

AGENDA FOR THE TOTNES NEIGHBOURHOOD PLAN TASK AND FINISH GROUP
THURSDAY 11TH JANUARY 2018 AT 7PM IN THE GUILDHALL TOTNES

No	Subject	Comments
1	Introductions -- at the first full meeting, all to introduce themselves and to say who they are representing.	All
2	To address any actions arising from the meeting on 18 th December 2017.	Minutes enclosed.
3	To review and agree the Terms of Reference for the Totnes Neighbourhood Plan Task and Finish Group.	Document enclosed.
4	To discuss and prioritise the common themes arising from the public consultation period in Summer/Autumn 2017.	Document enclosed.
5	Totnes Neighbourhood Plan Policies: a) To review the Totnes Neighbourhood Plan policies and South Hams District Council comments; b) To identify, agree and prioritise those that need redrafting; and c) To identify owners to take this work forward.	Document enclosed.
6	To consider the actions identified at the last Neighbourhood Plan Steering Group.	Document enclosed.
7	To note the date of the next meeting -- Monday 22nd January at 7pm.	

ITEM 4 - Common themes arising from the public consultation period in Summer/Autumn 2017.

- Designating green spaces, particularly in Bridgetown.
- Traffic congestion and Air Pollution.
- Steamer Quay: no to residential development; yes to improving the general environment for residents and visitors, and the Caravan Park.
- Pressures on infrastructure (education, roads, medical) not just from developments in Totnes but also those in neighbouring villages (Dartington and Berry Pomeroy).

ITEM 6 - Actions identified at the last Neighbourhood Plan Steering Group.

- New policies for consultation response areas and strengthen plan on infrastructure.
- Work with Bridgetown Alive to draw up Green Space schedule and map.
- Update all areas of the plan taking into account informal consultation responses.

**MINUTES OF THE TOTNES NEIGHBOURHOOD PLAN TASK AND FINISH GROUP
MONDAY 18TH DECEMBER 2017 AT THE GUILDHALL TOTNES**

Present: Councillors R Adams (Chair), M Adams, M Barker, P Paine, J Sweett and J Westacott MBE.

In Attendance: Cllr R Hendriksen, Cllr J Hodgson, Cllr M Parker, Cllr A Simms, Cllr T Whitty, Cllr John Birch, Sara Halliday (Administrator), Mary Coughlan-Clarke (Neighbourhood Plan Coordinator), Press and Public.

Apologies: None.

No	Subject	Comments
1	To discuss the proposed membership of the Totnes Neighbourhood Plan (TNP) Task and Finish Group. [A copy of the proposed membership list is at Annex A].	<p>The Chair circulated a list of names for the proposed membership of the TNP Task and Finish Group for discussion, which drew together members of the Operations Committee, Totnes Town Council Committee Chairs, and individuals from within the community.</p> <p>Cllrs Barker and Sweett both said that they would do any tasks asked of them but did not wish to be members of the Group. Both felt that they did not have the necessary time or skills required to devote to the Group. Cllr M Adams would be part of the membership and due to a pecuniary interest would absent herself from any discussions or work involving the Steamer Quay.</p> <p>Cllr Paine expressed concern that the wider membership of the Group should only be considered once the tasks are identified. Cllr R Adams set out that she saw the proposed membership as an initial list and agreed that co-opting people with the skills necessary to carry out specific tasks as work progresses would be required, and all such inclusions would go to Full Council for approval.</p> <p>All members would need to complete a declaration of interests to ensure transparency.</p> <p>The RECOMMENDATION to Full Council was for the proposed membership (minus Cllr Barker) to be approved. Voting: 4 (four) votes in favour (Cllrs R Adams, M Adams, Paine and Westacott MBE) and 2 (two) abstentions (Cllrs Barker and Sweett).</p>
2	Administration and running of the TNP Task and Finish Group.	<p>The Group will meet after the Operations Committee is held (usually the third Monday of each month). All meetings will be open to the public and recorded. The meetings will be clerked by the TTC Administrator.</p> <p>Cllr Westacott MBE sought assurance that the work carried out to date on the draft TNP would not be wasted, and that the Task and Finish Group would concentrate its efforts in reviewing the comments received from the public consultation in order to revise the draft policies as required. Cllr R Adams confirmed this to be the role of the Task and Finish Group.</p> <p>Devon Communities have been approached to run a training session on Neighbourhood Planning which will cover aspects such as policy writing, policy planning, community engagement and meeting the inspection criteria. The potential dates (22nd, 23rd or 24th January 2018) for delivery</p>

		will be circulated to all members of the Task and Finish Group and all TTC Councillors to identify a date that will be best attended.
3	The proposed date of the next meeting – 22nd January 2018 at 7pm in the Guildhall.	It was agreed to have an interim meeting on 11th January at 7pm in the Guildhall in addition to the planned meeting on 22nd January at 7pm in the Guildhall.

ANNEX A

TOTNES NEIGHBOURHOOD PLAN TASK AND FINISH GROUP – PROPOSED MEMBERSHIP

Cllr Rosie Adams (Chair)
~~Cllr Barker (Operations Committee)~~
 Cllr Marion Adams (Operations Committee Chair)
 Cllr Paine (Operations Committee)
 Cllr Westacott MBE (Personnel Committee Chair and Operations Committee)
 Cllr Simms (People Committee Chair)
 Cllr Hendriksen (Planning and Place Committee Chair)
 Lindsay Garner
 Andy Garner
 Rev Steve Jones
 Claire Allford
 Georgina Allen
 Cllr John Birch
 Chris Watson
 Stu Lambert
 Carmen Luscombe
 Lindsay Cowling

Totnes Neighbourhood Plan (TNP) Task and Finish Group – Terms of Reference

1. Purpose

1.1 The main purpose of the TNP Task and Finish Group is to oversee the preparation of the Neighbourhood Plan for Totnes following the informal draft Totnes Neighbourhood Plan public consultation in Summer/Autumn 2017, ensuring that all public comments and issues are addressed properly with high levels of community engagement to maximise the potential that the Plan will be supported at the local referendum.

1.2 The Group will be hosted by Totnes Town Council.

2. Key Roles

1. To be accountable for providing management of the Neighbourhood Plan for Totnes, by ensuring that the key milestones are met.

2. Agree a position on specific issues to lead to an agreed policy approach.

3. Encourage and strengthen links between key organisations and ensure they are informed of the work of the project team and progress with the Neighbourhood Plan.

4. To commission any additional specific evidence and analysis as recommended and required following the public consultation.

5. To promote the objectives of the Neighbourhood Plan for Totnes.

6. To sign off the final draft plan prior to the local referendum.

7. To act as the public face and principal contacts with the neighbouring parishes and media with respect to the Neighbourhood Plan.

3. Aims

3.1 To provide direction and advice in the production of the Neighbourhood Plan, taking into account the views expressed during the public consultation period.

3.2 To bring together appropriate local expertise and facilitate joint community working in developing the Neighbourhood Plan for Totnes

3.3 To assist and help facilitate discussions with relevant and interested parties.

3.4 To assist and help facilitate discussions with relevant and interested groups in the community to promote active involvement in the Neighbourhood Planning process.

4. Relationship to Other Groups

4.1 The TNP Task and Finish Group is responsible for formally coordinating liaison with South Hams District Council and Devon County Council and informing them of progress with the Neighbourhood Plan.

4.2 Meetings will be open to the public to attend, will be recorded, and the minutes will be available for inspection on the Totnes Neighbourhood Plan web site. Agendas and papers will be circulated three clear days in advance of meetings, and will be published on the Totnes Town Council and Totnes Neighbourhood Plan websites and Facebook pages, and on the Totnes Town Council notice board.

5. Decision Making

5.1 Decision making by the TNP Task and Finish Group will normally be by means of consensus. If it proves impossible for the TNP Task and Finish Group to reach agreement during any stage of preparing the Plan, every effort shall be made by the membership of the TNP Task and Finish Group to resolve the difference by **negotiation**.

6. Initial Membership

Cllr Rosie Adams (Chair and Mayor of Totnes)
Cllr Marion Adams (Chair of Operations Committee)
Cllr Paine (Operations Committee)
Cllr Westacott MBE (Personnel Committee Chair and Operations Committee)
Cllr Simms (People Committee Chair)
Cllr Hendriksen (Planning and Place Committee Chair)
Cllr Parker (People Committee)
Lindsay Garner (Chamber of Commerce)
Andy Garner (Chamber of Commerce)
Rev Steve Jones (St John's Church)
Claire Allford (Bridgetown Alive)
Georgina Allen (Representing Totnes residents)
Cllr John Birch (South Hams District Council)
Chris Watson (Representing Totnes residents)
Stu Lambert (Representing Totnes residents)
Lindsay Cowling (The Riverside Cafe, Representing Steamer Quay interests)

Powers to co-opt new members as needed subject to the agreement of Full Council.

All members will be required to submit a Declaration of Interests to ensure transparency.

Quorum minimum of 1/3rd of all members = 4

('Meetings' is used to refer to activities such as site visits, information events, meetings, etc)

New Draft Policy - Specific South Hams advice and feedback from consultation
Incorporating in redrafted policy

Points for discussion

No change

Category	Policy Number	Title	TNP Page Number	Key elements and content- Current draft Policy
Community	C1	The Totnes community	20	<p>This Plan gives priority to</p> <ul style="list-style-type: none"> meeting the needs of its residents enhancing activities, services and the built environment, supporting and reflecting the qualities which make Totnes so distinctive, namely the town's renown as a historic and cultural centre, and as a champion of environmental sustainability. <p>All new development must be supportive of and contribute to these aims.</p>
	C2	Health & Well being	21	<p>This Plan gives priority to the health and wellbeing of the residents, workers and visitors to Totnes. Development proposals will be expected to safeguard and enhance the health and amenity of the community.</p> <p>All new development will be expected to have positive impacts on the well-being of Totnes residents, workers and visitors. These include:</p> <ul style="list-style-type: none"> greater opportunities to access open and green spaces of all types, including the River Dart greater opportunities to grow and consume local food meeting local needs for housing, services & facilities, education and sport and recreation increasing the security and quality of local jobs supporting key sectors of the local economy by making greater contributions to wellbeing reducing the harmful impact of traffic congestion. Ensuring that developments and public spaces are designed to be accessible to all people
	C3	The Historic and built Character of the Town	22	<p>New development is expected to be respectful of the historic and built character of the town as a whole, and sympathetic to the particular neighbourhood for which it is proposed. If it is of an innovative design offering a fresh interpretation of local distinctiveness it will be encouraged but not otherwise.</p>
	C4	Non-Designated Heritage assets	22	<p>Key consultation issue – what non-designated heritage assets do the community wish to include</p>
	C4b			
	C5	The Public Realm	23	<p>New development is expected to make a positive contribution to the public realm, particularly within the historic conservation core of the town supporting Totnes' reputation as an arts and cultural destination. It is expected that new development will make use of appropriate materials for elements contributing to the public realm and ensure the measures are taken to avoid visual clutter and obstruction to pedestrian movement which should be prioritised.</p>

Recommended

"New development must be respectful of the unique historic and built character of the town as a whole and sympathetic to its neighbourhood. Innovative design offering a fresh interpretation of local distinctiveness and enhancement of its location will be encouraged."

Do we need this policy as people haven't recommended assets. Could include

Recommended

New policy for discussion- 80% support from attendees at consultation on Energy

The sensitive retrofitting of energy efficient measures and appropriate use of micro-renewable historic buildings including listed buildings will be encouraged, whilst safeguarding the special characteristics of these heritage assets for the future. Listed buildings should be retrofitted in line with current guidance from Historic England.

C6	Formal and Informal space for Sport, Recreation and play	24	<p>The formal and informal space for sport, recreation and play identified in appendix \$5 are protected from new development by this Plan. The only circumstances in which these spaces may be developed is where alternative provision for formal or informal space for sport, recreation and play of equal or greater value to the community and local environment can be made. All new development creating additional need for formal and informal space for sport, recreation and play will be expected to meet that need on site or via suitable contribution to other opportunities to meet that need within the town supported by the other policies of this Plan. Arrangements for the long-term management of the new open space will need to be provided.</p>	<p>The formal and informal space for sport, recreation and play identified in appendix \$5 are protected from new development by this Plan. There is considerable evidence consent be granted for development. These circumstances will include (but not be limited to) the alternative provision for formal and informal space for sport, recreation and play of equal or greater value to the community and local environment.</p> <p>All new development creating additional need for formal and informal space for sport, recreation and play will be expected to meet that need on site or via suitable contribution to other opportunities to meet that need within the town supported by the other policies of this Plan. Arrangements for the long-term management of the new open space will need to be provided.</p>	<p>does this meet our needs for long term funding? Or is it covered by the extra element below</p>
C7a	Amenity green spaces, spaces for nature conservation and greenways	24	<p>The amenity green spaces, spaces for nature conservation, and greenways identified in appendix \$5 are protected from new development by this Plan. The only circumstances in which these spaces may be developed is where alternative provision for amenity green spaces, spaces for conservation and greenways of equal or greater value to the community and local environment can be made. All new development with opportunities to provide additional amenity green spaces, spaces for nature conservation, and greenways of value to the community and local environment will be expected to bring them forward. Arrangements for the long-term management of the new open space will need to be provided.</p>	<p>The policies set out in paragraph 1 of C.6 shall apply in so far as they are applicable to these spaces. Where there are opportunities to provide any of these spaces proposals must be brought forward as part of any development scheme coupled with future management arrangements to include long term funding.</p>	
C7b	Growing spaces	24	<p>The growing spaces identified in appendix \$5 are protected from new development by this Plan. The only circumstances in which these spaces may be developed is where alternative provision for growing spaces of equal or greater value to the community and local environment can be made. New development should take full advantage of on-site potential to grow food for those living on or visiting the site as required by Policy En 10.</p>	<p>The policies set out in paragraph 1 of C6 shall apply in so far as they are applicable to growing spaces. New development proposals must (wherever practicable) provide means to grow food for those living on or visiting the site as required by Policy En 10</p>	
C7c	Civic Space, cemeteries and Graveyards	24	<p>The civic spaces including Town Squares, cemeteries and graveyards identified in appendix \$5 are protected from new development by this Plan. The only circumstances in which civic spaces may be developed is where alternative provision of equal or greater value to the community and local environment can be made. The Plan does not support the redevelopment of cemeteries and graveyards.</p>	<p>NB - To be discussed possibly delete this section and the reference "civic spaces and town squares" and just leave this as "cemeteries and graveyards"? If that is so then it needs one sentence only "The redevelopment of these will not be permitted". Delete existing sentence.</p>	<p>Not sure we should as the original had another section and these have been merged as repetitive</p>
L1	Landscape Setting of Towns	25	<p>New development on the edges of the town should not have an adverse impact on the landscape setting of towns. New buildings should not be of a height or mass to obscure views of the surrounding hills, or of a height to break the skyline from key vantage points. New development within the town should not have an adverse impact on the contribution the towns makes to the landscape character of the wider area. It is anticipated that this policy will be updated following the final publication of the South Hams Landscape Character Assessment.</p>	<p>New development on the edges of the town should not have an adverse impact on the landscape setting of Towns. New developments should not be of a height or mass to obscure public views of the surrounding hills, or of a height to break the skyline from key vantage points. New development within the town should not have an adverse impact on the contribution the towns makes to the landscape character of the wider area. It is anticipated that this policy will be updated following the final publication of the South Hams Landscape Character Assessment.</p>	<p>change from building to developments will add further protection regarding any concerns about Wind Turbines even though are protections in place already</p>

Landscape & Towns

river bank	L2	The River Dart	25	<p>All new development adjacent to or including the river will be expected to make a positive contribution to the visual qualities of the river and its contribution to the local landscape and townscape.</p> <p>Natural habitats provided by the river, including connectivity with other natural habitats must be protected.</p> <p>Opportunities to enhance public access to the river and water based leisure and community facilities along the river should be taken. Likewise for increased connectivity, specific opportunities for creation of new green spaces; enhancement of new green spaces; enhancement of public open space through the Totnes Flood Defence Scheme</p> <p>Community led and owned development is supported by this Plan as a means to gain greater benefits for the community through new development. That proposals can be shown to be community led and that they will be community owned in perpetuity is regarded by this Plan as a strong material consideration in their favour, and such proposals may be supported in circumstances where proposals which were not community led and owned would not be.</p> <p>Community led and owned housing development is strongly supported. This includes housing to meet needs in the open market and affordable housing. It is the preferred means of delivering affordable housing because it is an effective means of ensuring that affordable housing remains as such in perpetuity. Where a privately promoted housing development site contains opportunities for part of the development being community led and owned, such as the required affordable housing, such opportunities should be taken.</p> <p>The priority for new housing development in Totnes is housing which meets known local needs in terms of housing tenure and size mix. At the time of adoption of the Plan this was established as 40 % of all new housing being affordable housing and the overall mix of new housing being 75% 1-2 beds. Development of 11 dwellings and more will be expected to address these requirements on-site. Development of six to 10 dwellings will be expected address these requirements via an off-site commuted sum. All new development should make a significant contribution to delivering Affordable Housing in perpetuity to meet the needs of local people according to local connection criteria. Development of two to five dwellings will be expected to address the dwelling size mix requirements. For all housing developments, the way in which the affordable housing and dwelling size mix requirements can be addressed may vary according to the characteristics of the development site. For sites of over six dwellings an open book viability assessment will be required to justify how these requirements are best addressed. For sites of two to five dwellings 1 bed, 2 bed and 3 bed dwellings located and the town as a whole through its layout and connectivity. New housing must prioritise sustainability within its design, but where this conflicts with other factors such as maximising the number of housing units on site or meeting the principles laid out in the Design Guide, design for sustainability is prioritised unless the development would significantly negatively impact on the built character of the locality</p>	<p>All new development adjacent to or including the river must make a positive contribution to the visual qualities of the river and its contribution to the local landscape and townscape.</p> <p>Natural habitats provided by the river, including connectivity with other natural habitats must be protected.</p> <p>Opportunities to enhance public access to the river and water based leisure and community facilities along the river should be taken. Likewise for increased connectivity, specific opportunities for creation of new green spaces; enhancement of public open space through the Totnes Flood Defence Scheme</p> <p>Delete existing para 2 and substitute "Proposals which would lead to a development being community owned in perpetuity will be a material consideration in their favour and may outweigh other less favourable matters to be considered"</p> <p>Delete existing para 3&4 and substitute "Proposals for housing development which would result in that development being owned by a suitably constituted and asset locked community interest company may be supported where the benefits to the community outweigh adverse considerations and which otherwise would not be supported"</p> <p>Major rewrites required</p> <p>Needs rewording to improve clarity</p>
Community Led & Owned	C11	Community Led and Owned Development	26	<p>Community led and owned housing development is strongly supported. This includes housing to meet needs in the open market and affordable housing. It is the preferred means of delivering affordable housing because it is an effective means of ensuring that affordable housing remains as such in perpetuity. Where a privately promoted housing development site contains opportunities for part of the development being community led and owned, such as the required affordable housing, such opportunities should be taken.</p>	
Community Led & Owned	C12	Community Led and Owned Housing	26	<p>Community led and owned housing development is strongly supported. This includes housing to meet needs in the open market and affordable housing. It is the preferred means of delivering affordable housing because it is an effective means of ensuring that affordable housing remains as such in perpetuity. Where a privately promoted housing development site contains opportunities for part of the development being community led and owned, such as the required affordable housing, such opportunities should be taken.</p>	
Housing	H1	Meeting Housing Need	29	<p>The priority for new housing development in Totnes is housing which meets known local needs in terms of housing tenure and size mix. At the time of adoption of the Plan this was established as 40 % of all new housing being affordable housing and the overall mix of new housing being 75% 1-2 beds. Development of 11 dwellings and more will be expected to address these requirements on-site. Development of six to 10 dwellings will be expected address these requirements via an off-site commuted sum. All new development should make a significant contribution to delivering Affordable Housing in perpetuity to meet the needs of local people according to local connection criteria. Development of two to five dwellings will be expected to address the dwelling size mix requirements. For all housing developments, the way in which the affordable housing and dwelling size mix requirements can be addressed may vary according to the characteristics of the development site. For sites of over six dwellings an open book viability assessment will be required to justify how these requirements are best addressed. For sites of two to five dwellings 1 bed, 2 bed and 3 bed dwellings located and the town as a whole through its layout and connectivity. New housing must prioritise sustainability within its design, but where this conflicts with other factors such as maximising the number of housing units on site or meeting the principles laid out in the Design Guide, design for sustainability is prioritised unless the development would significantly negatively impact on the built character of the locality</p>	
Housing	H2	Function and Design of New Housing	30	<p>New housing development will be expected to fit with and improve the immediate area in which it is located and the town as a whole through its layout and connectivity. New housing must prioritise sustainability within its design, but where this conflicts with other factors such as maximising the number of housing units on site or meeting the principles laid out in the Design Guide, design for sustainability is prioritised unless the development would significantly negatively impact on the built character of the locality</p>	<p>revisit and amend</p>
Services and facilities	C6	Services and Facilities	30	<p>New development is expected to maintain or enhance community services and facilities as a whole within the town.</p> <p>Proposals involving the loss of community services or facilities will be resisted unless:</p> <ul style="list-style-type: none"> they are to be replaced with services or facilities of an equal or higher quality and value to the community on the same site or another site within the town. the services or facilities can be demonstrated to be no longer needed or viable, and that any proposed alternative use would overall provide equal or greater benefits to the local economy and community, including through contributions to development on other sites <p>The provision of new services and facilities which will improve the breadth, depth and distinctiveness of the overall provision of services and facilities in the town will be supported. Where it is possible for new development to provide new 'everyday' services and facilities in areas of the town where these are lacking such opportunities should be taken.</p>	
Services and facilities	C7	New Services and Facilities	31	<p>The provision of new services and facilities which will improve the breadth, depth and distinctiveness of the overall provision of services and facilities in the town will be supported. Where it is possible for new development to provide new 'everyday' services and facilities in areas of the town where these are lacking such opportunities should be taken.</p>	

Economy	E1	The Totnes Local Economy	32	New development is expected to reinforce and enhance the local economy of Totnes to the benefit of the local community, people living around Totnes and visitors to the town. Totnes already has a strong local economy which new development can build on. A key economic strength is the attractiveness of the town for employers and visitors. New development supporting the local economy will maintain or enhance the attractiveness of the town for employers and visitors and strengthen its key retail and service functions	
	E2	Economic Innovation and Diversification	33	New development enabling innovation and diversification in the local economy will be supported. This includes development which encourages the formation of clusters and networks of local enterprises	
	E3	Policy- Retail (including visitor accommodation)	34	Proposals for retail and food and drink uses which support the unique character of Totnes as an independent market town focused on the historic town centre will be supported	Proposals for retail and food and drink uses which support the unique character of Totnes as an independent market town focused on the historic town centre will be supported but not to the exclusion of other categories meeting a demonstrable need
	E4	Policy- Hospitality (including visitor accommodation)	34	Proposals which increase and widen the range of visitor accommodation in Totnes will be supported provided they do not result or prevent the provision of permanent residential units	Proposals which increase and widen the range of visitor accommodation in Totnes will be supported in sustainable locations provided they do not result or prevent the provision of permanent residential units
	E5	Policy- Markets and Events	34	Development proposals which maintain and enhance the range or functioning of existing and new markets and events will be supported	
	E6	Adult Training and Education Sector	35	New development which would support the provision of the local training and education economy and which enhance the distinct offer of the Totnes culture will be supported. Where new development would support the provision of vocational training to meet the needs of local employees, young people and those seeking work, it will be supported.	
	E7	The Industrial Estate	35	New development adding to and / or increasing the quality of business floor space on the industrial estate will be supported. The change of industrial or storage space to retail use will only be permitted where impacts on the retail cohesion of the town and parking on the industrial estate can be demonstrated to be acceptable. Where such development includes opportunities to improve the overall quality of the industrial estate these must form part of the development. Where new development includes opportunities to provide an additional access to the station avoiding the junction at Redworth bridge this will be supported. Where new development includes opportunities to improve the overall functionality and quality of the industrial estate these will be expected to be taken, including pedestrian and cyclist accessibility. New development must meet its own parking needs.	revisit with 1996 Local Plan
E8	The Green Economy	37	New development enabling the green economy in Totnes will be encouraged. This includes development which enables circular economy, re-localisation, the local food economy, and social and community-supported enterprises. New development enabling the green economy may be exceptionally supported in circumstances where other forms of economic development would not provided that the development's ongoing connection to the green economy can be ensured	remain as drafted	
E9	Reducing environmental impacts and increasing environmental benefits	38	New development in Totnes is expected to take all reasonable measures to reduce its environmental impacts and increase its environmental benefits. A primary purpose of new development is to increase environmental sustainability. Development reducing environmental sustainability is not supported. Applications for new development will be expected to be accompanied by a simple summary of relevant environmental impacts and benefits.	remain as drafted	

Link back to Objectives to give more emphasis. This has already been done

En2	The most suitable use of land for new development	39	<p>Land for new development is a finite resource in Totnes, and so it is important that the most sustainable use is made of it when it comes forward for development.</p> <p>All proposals for the development or redevelopment of land, and the reuse of buildings, should demonstrate that they are making the most sustainable use of the site in terms of the vision and objectives of this Plan. This includes:</p> <ul style="list-style-type: none"> that the density of development makes the best use of the site whilst being in-keeping with all other objectives of the Plan that the mix of development makes the best use of a site, including in terms of: <ul style="list-style-type: none"> the character and features of the site itself the character and features of neighbouring development its location in the town. 	
En3	Mitigating Climate Change	40	All new development will have a requirement for minimising embodied energy and a target figure for energy in use of 60kwh per m2. this will be demonstrated by suitable proposal specific analysis.	
En4	Adaptation to Climate Change	40	All new development in Totnes is expected to take whatever opportunities are available within the proposal to make adaptation to climate change. This will need to be demonstrated by suitable proposal-specific analysis.	
En5	Enhancing Local Environmental Capacity	40	All proposals for the development or redevelopment of land should provide an overall enhancement in local environmental capacity. This should be demonstrated in terms of the current environmental capacity of the site and what the environmental capacity of the completed proposals will be. Net biodiversity gains will be expected from all proposals for the development or redevelopment of land, commensurate with the scale of the development.	remain as drafted
En6a	On Site Renewable Energy Generation	41	New development is expected to maximize opportunities for on-site renewable energy generation provided that to do so would not significantly negatively impact on local built character or amenity.	
En6b	Stand alone renewable energy generation	41	Wind turbine renewable energy applications will only be supported where the proposed development site is in an area identified as potentially suitable for that technology and following consultation it can be demonstrated that the planning impacts identified by local communities have been fully addressed.	remain as drafted supported by evidence and consultation. Further protection given by L1
En7	Waste Management	41	The provision of a community composting facility for the town is supported by the Plan. Where it is feasible for waste to be effectively processed on site new development should make provision for this to happen. On site processing of putrescible waste for workspace and community facilities is a priority.	
En8	Enhancing Air Quality	42	Opportunities to assist in the management of local air quality such opportunities should be taken. Suitable design to encourage dispersal of pollution and landscaping intended to help manage local air quality will be required.	
En9	Enhancing Water Quality	42	Opportunities to enhance local water quality such opportunities should be taken. This is most likely to be through suitable surface water management and landscaping intended to help manage local water quality.	
En10	Local Food Growing	42	New development should take full advantage of on site potential to grow food for those living on or visiting the site. This includes on all land not built on and within and on the outside of buildings.	
En11	Designing for sustainability Currently en19	43	High quality innovative design which best supports greater environmental sustainability, will be supported. It is recognised that such design may not be in-keeping with the traditional vernacular, but can be sympathetic to it. Development which demonstrates environmental sustainability benefits will be supported provided that it does not significantly negatively impact on the built character of the locality.	High quality innovative design which best supports greater environmental sustainability, will be supported. It is recognised that such design may not be in-keeping with the traditional vernacular, but can be sympathetic to it. Development which demonstrates environmental sustainability benefits will be supported but must be compliant with Policy C9.
Missing	Listed Buildings, Conservation Areas and other designated heritage assets		Do we need to add something here as this was raised by many members of the public even though it is covered by National and JLP policies	

KEY 2	KEYCC2	50	<p>Residential development, on land which is no longer required for educational purposes at KEY/CC will be supported beyond that allocated in the Joint Local Plan (130 dwellings) provided that proposals:</p> <ul style="list-style-type: none"> are the result of a community-led masterplan which encompasses the totality of the KEY/CC land ownership, including Sheepfield, the former Magistrates Court site, the Police Station and adjoining houses Demonstrate how the proposals will facilitate the upgrading of the school facilities and can be integrated satisfactorily Contribute to the broader objectives of the Neighbourhood Plan, particularly the Tothnes River Park, the Northern Quadrant and associated community facilities.
STQ.1	Steamer Quay	51	<p>Policy STQ.1: Mixed use residential-led development at Steamer Quay will be supported subject to:</p> <ul style="list-style-type: none"> The preparation of a community-led masterplan to deliver a balanced package of economic, social and environmental benefits, including: enhanced access to the riverside; maintaining and enhancing access for water users; visitor management and public realm improvements. The existence of firm proposals for the re-provisioning, as necessary, of some existing occupiers of the site maintaining river access for those requiring it. Clear demonstration that proposals respect the setting of the Conservation Area and adopt a high standard of design reflecting the prominence of the location and contribute to the River Park concept enhancing the riverside facilities for the community
RV1	Policy RV1	52	<p>Policy RVP1- Development proposals for sites which lie within 50 (?) metres of the River Dart must demonstrate how they will contribute to the objectives of the Tothnes River Park. Where physically possible proposals will be expected to incorporate provision for improved public access along or across the river and to enhance the quality of the riverside environment.</p>
MSQ1	Markets Square and Civic hall	53	<p>Proposals for positive change to the Market Square and Civic Hall will be pursued by the development of a community-led masterplan which will be subject to the widest possible consultation. Any proposals will need to ensure:</p> <ul style="list-style-type: none"> Continuity of market operations; No net reduction in the number of trading pitches available; The maintenance of current levels of supply of town centre parking. <p>Proposals will need to reflect the sensitive nature of the location in terms of the historic environment and demonstrate that they support the economic and social functioning of Tothnes Town Centre, including appropriate arrangements for long term management of these assets of community value.</p>
MSQ2	Town Central Carparks	53	<p>Proposals for redevelopment of any land currently used for town centre car parking (Victoria Street, Heath's Nursery, North Street, the Lamb, Heath Way and the Nursery) will be supported subject to the following requirements which will be reviewed on a five year cycle to accommodate changes in transport patterns:</p> <ul style="list-style-type: none"> Maintains the current levels of as a minimum, surface resident and visitor car parking within easy walking distance of the town centre It makes provision for the introduction of electric cars and car sharing technologies It enhances the visual appearance of town centre parking through the introduction of hard and soft landscaping, such as permeable surfaces, tree planting and flower beds It respects the amenity of adjacent landowners/uses; and It contributes to the vitality and viability and functioning of the town centre. <p>Policy for consultation which is challenging but the plan will be in place for 20 years and future carparking needs are not known</p>
LGS	Local Green Space	54	<p>The medieval form of historic Tothnes and the adaptations which have been made to accommodate 21st century living, in particular the use of the car, has resulted in there being limited green space for residents, workers and visitors to the town centre. Leeshwell, Heath and the Lamb Gardens, which have been established through community initiative, and Vire Island therefore offer important green oases. They will be incorporated into the Neighbourhood Plan for designation as areas as Local Green Space to give them added protection from inappropriate change.</p>

Area Policies

It is recommended that the following text is added to Policy STQ.1: Preparation of a Redraft: removing site specific mitigation plan to ensure that new development does not have any residential led - following negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC.

Update list of Local Green Space

To be added "Preparation of a site specific mitigation plan to ensure that new development does not have any negative impact on the greater horseshoe bat species and their flight paths within the protected South Hams SAC".

USGI	Leechwell, Heath and Lamb Gardens and Vire Island	S4	Land at Leechwell, Heath and Lamb Gardens and Vire Island designated as Local Green Space to protect them from inappropriate development. Proposals for a new sustainable river crossing from Vire Island to Bridgetown will be supported provided that it maintains the essential character of the designated area.
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