Group
October 2020	Steering Group briefed the Town Council on the progress of the plan and findings of the Topic Groups
October to November 2020	Topic Group Papers produced for each theme and form the basis of the Plan
December 2020 to February 2021	Business survey carried out
February 2021	First draft of plan presented to the NP Steering Group
March 2021	First draft of plan issued to the Town Council and key stakeholders including SHDC
June 2021	Regulation 14 Pre-Submission Consultation Version of the Plan issued
July 2021	Regulation 14 draft approved by DTC

Figure 2 Community engagement timeline up to the Pre-Submission Draft.

3 Consultation period for the Pre Submission Draft of the Neighbourhood Plan

3.1 The consultation period opened on 2nd August 2021 and ran for a period of 6 full weeks closing on 13th September 2021. The consultation included a range of activities summarised in the table below.

Date	Activity
2nd August to 13th September 2021	<p>Draft plan issued by Dartmouth Town Council for 6 weeks (minimum 6 weeks) public consultation</p> <p>Letters promoting the plan were emailed to landowners, local groups and a list of statutory consultees provided by South Hams District Council were emailed included in the Appendix(C?). Letters were hand delivered to the majority of residents in the Parish by the Post Office and volunteers. Banners and posters and considerable coverage in the local press and social media were used to promote the consultation to all plan area residents.</p> <p>Hard copies of the draft plan were available for viewing during the period at accessible venues including the offices of Dartmouth Town Council, the Flavel Centre and the Dartmouth Visitor Centre.</p> <p>Documents and supporting evidence was available for viewing online at https://dartmouthplan.org</p>
August and September 2021	Six drop-in sessions were held at Dartmouth Market Place, Dartmouth Town Council and the Townstal Community Centre manned by Steering Group members to receive and respond to queries and comments (see front cover).
September 2021	Targeted workshop with students of Dartmouth Academy (see front cover)
September and October 2021	Steering Group reviewed comments and considered action to be taken
October 2021	Edits and revisions made to the Plan and subject to review by the Steering Group
December 2021	Submission of the Neighbourhood Plan and supporting evidence recommended for adoption by the Town Council

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January 2022	Plan submitted to South Hams District Council with Basic Conditions Statement, Map of the Area and Statement of Consultation.
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Figure 3 Community engagement timeline after the issue of the Pre-Submission Draft.

Date	Venue	Time
Saturday 7th August	Community Corner Market Place	9.00AM to 1.00PM
Tuesday 10th August	Dartmouth Guildhall Ballroom	4.00 to 7.00PM
Monday 16th August	Townstal Community Hall	3.00 to 5.00PM
Saturday 21st August	Community Corner Market Place	10.00 AM to 1.00PM
Monday 6th September	Townstal Community Hall	3.00 to 5.45PM
Monday 13th September	Dartmouth Guildhall Ballroom	4.00 to 7.00PM

Figure 4 summary of drop-in sessions over the consultation period

4. People and bodies consulted in the preparation of the Plan

4.1 Statutory consultees and landowners of sites affected, Local Green Space designations, local heritage assets were written to either by post or email. A copy of the letter sent to each body and evidence of responses is included in Appendices K9,10 and 11.

4.2 A list of bodies consulted is included in Appendix K6 to this report, it covers; -

- The statutory Consultation bodies;
- Other local groups and organisations;
- Landowners affected by the Plan.

5. Feedback and responses received for the Pre-Submission Draft

5.1 Responses to the draft plan were requested in writing either online using the website or by post to the Town Council. In addition, at the drop in events those visiting were encouraged to complete the response forms.

5.2 A summary of the issues and concerns raised by the draft plan are included below.

5.3 A more detailed record of all the formal responses to the Pre-Submission Draft Plan together with the Steering Group's response is included in Appendix K12. The specific comments of SHDC are included in Appendix K13.

5.4 An annotated version of the Neighbourhood Plan document highlighting the differences between the Submission version and the Pre-Submission Draft is available for inspection in the Evidence Base.

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Policy number and title		Key issues and concerns raised	How the issues have been addressed
GE 1	Impact on the South Devon AONB, Undeveloped Coast and Heritage Coast	Small changes requested by SHDC and other consultees	Title and minor changes in text
GE 2	Safeguarding the biodiversity and GI throughout the Parish	Reference made to the Greater Horseshoe Bat sustenance zone of the South Hams SAC	Improved reference to appendices and text added at the request of NE, Devon Wildlife Trust and other consultees
GE 3	Local Green Spaces	Further explanatory text added at the request of SHDC and other consultees. SHDC questioned LGS 12, 14 and 17 and suggested new designations.	Although text changed, the proposed LGS designations after review are left unchanged.
GE 4	Allotments	Text change suggested by SHDC	Text amended
GE 5	Maintaining the character and the environmental quality of the river	SHDC requested omission of c) Additional text suggested by EA regarding the ecological status of the River Dart	Supporting text added at the request of EA. No change to policy text.
GE 6	Locally important views	SHDC concerned that there were too many views, one additional view suggested and one modified	View 47 added, view 11 modified.
GE 7	Actions to mitigate against climate change and carbon reduction	SHDC concerned policy lacked focus, additional text suggested by other consultees.	Policy and supporting text modified. More reference to community composting and recycling made.
GE 8	Promotion of tree Planting	Additional text suggested by Devon Wildlife Trust. SHDC considered some of the text unnecessary.	Additional text added
GE 9	Encouraging Renewable Energy	Minor text change suggested by SHDC	Text modified
GE 10	Prevention of light pollution	SHDC concerned that much of the text is outside planning control although the steering group and others disagree. Additional text and references requested on colour rendering of lighting, and the impact on bats.	Additional text and references added.
GE 11	Prevention of flooding	Additional text requested by EA	Text added
GE 12	Settlement Boundary and the avoidance of coalescence	Additional text suggested by SHDC	Text added

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EC 1	Tourism related employment and retention of hotels	Text modifications suggested by SHDC and responded to. Other consultees suggested a wider scope to this policy.	Text modified and 'associated hospitality services' added.
EC 2	Promotion of innovative tourism businesses	No comments	No changes proposed
EC 3	Additional employment land and safeguarding of existing employment uses	Text queried by SHDC and responded to.	Text modified
EC 4	Support for the primary and secondary shopping are of Dartmouth	Text queried by SHDC and responded to, however many consultees supported this policy unchanged.	No changes proposed
EC 5	Business start-ups and mixed-use employment	Text queried by SHDC and responded to.	Change to title made
EC 6	Employment uses in the countryside	Policy queried by SHDC and responded to.	No changes proposed
ST1	Footpaths and cycleways	SHDC questioned last paragraph.	Text moved to supporting text.
ST2	Carparking and coach parking	Text queried by SHDC and the validity of the evidence (DCC Transport Study for Dartmouth 2004)	Additional references added, text modifications made and final versions of the DCC report requested of the sponsors (DCC), authors and stakeholders without success.
Inf1	Broadband Infrastructure	New policy suggested by SHDC and some consultees	Policy added
TE1	Subdivision of existing plots	Further justification for this policy requested by SHDC.	Justification provided to SHDC and supporting text added. Other policy text added.
TE2	Design quality throughout the Parish	Text queried by SHDC, response provided	No changes proposed
TE3	Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth	Text queried by SHDC and response provided. Quality of the maps queried by consultees.	Maps updated no text changes made.
TE4	Respect protection and enhancement of civic spaces	Additional text on risk of public nuisance suggested by consultee	Text added
TE5	Brownfield first	Concerns raised by SHDC and comments made by NE, EA and HE. Response given to SHDC.	Text revised to address concerns and comments particularly with respect to flood risk, harm to heritage assets and that the suggested sites are not allocated.
H1	Market housing	Suggested text changes and omissions proposed by SHDC; response made.	Wording changed as suggested; omissions not made.
H2	Exception sites outside the settlement boundary	Policy queried by SHDC, response given.	No changes proposed

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H3	Affordable Housing	Policy wording queried by SHDC and considered 'over complicated' and contrary to the JLP. Queries challenged in a response based on other advice contained in the HNA	No changes proposed
H4	Principal Residence	Suggested text changes made by consultees and reviewed by the SG	No changes proposed
H5	Specialist Accommodation for Older People	Policy text queried and evidence of HNA challenged by SHDC. A response has been made. Additional text suggested by community	Additional text added
HW1	Re-use of the former hospital site	Text queried by SHDC and the NHS Health Trust. Response made and discussions health with the Trust. Concerns over flood risk raised by EA.	Policy text expanded Reference to the covenant removed from the policy text, Zion Place Health Centre added to policy. Proposed health and wellbeing facilities agreed with Trust and text on flood risk added. Additional evidence supporting policy added to Appendix S2. Maps added.
HW2	Community facilities	Text modifications suggested by SHDC and other consultees	Text modified.
HW3	Improved water access for recreational users	Text and content changes suggested by SHDC	Text modified; some text (d) moved to community aspiration 6.3.3. Proposals Map added.
HW4	Education facilities	Text changes suggested by SHDC	Text modified.

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6. Evidence and Appendix Summary.

Consultation Statement Evidence	Appendix no.	Web link
Initial 2016 questionnaire analysis	K1	All appendices listed here can be found on the Neighbourhood Plan website and by clicking the following link;- https://dartmouthplan.org/appendices/
2021 Business Survey responses	K2	
2016 Dartmouth Questionnaire	K3	
2021 Regulation 14 consultation response form (available online and in hard copy)	K4	
Typical Letter of August 2021 inviting representations on the Pre-submission Draft (Regulation 14) consultation.	K5	
List of Consultees invited to respond to the Pre-Submission Consultation	K6	
Example of press coverage promoting Reg.14	K7	
Neighbourhood Plan Banners and posters promoting Reg 14 consultations	K8	
Record of consultations with landowners on Local Green Space Designations	K9	
Record of consultations with landowners on Non-Designated Heritage Asset designations	K10	
Record of consultations with landowners affected by other policies in the Plan	K11	
Record of the responses to the pre-submission consultation	K12	
Record of the SG responses to SHDC at Reg 14	K13	

Draft PJS 28/9/21
 Updated 27/10/21
 Updated 10/12/21
 Updated 13/12/21
 Updated 22/12/21