

Agenda for Totnes Neighbourhood Plan Working Group, Thursday 1<sup>st</sup> August 2019  
at 2pm in the Guildhall

1. Any matters arising from the last meeting.
2. Update on progress.
3. Review of the revised policies – Part 5: Community (see attached document).
4. Discussion of Part 4: The Four Quarters becoming an evidence paper.
5. Consultation phase – points to consider.
6. Date of next meeting – Thursday 29<sup>th</sup> August at 6.30pm in the Guildhall.

## **ITEM 3 - Totnes Neighbourhood Plan – Draft Policies**

### Part 5 – Community

#### **Policy C1 – Local Identity**

Growth and change in Totnes should enhance its distinct local identity:

- supporting its precious historic character, richly diverse culture and reputation as a centre for environmental sustainability;
- delivering sustainable development to meet local needs; and
- enhancing local services and facilities.

Development that meets these criteria will be supported.

JLP Policies SPT1, SPT2, SPT11, SPT12, STP13, TTV2

#### **Policy C2 – Health and Wellbeing**

Development in Totnes should enhance the health and wellbeing of all:

- a) increasing opportunities to access open green spaces and the River Dart;
- b) creating opportunities to grow and consume local food;
- c) meeting local needs for services and facilities, education, sport and recreation;
- d) enhancing the quality and security of local jobs;
- e) increasing walking and cycling and reducing vehicular traffic; and
- f) enhancing equality of access for all.

Development that meets these criteria will be supported.

JLP Policies DEV1,2,3,4,5,8,9,10,15,16,17,18,19,20,21

#### **Policy C3 – Historic and built character**

New development should respect the historic and built character of the town as a whole, and be sympathetic to its immediate setting. Heritage assets, both designated and non-designated, should be protected and new development should aim to enhance them. Innovative design offering a fresh interpretation of local distinctiveness will be welcomed.

JLP Policies SPT1, SPT2, DEV20, DEV21

#### **Policy C4 – The public realm**

New development is expected to make a positive contribution to the public realm, particularly within the historic core of the town, supporting Totnes' reputation as an arts and cultural destination. Appropriate materials should be used to enhance the public realm, and visual clutter and obstruction to pedestrian movement should be avoided.

#### **Policy C5 – Open Spaces**

1. The open spaces, amenity spaces, growing spaces and civic spaces shown on the Proposals Map (and listed in Appendix XX) are protected and should be retained in their current use or enhanced to raise their usefulness as such. Only development associated with and which will enhance the value

of their current use will be permitted. Any loss of open space should be replaced by alternative provision which is of equal or greater value to the community and local environment.

2. New developments should include open space at least in accordance with adopted standards and provide for its long term management and maintenance. Where the need for open space cannot be met on site a commensurate contribution towards provision of such open space elsewhere in the town should be made. Open space provision should include:

- a) formal and informal spaces for sport, recreation and play;
- b) amenity green spaces, spaces for nature conservation and greenways: and
- c) growing spaces.

JLP Policies SPT2, DEV3, DEV4, DEV5

#### **Policy C6 – Landscape setting of Totnes**

New development should have no adverse impact on the landscape setting of Totnes. New building should not be of a height or mass to obscure views and glimpses of the surrounding hills, nor of a height to break the skyline from key vantage points.

New development should not damage the contribution the town makes to the landscape character of the wider area.

A Landscape Character Assessment for South Hams and West Devon, June 2018 - see landscape character types 3A, 3B, 3C, 3G, 4A and 5A.

#### **Policy C7 – The River Dart**

Development on or adjacent to the river should improve the riverside environment in its appearance, biodiversity and opportunities for improved public access, leisure and community use.

JLP Policies TTV3, TTV20, TTV21, TTV22, TTV26

#### **Policy C8 – Community led and owned development**

Community led and owned development will be supported in order to bring greater benefits for the community.

#### **Policy C9 – Housing**

1. New housing development should address local housing needs, particularly in terms of tenure and size.

2. Affordable homes should be included at least in line with adopted targets and arrangements should be made to ensure that they remain affordable in perpetuity.

3. Developments of 11 dwellings or more should include 75% one and two bedroom homes, for smaller developments (apart from single dwellings) the target is at least 50%.

4. New homes should be designed for sustainable living, incorporate the latest carbon reduction and energy efficiency measures, minimise waste, complement their setting and enhance the locality.

5. Community led and community owned housing development will be particularly welcomed.

6. Innovative housing solutions, particularly for small affordable homes, including community led and community owned housing schemes, may be supported in circumstances where other housing developments would not be.

JLP Policies STP2, SPT3, SPT6, TTV2, TTV20, TTV21, TTV22, DEV8, DEV9

**Policy C10 – Services and facilities**

New development is expected to maintain or enhance community services and facilities as a whole within the town.

Proposals involving the loss of community services or facilities will not be permitted unless:

- a) 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 equally or better suited site within the town; or
- b) the services or facilities can be demonstrated to be no longer needed or viable, and the proposed alternative use would provide equal or greater benefits to the local economy and community, including through contributions to development on other sites.

**Policy C11 – New services and facilities**

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 welcomed.

Provision of new ‘everyday’ services and facilities in areas of the town where these are lacking will be particularly welcomed.

JLP Policies SPT1, SPT2, DEV18, DEV21

**Policy X – Development and Design**

Development will be permitted inside the settlement boundary shown in the plan provided it is in scale and character with the site and surroundings and all reasonable measures have been taken to reduce its adverse impacts and deliver environmental benefits.

Outside the settlement boundary development will be strictly controlled and only permitted where it will meet a proven local need which cannot be met inside the settlement boundary and can be sustainably delivered.

In all cases development should be of a high design quality, respecting and complementing the site and its setting, being of sustainable construction, promoting sustainable lifestyles and incorporating the latest energy efficiency measures.

## Part 5 – points for clarification/consideration

- Para 5.13 - what should the plan say about traffic in the town centre? It doesn't take a clear line at present. This para seems to suggest that traffic should be limited to essential only, but there's no such policy in the transport section as drafted.
- Policy C6 - can you identify the "key vantage points" referred to?
- Para 5.32 and Policy C9 - what are your views about the housing innovations the plan is trying to promote. They may be going too far (beyond higher tier policies). Do you want to try to retain them?

## **ITEM 5 - Consultation Phase – Points to Consider**

Policy C3 – what non-designated heritage assets do the community wish to include?

Policy C6 – Landscape setting of Totnes is an important consultation issue.

Policy C9 – This is a key issue for the consultation and one which might benefit from some contextualisation and specific questions seeking a response.

Exception policy to be discussed as part of consultation.

Make this also a key issue for consultation - should bare numbers or suspended, or both, be prioritised? Evidence on need suggested an additional 65 homes are required beyond those already in place or with planning permissions. This could be through KEVICC and further sites which could include Parkers Barn (26 x 1-2 bed flats)?