



# Staverton Parish Neighbourhood Plan

Consultation Draft Version

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012



**January  
2022**

Prepared by Staverton Neighbourhood Plan Group  
[www.staverton.org/neighbourhoodplan](http://www.staverton.org/neighbourhoodplan)

for Staverton Parish Council  
[www.staverton.org/staverton-parish-council](http://www.staverton.org/staverton-parish-council)

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# Foreword



The Staverton Neighbourhood Plan aims to help deliver the local community's needs and aspirations, making the parish more and more the place we would like it to be. It has been produced by local volunteers, for and with the support of the Parish Council, based on the collective views of the people who live and work in the parish. It forms part of the statutory development plan for the area, which means that planning decisions should be made in line with its content and policies.

Through a series of events and consultations the Steering Group has listened to the community and local organisations on a wide range of issues. Every effort has been made to ensure that the plan fairly reflects local views. We hope that it will influence the wellbeing, sustainability and preservation of our community to 2034 and beyond.

As the plan moves forward it will depend upon local support. We hope that you will agree that it sets out the right vision for Staverton Parish in the future. Electronic copies of the plan and accompanying documents can be found on the parish website at [www.staverton.org/neighbourhoodplan](http://www.staverton.org/neighbourhoodplan).

The Parish Council would like to thank the members of the Steering Group and pay tribute to their work. We are also grateful for the help and the engagement of many others in the parish without whom it would not have been possible to produce the plan.

**We hope that you will support the plan and we look forward to seeing it take effect for the good of Staverton Parish and community.**

**Signed by the Parish Council and  
Neighbourhood Plan Group Chairs**



# 1. Introduction and Background

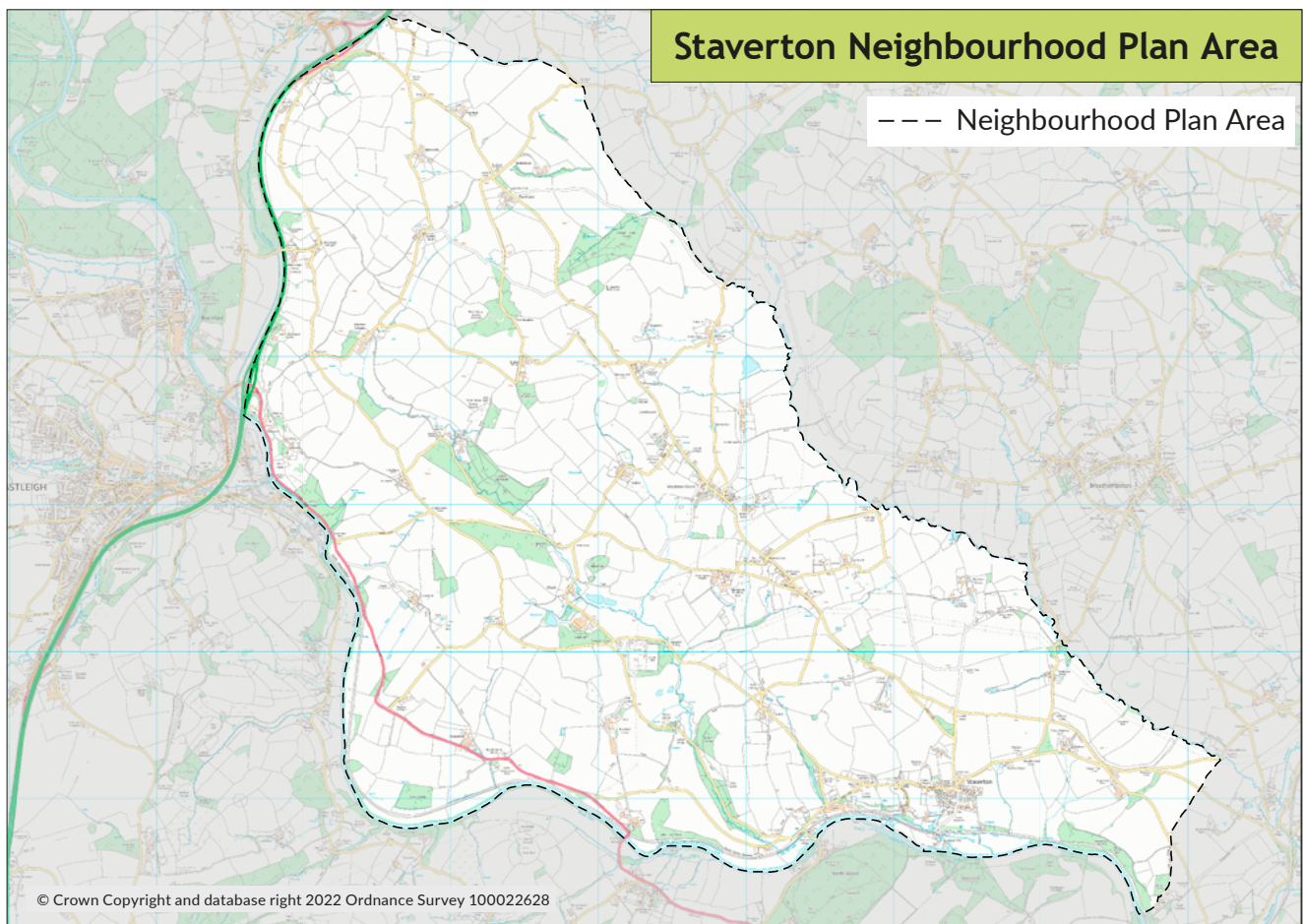
## 1.1 Welcome to the plan for the future of Staverton. Shaped by the local community – this is your plan. It covers the whole parish.

### What is a neighbourhood plan?

- 1.2 A neighbourhood plan gives a local community a greater say over how its area will develop in the future. It is put together by the local community, tested by independent examination and referendum and ultimately becomes part of the local development plan, helping to guide decisions about development in the area.

### How has this plan been prepared?

- 1.3 The plan making process began in September 2016 with designation of the plan area by South Hams District Council and the formation of a neighbourhood plan steering group to guide the process locally. Surveys and consultations were carried out during 2017-18 as the plan began to take shape. In particular, a community questionnaire survey was undertaken in early autumn 2017, community consultation days took place in January 2017, May 2018 and September 2020, and a housing needs survey was conducted early in 2019. Greater detail about the process is set out in the Statement of Consultation which accompanies the plan.





## What stage has been reached?

- 1.4 This is the draft version of the plan issued for public consultation over a statutory six week period. When responses to the plan have been analysed and any necessary amendments made it will be submitted to the local planning authority (South Hams District Council) to carry out further consultation and arrange for the plan's examination and a local referendum.

## What is the statutory context?

- 1.5 The plan has been prepared in accordance with the requirements of the Localism Act 2011 and under the guidance of Staverton Parish Council, which is a qualifying body as defined in the Act. It has been prepared in line with the regulations and meets the basic conditions, which require that it must:
1. be appropriate having regard to national policies and guidance;
  2. pay special regard to listed buildings and conservation areas;
  3. contribute to the achievement of sustainable development;
  4. be in general conformity with the strategic policies of the development plan;
  5. be compatible with EU obligations; and
  6. meet prescribed conditions and matters.
- 1.6 This plan complies with the National Planning Policy Framework (NPPF) and adopted plans for the area. In particular, it complies with the Plymouth and South West Devon Joint Local Plan (the JLP) with which it shares the same time horizon (2034).
- 1.7 The JLP establishes a basis to create strong and sustainable communities through its policies. In particular Policy TTV25 gives support to the preparation of neighbourhood plans in sustainable villages.
- 1.8 Greater detail of how this plan meets the tests and fits within the wider planning context is set out in the Statement of Basic Conditions which accompanies the plan.

## How will the plan be used?

- 1.9 When the plan has been finally approved, it will be "made" and become part of the development plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area. It will become a reference point for the local planning authority (South Hams District Council), planning inspectors and decision makers of all kinds – investors, developers, funding bodies, the Parish Council, community groups and existing and future residents. Its delivery will be the responsibility of us all.

## How will the plan's effectiveness be monitored?

- 1.10 The plan and its policies will be monitored to judge their effectiveness over time. A simple Monitoring Framework accompanies the plan. There may be a need to review the plan (or a part of the plan) in future and regular monitoring will help to assess this.



The Ford



Local cows



Staverton Church



Penn Recca Quarry Chimney

## 2. Local Context, Vision and Objectives

### Staverton past, present and future

- 2.1 Staverton Parish lies on the north bank of the River Dart in south Devon, about 3 miles upstream from Totnes. Although the busy A38 trunk road and A384 pass along its western and southern boundaries, with Ashburton, Buckfastleigh and Totnes nearby, it is a deeply rural parish. Spread over some 2,100 hectares largely on the fertile south facing slopes of the Dart valley, the parish is home to 717 people (2011 Census).
- 2.2 The parish name derives from a reference to “a village by a stony ford”. In the fifteenth century a substantial bridge was built about 1km upstream from the ford. That same medieval bridge survives today and is one of the finest in Devon. It still provides entrance to the parish from the south and to nearby Staverton village which lies just above the flood plain of the Dart. As well as Staverton village the parish also includes the village of Woolston Green/Landscape on higher ground to the north-west.
- 2.3 In the past farming, cider-making and slate quarrying have been mainstays of the local economy, and the pattern of settlement reflects this, with a wide distribution of small hamlets and farmsteads. The parish church of St Paul de Leon in Staverton village dates back to the tenth century. It was significantly enlarged in the fourteenth century, and in the mid-nineteenth century the church of St Matthew at Landscape was added to cater for the growing quarrying community.
- 2.4 Today farming and tourism are the most significant elements of the local economy, with a significant number of people also working from home. In addition to the two churches the parish supports three pubs, two village halls, a primary school, a private prep school, playgrounds, open spaces, allotments, an organic farm shop and a garden centre, each including a cafe, and the Riverford Field Kitchen restaurant. The preserved South Devon Railway also runs through



the parish between Totnes and Buckfastleigh, with a station at Staverton and a halt at Nappers Crossing. Totnes is the nearest area centre to Staverton village, and Ashburton the nearest to Landscope.

- 2.5 To the north west the parish abuts the southern boundary of Dartmoor National Park and the north western part of the parish is generally hilly and more elevated. The parish landscape is incised by a number of small streams and brooks which drain towards the Dart valley in the south. Although (apart from the small piece of Dartmoor) the local landscape is not statutorily protected it is attractive and provides a fine and varied setting for the villages and farms.



Staverton from Landscope Road



View to Dartmoor

- 2.6 The two focal points of the parish are Staverton and Woolston Green. Each provides some local facilities, with the local primary school based at Landscope. Also historically significant is Staverton Bridge, probably the most notable feature in the parish, with the former mill buildings and the railway station nearby. The bridge (dating from 1413) is a grade I listed structure and there are also 29 other listed buildings scattered across the parish.
- 2.7 The whole parish lies within the South Hams Special Area of Conservation (SAC) Landscape Connectivity Zone for the Greater Horseshoe Bat. The western parts of the parish are also within the SAC Sustenance Zone and a hillside near Caddaford is noted as a Mitigation Area close to one of the radio-tracking flightpaths.
- 2.8 A rich network of footpaths and bridleways criss crosses the parish, linking many of the farms and villages, often more directly than the public highways. These are valuable not only as public routeways but also as features in the landscape and sometimes as wildlife corridors.
- 2.9 The value of property locally is high. The current average house value in the parish is about £537,000 and the average price paid over the last 5 years is just under £400,000 (Zoopla November 2021). In 2019 a housing needs survey showed an estimated need for 19 affordable homes to meet local needs.
- 2.10 Riverford Organics and Id Verde are the largest employers in the parish but employment opportunities are relatively few and wage levels are below average. This, coupled with the very high house prices, makes it hard for local people, especially the young, to afford to stay. Staverton Parish Council is committed to supporting provision to meet any proven need for affordable housing for local people who would otherwise be unable to live in the parish. The Council will also support the creation of suitable new employment opportunities.
- 2.11 The plan aims to address issues such as these and to continue to involve the local community in making sure that future change and development are for the good of the parish. It seeks to protect and enhance local assets and to foster a vibrant, healthy and prosperous future for Staverton.

## Vision and Objectives

2.12 The vision for Staverton is the result of consultation within the parish.

### Vision for Staverton

*A vibrant, resilient and sustainable community that enables all generations to flourish in work and leisure, committed to conserving and enhancing the special qualities of the natural environment of the parish and to becoming net zero carbon by or before 2030.*

2.13 The plan recognises that addressing **Climate Change** is of paramount importance and all policies have been written with this in mind. There will be a need to adapt and take on board more stringent guidelines as they are brought forward by government.

2.14 Based on the questionnaire survey and local events the following objectives have been established for the plan:

- **Healthy Communities** – to provide facilities that promote a peaceful harmonious community spirit with healthy opportunities for all whilst maintaining the essence of a quiet rural environment.
- **Housing** – to deliver a varied and balanced mix of high quality homes that meet the needs of current and future residents in a manner that complements the character and identity of this rural parish.
- **Business and Enterprise** – to deliver new and improved employment opportunities to help sustain a vibrant parish community with a balanced demographic profile that attracts and retains young people and working age families.
- **Design and Heritage** – to deliver high quality development and encourage innovative design that is locally sympathetic with due consideration of the heritage of the parish as a whole.
- **Natural Environment** – to conserve and enhance the natural landscape and biodiversity of the parish, whilst improving green links and access to our green spaces for the enjoyment of current and future residents.
- **Transport** – to provide an infrastructure that supports both homes and business to thrive and to encourage the development of free flowing, safe and appropriate transport networks.
- **Energy Efficiency and Flooding** – to deliver new development with high energy efficiency and to encourage the production of energy from a range of appropriate renewable energy sources.

2.15 In the following chapters the plan deals with each of the above objectives in turn, giving a fuller list of aspirations, describing the local context and setting out relevant policies to address each objective.

2.16 Many of the community's aspirations are beyond the remit of a development plan such as this. A Community Action Plan could therefore be prepared to stand alongside the neighbourhood plan and encourage local groups and partner bodies to take relevant activities forward.





Victory Hall

## 3. Healthy Communities

### Objective:

To provide facilities that promote a peaceful harmonious community spirit with healthy opportunities for all whilst maintaining the essence of a quiet rural environment.

### Aspirations:

- a. We want to encourage a vibrant, cohesive community which enables all parishioners to have a good and harmonious quality of life.
- b. We want our parish to have the infrastructure that encourages healthy living.
- c. Our nearness to good local towns and cities is one reason why parishioners enjoy living in Staverton Parish. We would like to preserve and encourage links with these.
- d. We believe that all future planning should encourage carbon free travel.
- e. We appreciate the things which people value about Staverton Parish such as supportive community, peace and quiet, community and educational establishments and would like to support and enhance these facilities.
- f. We want to support the provision of appropriate levels of new housing in order to help sustain the community and important local facilities such as schools, pubs etc.
- g. We want to see small-scale organic growth of the existing named settlements and protection of the wider countryside.
- h. We want policies that ensure development is predominantly in or around the existing villages, hamlets and settlements.
- i. Local green spaces are a precious asset to be protected. They should also be maintained and improved where necessary or whenever the opportunity arises.



Landscope School



Landscope Church



The Live & Let Live Inn, Landscope



Sea Trout Inn, Staverton



Staverton Court Room

## Sustainable communities

- 3.1 Staverton Parish, in spite of its scattered settlement pattern, is a cohesive and inclusive community. This plan aims to help maintain and develop that strength through policies designed to enable all local communities to grow strong and healthy. The plan aims to sustain villages and hamlets, maintain and improve local facilities, promote inclusion and enhance connectivity within and beyond the parish.
- 3.2 The sense of place and range of shopping and facilities available in the villages of Staverton and Woolston Green/Landscope, together with nearby Dartington village and the towns of Totnes, Buckfastleigh and Ashburton, do much to support the local community. The plan aims to maintain and reinforce these qualities, to protect and promote local facilities and to encourage the establishment of new local enterprises.
- 3.3 The villages of Staverton and Woolston Green/Landscope are the focus for most activity in the parish. The churches, halls, pubs and primary schools are meeting points for the community and help to create local identity and purpose. The plan aims to safeguard local facilities for present and future generations. Their retention and prosperity are important to local wellbeing.
- 3.4 Any new local facilities and services will be welcomed and the plan promotes improvements to meet local needs, particularly including improvements to local green and play spaces, 20mph zones in the villages, support for green energy and sustainable travel, including cycle routes, and improved mobile and broadband connectivity.



## POLICY SNP1: SUSTAINABLE COMMUNITIES

1. Development which supports the strength and vitality of our communities will be welcomed. In particular, development which will meet local needs which otherwise might not be met, will be supported.
2. Proposals for additional community facilities and infrastructure will be supported, providing they are well designed, include safe adequate access, parking where possible and will cause no detriment to the local environment and amenities.
3. The following priorities for the provision or enhancement of local facilities have been identified:
  - improvements to local green spaces and new play equipment,
  - 20 mph zones in Staverton and Woolston Green/Landscope,
  - measures to support green energy and sustainable travel, including cycle routes, and
  - improved mobile and broadband connectivity.

New development will be required, where appropriate and where the requirement arises directly from the proposed development, to contribute to these priorities through a S106 obligation or Community Infrastructure Levy (CIL), in accordance with adopted standards.

4. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to a local community facility or asset of community value, particularly the parish churches, halls and pubs, will not be permitted unless there is adequate alternative provision in the parish.

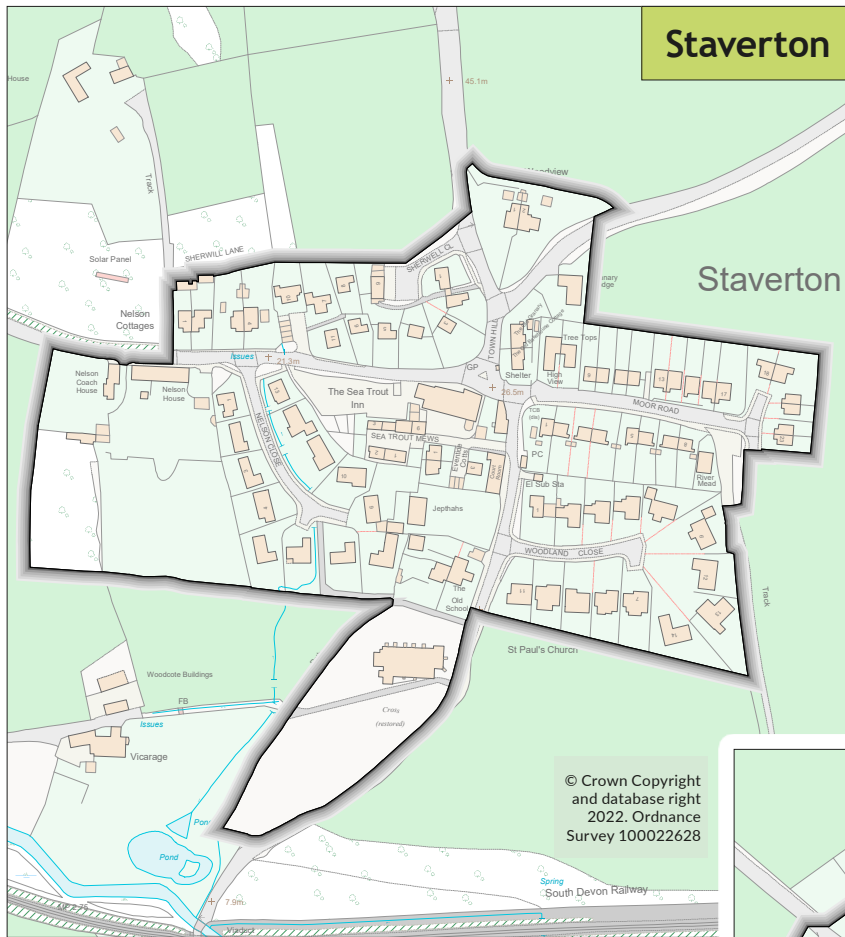
## Sustainable villages

- 3.5 The JLP identifies by name those “sustainable villages” where development is expected to take place, with indicative levels of housing to inform the preparation of neighbourhood plans. Both Staverton and Woolston Green/Landscope are listed as villages which are expected to accommodate around 20 dwellings each over the plan period, and the plan defines a settlement boundary for each village.
- 3.6 The boundaries generally follow the ancient outlines of the villages, together with more recent development and that proposed in this plan. In each case the fabric of the villages is somewhat dispersed. In Staverton’s case there are two main centres of activity, one around the church and pub and another in the vicinity of Staverton Bridge. At Woolston Green/Landscope the functional extent of the village extends to include outlying clusters of development, particularly at Memory Cross. The settlement boundaries are drawn to take these considerations into account, focussing on the more significant village centres.
- 3.7 An evidence paper describes in more detail the rationale behind the approach and how settlement boundaries have been delineated. Within each boundary suitable new development will generally be acceptable providing detailed considerations are satisfied. Outside the boundaries new development will be more tightly controlled and only permitted where it accords with local planning policies.

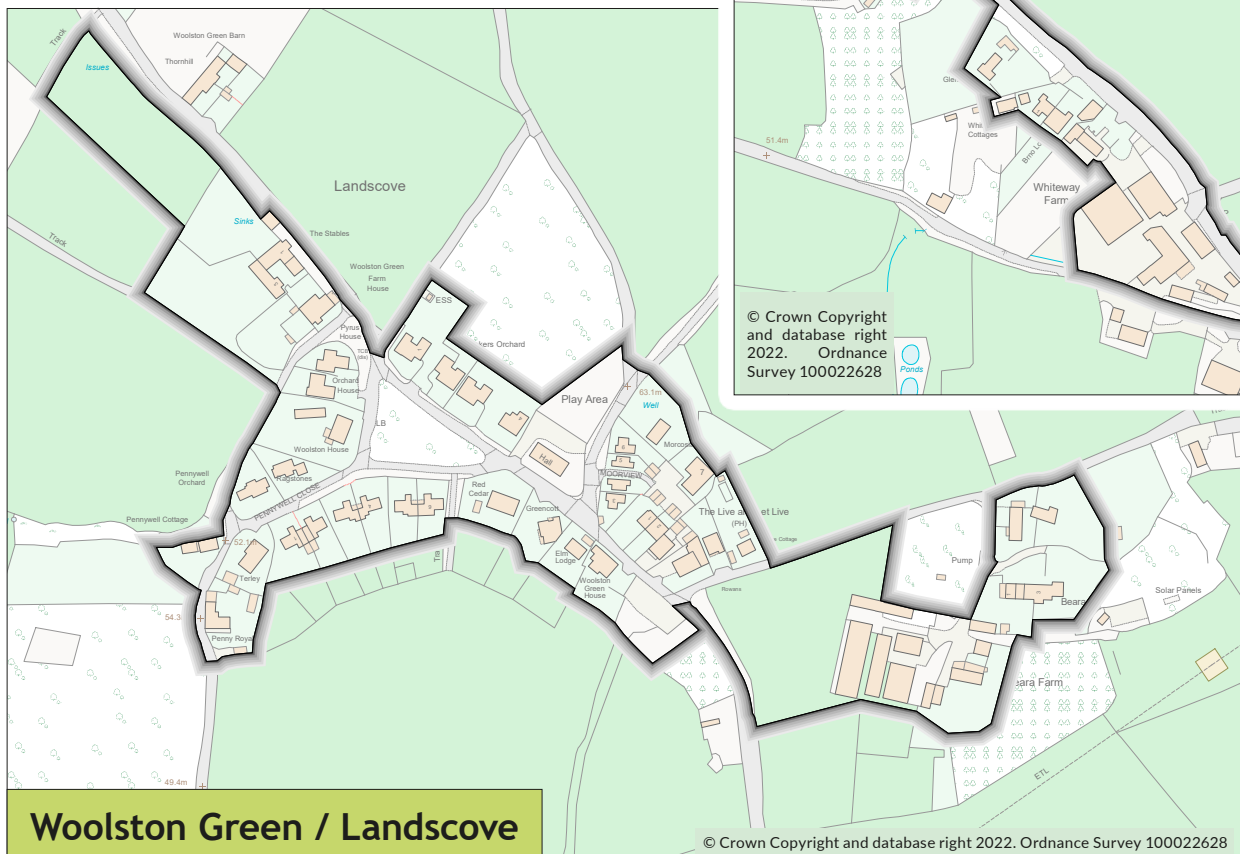
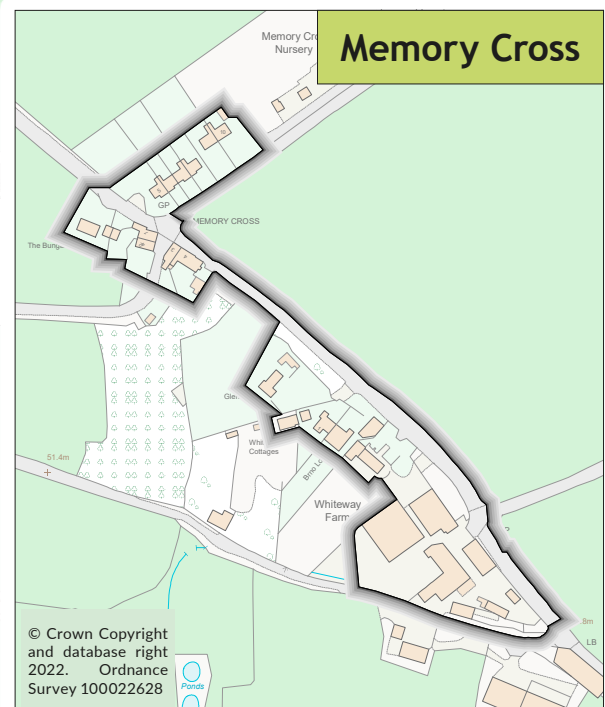
## POLICY SNP2: SETTLEMENT BOUNDARIES

1. Development will be permitted inside the village settlement boundaries shown in the plan, provided it is in scale and character with the site and surroundings, is of an appropriate density, and will cause no significant adverse impacts on natural or historic assets, local amenity, traffic, parking or safety.
2. Elsewhere in the parish development will only be permitted where it requires a countryside location or will meet a local need which cannot be met inside the settlement boundaries.

## Maps of Settlement Boundaries



Settlement Boundary





## Local green spaces

- 3.8 Local green spaces provide valuable opportunities for access and recreation and are highly valued by the local community. The plan protects the most important existing open spaces in the parish. Only new or improved amenities necessary to improve their enjoyment by the general public will be permitted.
- 3.9 All the designated spaces are highly valued by the local community and conform to the following criteria:
- They are in close proximity to a main village;
  - They are special and/or hold a particular significance to the local community because of their historic significance, recreational value, tranquillity or richness of wildlife, and
  - They are locally situated and not an extensive tract of land.
- 3.10 All are capable of being managed and protected beyond the plan period.



Landscape and Woolston Green



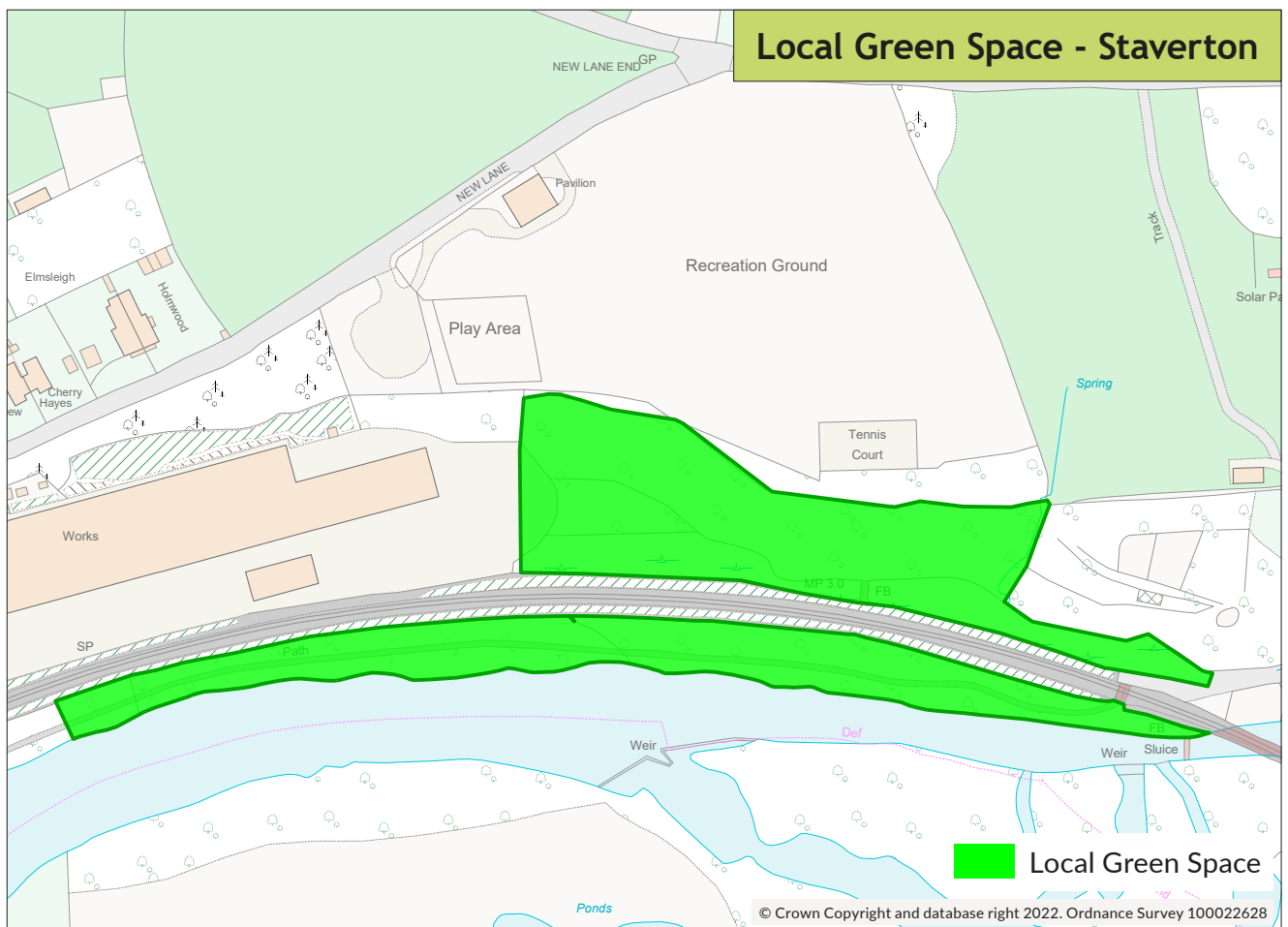
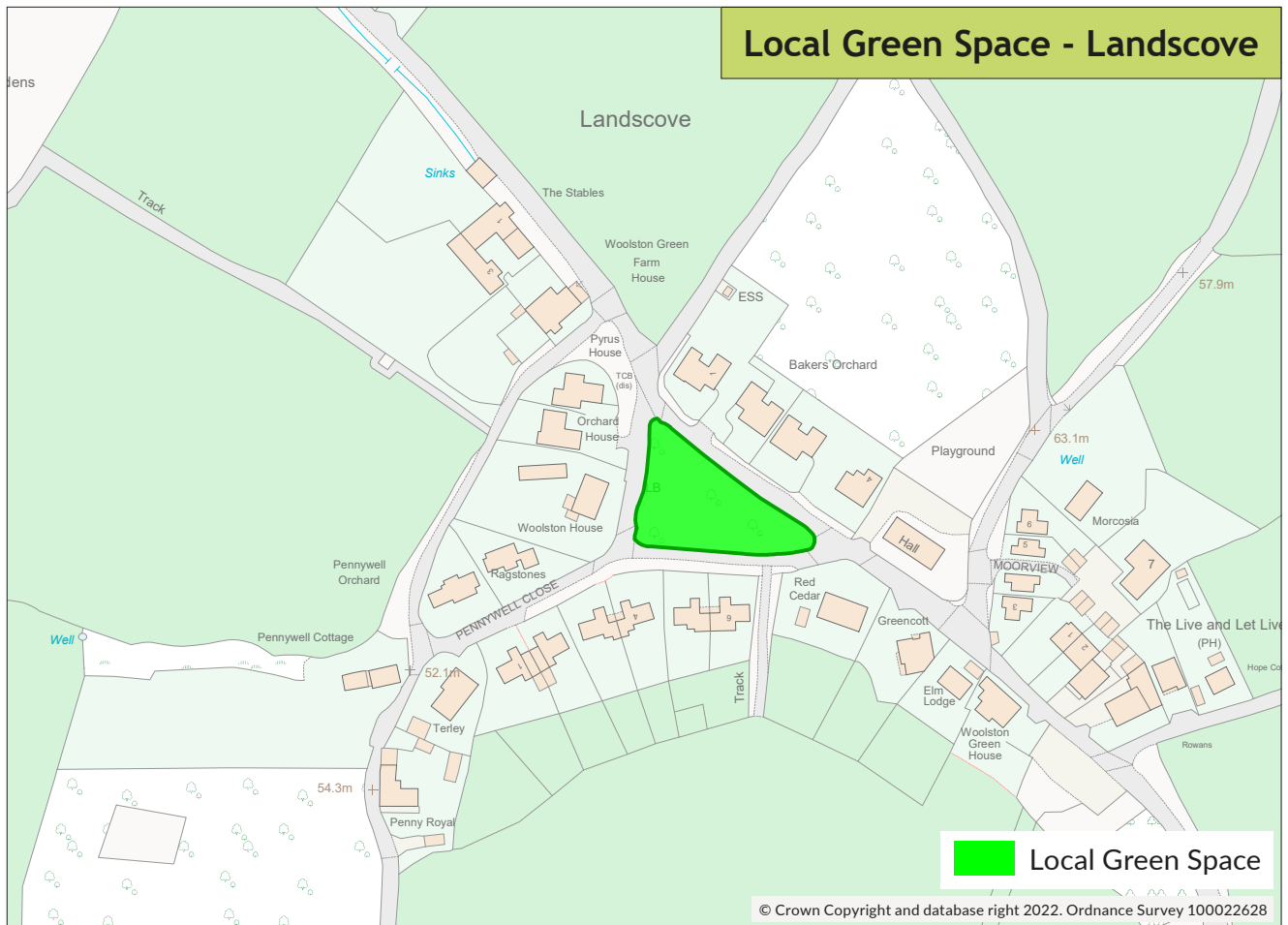
Staverton Nature Reserve



Riverside walk, Staverton

### POLICY SNP3: LOCAL GREEN SPACES

1. The following areas are designated as local green spaces in the plan: Staverton Nature Reserve and Boardwalk, Staverton Riverside Walk, Woolston Green Triangle.
2. These local green spaces will be safeguarded from development. Any development that would result in loss of or harm to them will not be permitted. Only new or improved amenities directly associated with public enjoyment of the green space will be permitted.







Left to right: Staverton and Landscope

## 4. Housing

### Objective:

To deliver a varied and balanced mix of high quality homes that meet the needs of current and future residents in a manner that complements the character and identity of this rural parish.

We have the ambition of working towards zero carbon homes as far and as quickly as government policy allows and will support, in principle, proposals that seek to achieve that. In the transition period to zero carbon housing, we wish all housing to be as low carbon as practicable as the circumstances of each case allows.

We want to see planning applications that include details of energy efficiency and sustainable design.

### Aspirations:

- a. We want to support the provision of new housing in order to help sustain the community and important local facilities such as schools, pubs etc.
- b. We want to deliver new affordable housing to keep local people in the parish.
- c. We want affordable housing that prioritises local residents.
- d. We want new homes to be suitable for young people and young families.
- e. We want to create opportunities for people to downsize and remain in the area by encouraging smaller dwellings to be created.
- f. We want new development that creates a mix of house types, sizes and tenures (such as affordable).
- g. We support small-scale development that fits with the historic settlement pattern of the parish.
- h. We consider that the JLP indicative figures of 20 new dwellings in Woolston Green/Landscape and 20 new dwellings in Staverton to be built before 2034 are an appropriate total number for the parish, albeit hard to deliver within the plan period.



- i. We want well-designed homes that add to the architectural character of the parish.
- j. We want high quality housing that is fit for the future (energy efficient and sustainable.)
- k. We want high quality homes that provide a decent standard of internal space, garden space and parking.
- l. We support and encourage self-build and custom build.
- m. We support and encourage community led development (such as Community Land Trusts etc.)
- n. We want policies that enable local people in need of affordable housing to self-build a home for themselves in appropriate locations.
- o. We want to enable Gypsy and Traveller communities to live in appropriate places.

## Existing housing stock

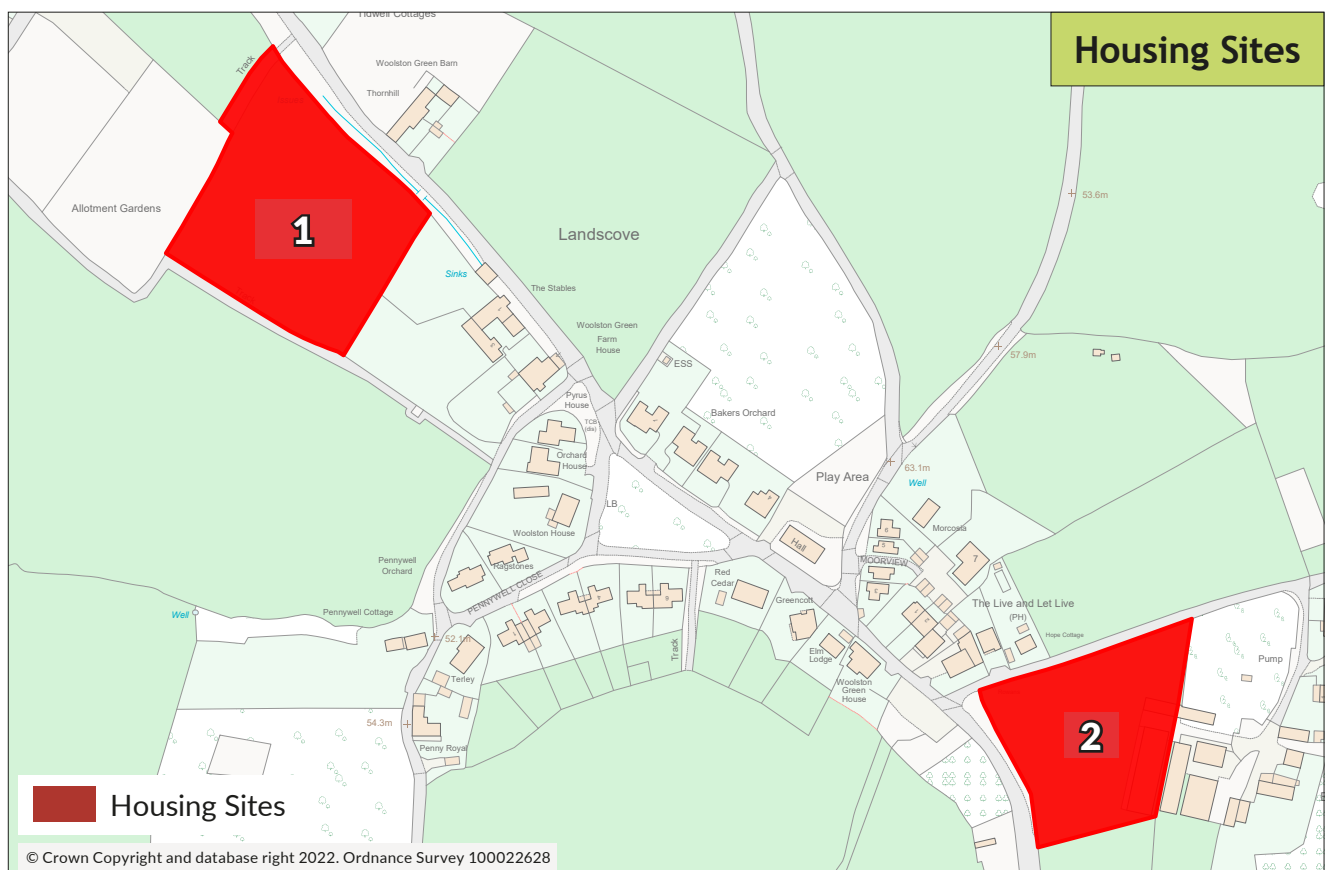
- 4.1 A wide variety of types, tenures and ages of housing is available across Staverton Parish, ranging from substantial individual estate houses and farmhouses, through medium sized homes including conversions, to a number of smaller dwellings. The high cost of housing, however, means that even the smaller properties are generally beyond the range of local first-time buyers and there is a particular need for affordable homes for young people and families.
- 4.2 There are about 300 dwellings across the parish, the majority of which are larger homes, so there is also a need for most new housing development to be of smaller units, both to meet local needs for the young and to encourage and enable down-sizing.
- 4.3 In May 2021 the average house price in England according to the ONS was £271,000, in Devon about £293,000 and in South Hams about £353,000. The average house price in Staverton according to Zoopla is currently just over £361,000.

## Local housing needs

- 4.4 Such high house prices create a local need for affordable homes, and the plan makes this a priority. The provision of affordable housing will be welcomed, whether provided by a local community group, Community Land Trust or an individual, providing it has the clear support of the local community. There may also be scope for suitable exception sites to be brought forward to provide up to 100% affordable housing, including sites for single dwellings by persons in housing need who also have a strong local connection.
- 4.5 In 2019 a housing needs survey elicited 52 local responses. Of these, 22 were looking to move, with high proportions of first time buyers, couples setting up home or households wanting to move on from renting to purchase. However, the majority (17 households) felt unable to afford the type of home they needed (16 were living in rented accommodation / with parents at the time). Just over half (9 households) intended to look for a rental property in the parish as a result of being unable to buy, though it was almost unanimously agreed there is no suitable property to rent. 15 respondents expressed interest in self-build or custom build, with 4 of these ready to work in a group.
- 4.6 It seems reasonable to assume that the JLP's indicative figures (of about 20 new dwellings in Staverton and 20 in Woolston Green) could go towards providing affordable housing during the plan period to 2034 to address local need. The plan aims to ensure that much of this will comprise affordable homes.

## New housing sites

- 4.7 Some new housing will help to maintain the sustainability of the community, address age imbalance and maintain the viability of services and facilities. Accordingly a call for sites was issued in 2017 through the Parish News, email group, Facebook page and website, in local and regional newspapers and by contacting landowners/known developers directly. Sites considered included those promoted by local landowners, those already advanced through the planning system, those identified by the steering group and those which had come forward through the JLP's Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 4.8 In total 30 sites were identified. All were made known to the local community whose views and opinions were sought through a community questionnaire and two open meetings. A sites assessment, produced by an independent consultant, rated the appropriateness of each site for development, considering their suitability, availability and viability. In coming to a view, the steering group balanced the sites assessment against local views and constraints.
- 4.9 The plan proposes new homes only at Woolston Green/Landscape. There is also scope for affordable homes to come forward on exception sites across the parish.
- 4.10 In Staverton village most of the surrounding land is subject to covenants which strongly limit development until just after the plan period. It would be misleading to allocate sites which cannot be delivered and wrong to allocate unsustainable sites in order to bring forward the JLP indicative figure for the village within the plan period (20 dwellings). No sites are therefore proposed in the village during the plan period, although it is hoped that some may come forward as exception sites. In the longer term, as covenants expire, suitable sites will be able to be brought forward for development.
- 4.11 At Woolston Green/Landscape two suitable sites are allocated, the larger of which already has planning permission, and together these will provide the full complement of development indicated by the JLP (20 dwellings).





## Housing design standards

- 4.12 The plan requires that other new housing developments be limited in scale so that they will be in keeping with the small scale organic nature of development in the parish. It also promotes smaller homes in order to help balance the parish housing stock which includes a high proportion of larger dwellings, making it more difficult for local people to afford a local home. Extensions to existing homes are required to be in keeping with the original dwelling in order to conserve and reinforce local character. New homes are required to be built to good internal and external space standards, and their design is required to incorporate innovative low carbon construction techniques, sustainable use of resources and high energy efficiency. Sufficient off-road parking space is required for each new dwelling, and a Connectivity Statement must be provided, along with appropriate ducting to enable ease of installation by service providers.
- 4.13 There may also be scope for Gypsy and Traveller communities to live in the parish in appropriate locations. Any such applications should be tested against relevant national and JLP policies.

### **POLICY SNP4: HOUSING DEVELOPMENT**

1. New housing developments are proposed in Woolston Green/ Landscope as follows:
  - a) 14 dwellings at Beara Farm, to include 5 affordable homes, and
  - b) 6 dwellings on part of the field between Woolston Green and Landscope Church, including an off-site commuted sum to deliver affordable housing to the equivalent of 30% of the value of the scheme.
2. Other new housing shall be limited to smaller sites to ensure that growth is at a scale in keeping with the special qualities of the locality.
3. To help balance housing stock in the parish, the development of smaller homes is encouraged. Proposals for homes of more than 4 bedrooms will be required to provide evidence of need.
4. Extensions to existing dwellings should be in keeping with and consistent in scale and form to the original dwelling.
5. New homes shall be designed to meet at least the latest standards and to incorporate innovative low carbon construction techniques, sustainable use of resources and high energy efficiency.
6. New homes shall provide sufficient off-road parking in accordance with the adopted JLP Supplementary Planning Document.
7. Proposals for housing must include a Connectivity Statement and provide for suitable ducting to enable service providers to install appropriate connections.
8. To help address local need, proposals to provide affordable housing for local people will be particularly welcomed and supported. In addition to established rural exception site policy proposals to build single affordable dwellings on suitable sites will also be supported.

## Affordable housing provision

- 4.14 To address local need for affordable homes, in addition to those provided on allocated sites (above), the plan promotes affordable housing development on exception sites which would not be released for housing in other circumstances.
- 4.15 Development on exception sites must meet all the criteria laid down in national guidance and JLP policy. The sites should be adjoining or very near to an existing settlement and meet a proven need for affordable homes for local people. Market housing can be included if required to attain viability providing it represents no more than 40% of the homes or site.
- 4.16 The plan also specifically promotes the development of single plot exception sites, providing certain criteria can be met. Single dwellings are a common feature of settlement pattern in the parish and single plot affordable homes could make a helpful contribution towards meeting local housing need in a suitable way.

### **POLICY SNP5: AFFORDABLE HOUSING AND SINGLE PLOT EXCEPTION SITES**

1. The provision of affordable homes on a suitable exception site or sites in the parish will be a priority and will be welcomed where the site has been brought forward by a local community group or Community Land Trust and has the clear support of the local community.
2. In accordance with JLP policy a maximum of 40% of the dwellings may be market homes if necessary to attain viability.
3. Single plot exception sites will be welcomed, providing the following criteria can be met:
  - a) a) the applicant is able to demonstrate that:
    - (i) they require affordable housing and have a strong local connection and need to live within the settlement where the site is proposed;
    - (ii) there are no other reasonable options which address their housing needs, having regard to the availability of low-cost housing options within any other nearby settlements; and existing or planned rural exception schemes; and
    - (iii) their need cannot be met through affordable housing provided in any other way;
  - b) the site is well related to the built form of a settlement and has permanent and substantial buildings on at least one side;
  - c) it will not result in development in an isolated location;
  - d) the dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed local agreement;
  - e) the site area, including any access arrangements, is no more than 0.1 ha;
  - f) the dwelling is designed to meet current and future household requirements and should not exceed the maximum floorspace prescribed in the Nationally Described Space Standards for a 6-person household, although the provision of a single garage to the maximum of 18 sq. metres would be supported in addition.





Farming in the parish

## 5. Business and Enterprise

### Objective:

To deliver new and improved employment opportunities to help sustain a vibrant parish community with a balanced demographic profile that attracts and retains young people and working age families.

### Aspirations

- a. We want to encourage business diversification in the parish
- b. We want to improve the access to superfast broadband across the parish
- c. We want to improve mobile phone coverage within the parish, siting transmitting masts away from residential areas (community action)
- d. We want to support small scale, appropriate commercial development
- e. We want to support people to work from home or work in the parish
- f. We want to encourage small scale eco-tourism in the parish
- g. We want to encourage renewable energy development that does not detract from the character of the area
- h. We want to discourage large scale renewable energy developments.

## Local business and enterprise

5.1 Staverton supports a small but significant range of employment, more than might be found in many similar parishes. The two largest employers in the parish are Riverford Organics and idVerde. Several other smaller businesses are scattered across the parish, including the village pubs. Farming is important to the local economy, and there are a number of small tourist based establishments offering accommodation. A significant number of people work from home.



- 5.2 All these businesses are important to the local economy. The plan aims to help them flourish and to ensure that the sites and premises involved remain available for business use.
- 5.3 The 2011 census shows 67.5% of the population to be economically active of which 25.7% are self-employed.
- 5.4 More than 40 businesses have been identified that are run in or from the parish. Many workers commute out of Staverton to their workplaces, as is common in rural areas.
- 5.5 The plan aims to foster conditions for local economic prosperity and business growth in scale and keeping with the area.
- 5.6 A site at Barkingdon is proposed for light industrial use. It is suitably located, adjacent to existing businesses, is available and deliverable. The site is well suited to business use in general, and there is presently an existing and expanding business in the parish wishing to use it.

### POLICY SNP6: BUSINESS, EMPLOYMENT AND TOURISM DEVELOPMENT

1. Business, employment and tourism development will be welcomed providing:
  - a) it will be in keeping with the locality and is well designed,
  - b) it includes safe and adequate access and parking, and
  - c) it causes no detriment to the local environment and amenities.
2. Development of adaptable spaces for business start ups, live/work accommodation and adaptations to enable dwellings to support home-working will be supported providing they meet the above criteria.
3. A site is proposed for light industrial and/or business development at Barkingdon.
4. Existing business and employment sites and premises shall be retained for such use, unless it can be demonstrated that the site or building is unsuitable or through market testing that there is no demand for any such use.

- 5.7 There are a number of farm buildings in the parish that are no longer used and falling into disrepair as they are no longer suitable for modern farming practice. New business development which uses these buildings will be encouraged where it is in keeping with the surroundings and the existing structure is maintained. There should be minimal alteration to the building or its footprint.

#### **POLICY SNP7: REUSE OF REDUNDANT FARM BUILDINGS**

Change of use of redundant farm buildings to provide additional business, employment or tourism opportunities will be supported where they will involve no more than minimal alteration to the existing structure or building footprint, not compromise the rural setting of the building and meet the requirements of Policy SNP5 clause 1 above.

## **Business infrastructure**

- 5.8 Much of Staverton Parish has superfast broadband connectivity with speeds of up to 72Mbps. Mobile phone network coverage is variable. The plan aims to improve and build on this, helping to redress business disadvantages faced in a rural area by securing very good broadband and telecommunications infrastructure in association with new development and by encouraging improvements to connections in those parts of the parish that are less well served.

#### **POLICY SNP8: BROADBAND AND TELECOMMUNICATIONS INFRASTRUCTURE**

Proposals to expand mobile phone coverage, electronic communications and broadband networks are encouraged and will be supported providing apparatus is kept to the minimum necessary for efficient operation.





Staverton Railway Station

## 6. Design and Heritage

### Objective:

To deliver high quality development and encourage innovative design that is locally sympathetic with due consideration of the heritage of the parish as a whole.

### Aspirations

- We want to encourage good quality design which is both locally sympathetic but also allows for innovative ideas.
- We want to encourage low carbon, sustainable design aiming for zero carbon for both new buildings and modifications to existing buildings.
- We want to ensure appropriate landscaping of new development.
- We would like the historic heritage of sites and their surrounding areas to be considered in any development.

## Good design and sustainable construction

- 6.1 New development will be expected to display good, sensitive design, in harmony with the locality. Designers must pay careful attention to the local vernacular, landscape character and local setting. This ought not, however, to exclude good modern innovative design.
- 6.2 Suitable building techniques and technology must be adopted to deliver sustainable energy efficient buildings and to ensure that development, in both its public and private areas, is safe, inclusive and accessible for all.
- 6.3 National standards for sustainable construction change over time. Development must at least meet current national standards. Designs will be particularly welcomed which strive to surpass the basic standards and deliver greater energy efficiency, achieve greater carbon reductions, further reduce use of non-renewable resources, or employ other innovative eco-friendly building techniques.

### **POLICY SNP9: DESIGN AND CONSTRUCTION**

Innovative modern design which is locally sympathetic and attains high environmental standards will be welcomed. All new development, including extensions and conversions, should:

- a) be of high design quality and in scale and keeping with its setting, respect and enhance local character, safeguard local distinctiveness, protect and conserve and enhance local landscape and biodiversity;
- b) target zero-carbon, meeting the latest sustainable construction standards, minimising use of non-renewable resources and any adverse environmental impacts, maximising solar gain, and incorporating technologies to maximise sustainability and energy efficiency;
- c) any stone should be in keeping with local stone and laid on its natural bed, and planting should use only mixed native species for hedges and traditional laid Devon hedgebanks wherever boundaries abut open countryside;
- d) cause no unnecessary noise, light or other pollution, safeguarding against risks of erosion or contamination;
- e) incorporate appropriate landscaping, in keeping with the locality;
- f) be safe, inclusive and accessible, reducing opportunities for crime and the fear of crime,
- g) incorporate meters, bin storage and other features appropriately, conveniently and so as not to clutter the street scene; and
- h) provide for its own car parking requirements, with at least two car parking spaces per dwelling and electric charging points.

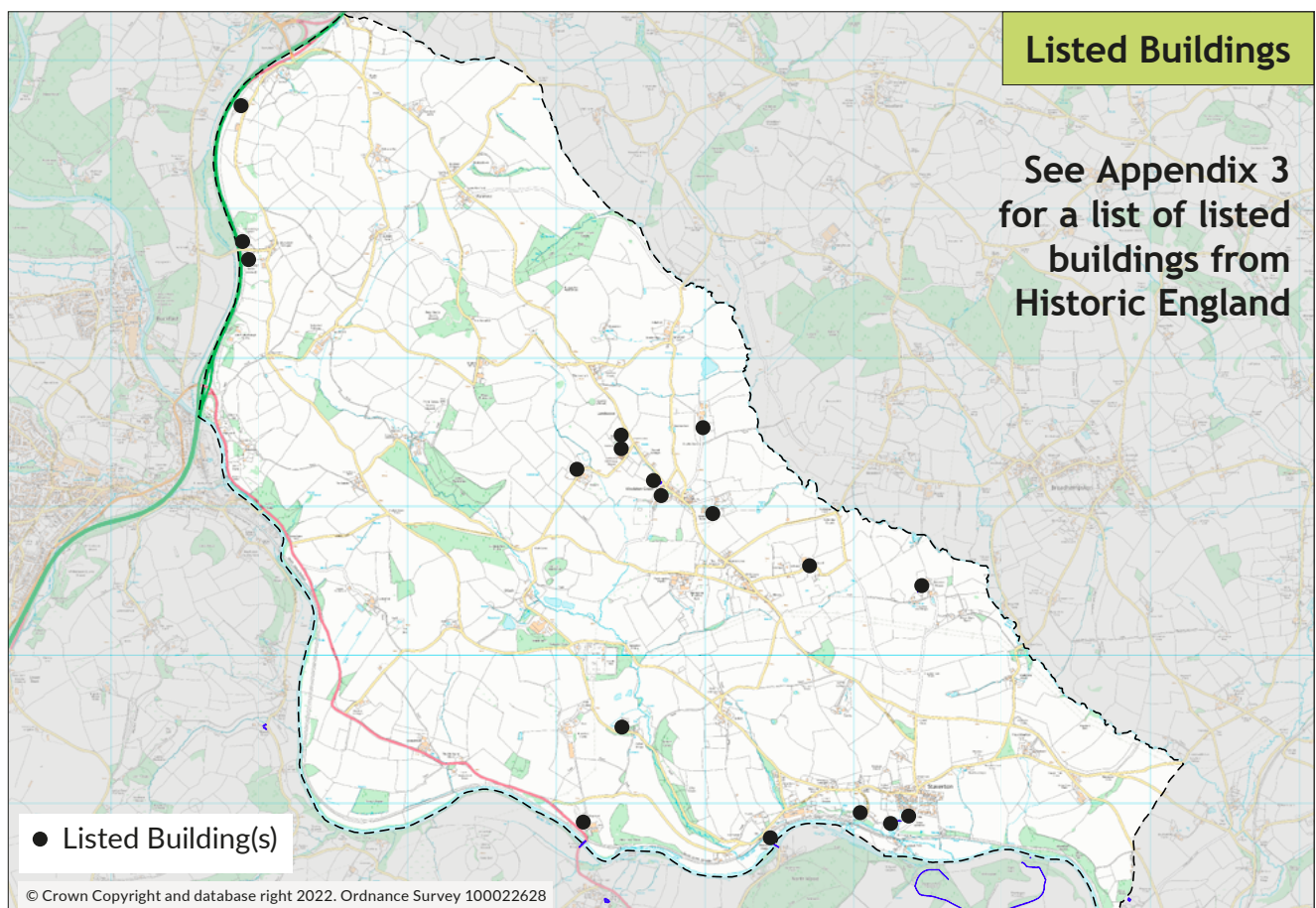


## Heritage and conservation

- 6.4 Staverton has a rich local heritage, giving the parish a distinct identity. The village of Staverton clusters around The Sea Trout Inn, north of the grade I listed church of St Paul de Leon, and extends westwards along the road to Staverton Bridge, also listed grade I. The village grew up in proximity to the medieval crossing of the River Dart, originally a “stony ford” (from which the parish name derives) and replaced by the bridge in 1413.
- 6.5 Settlement in the north west of the parish grew as slate mining and quarrying expanded in the local area. St Matthew’s Church and the primary school were built there in the mid years of the nineteenth century and the hamlets of Landscope, Woolston Green and Beara began to be collectively referred to as Landscope when the church was so dedicated in 1850.
- 6.6 There are in total 30 listed buildings in the parish, including 2 grade I listed buildings – Staverton Bridge and the church of St Paul, and 6 grade II\* listed buildings – the church of St Matthew, Riverford Bridge (on the A384), Kingston House, Pridhamsleigh Manor Farmhouse and Dovecot, Woolston Green Farmhouse and Woodend Farmhouse. A range of archaeological finds and other historic features around the parish have also been identified but lack clear legal protection.



Southford lane with horse steps





- 6.7 A variety of other heritage assets, that make a positive contribution to the special character of the parish, have no official designation. These include the two mills, the railway station, the Court Room, the Butterwell at Bumpston, the Church Commission cottages and many farmhouses.
- 6.8 The parish's historic settlement pattern, the River Dart, the nearby slopes of Dartmoor National Park, the South Devon Railway (formerly GWR Totnes to Ashburton branch), local pubs, fields and farmsteads all contribute towards local heritage and help to give Staverton its distinctive local character, which the plan aims to protect and enhance.

## **POLICY SNP10: HERITAGE AND CONSERVATION**

1. Development shall not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, including archaeological features and historic field boundaries and structures.
2. Where historic buildings and features form a group any development should maintain the spaces between buildings and preserve any elements of the landscape and/or street scene which contribute to the value of the group and its setting.
3. Non-designated heritage assets, buildings and groups of buildings that make a positive contribution to the character, views and setting of their location, including assets identified during the lifetime of the plan, should be conserved and where possible enhanced. Some of the most important known undesignated assets are listed at para 6.7 above.



Children's play area, Staverton

## 7. Natural Environment

### Objective:

To conserve and enhance the natural landscape and biodiversity of the parish; whilst improving green links and access to our green spaces for the enjoyment of current and future residents.

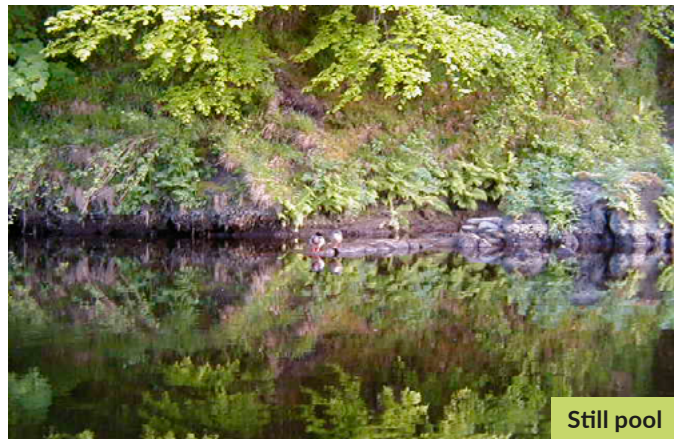
### Aspirations

- a. We support the strategic natural environment policies in the JLP.
- b. We want a policy to protect traditional orchards in the area.
- c. We want to manage street lighting to protect 'dark skies' and the rural character of the area.
- d. We want to identify important local environmental sites such as the wildlife areas, Staverton Playing Field, etc.
- e. We want to identify a range of aspirational projects such as potential cycle routes, play area improvements, biodiversity projects, etc. (This will help to guide any planning contributions.)
- f. We want to encourage tree planting and wilding of verges and hedges to enhance wildlife corridors as well as improving the overall carbon equation.

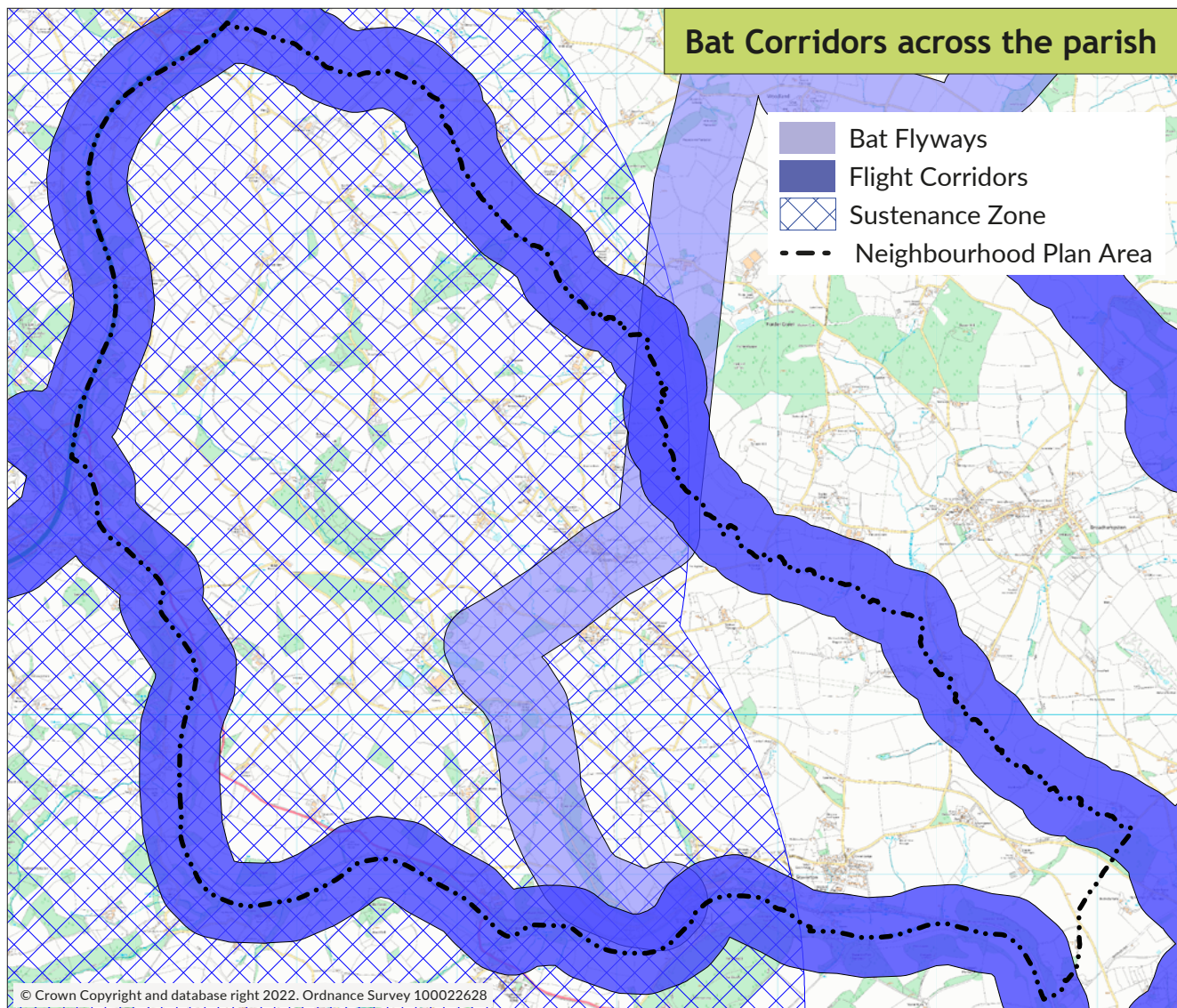


## Landscape and biodiversity

- 7.1 The landscape of Staverton Parish is richly varied, presenting a pleasant and unspoilt rural scene. The Dart valley at the parish's southern edge is a strong landscape feature, enhanced for many by the presence of the preserved South Devon Railway, and its smaller tributary, the River Hems, borders the parish in the north. The uplands of the parish are a broad canvas of rolling hills and fields interspersed by villages, hamlets and farmsteads. The only major intrusions in the scene are the Abham substation tucked into the valley folds at Bumpston Cross, its radiating powerlines and the solar array at Parke Farm.
- 7.2 Development must be designed to respect and conserve the landscape and local landscape assets and features must be protected and conserved as an intrinsic part of development. The best and most versatile agricultural land, especially that classified as grade 1,2 and 3a, should also be protected.







- 7.3 The parish also provides varied habitats for flora and fauna. In particular, in the north-west extremity of the parish, the Pridhamsleigh Caves Site of Special Scientific Interest (SSSI) is protected for its fossil remains, mineral deposits and crustacean species. Wide parts of the parish provide potential habitat for protected species. Large expanses of the parish in the west, are important for the Great Horseshoe Bat and lie within the South Hams Special Area of Conservation (SAC). Some eastern parts of the parish also provide potential habitat for the Cirl Bunting. Just downstream from Staverton Bridge a small nature reserve is held in perpetuity by the Staverton Wildlife Conservation Society.
- 7.4 The plan aims to protect the landscape and biodiversity value of the parish, augmenting national and strategic policies to protect the appearance of the area and its role in helping species to flourish.
- 7.5 The parish has a long history of cider-making, and many ancient orchards survive alongside some more recently planted. Orchards are an important aspect of local landscape character and the plan aims to protect and conserve them both for their historic interest and for the positive contribution they make to local landscape character.

## **POLICY SNP11: LANDSCAPE AND BIODIVERSITY**

1. Development shall not harm but should protect and enhance features that make a positive contribution to either local landscape or biodiversity.
2. In particular orchards, trees, woodlands, hedgerows, green lanes and green spaces should be protected and enhanced wherever they make a positive contribution to the local landscape or are of potential value for biodiversity.
3. New tree planting will be welcomed in association with development, as will wilding of verges and hedges, to establish or reinforce wildlife corridors.
4. Development should, wherever possible, avoid building on good and moderate quality agricultural land (grades 1, 2, 3a and 3b) and, unless there is no practicable alternative and the benefits of the development to the community outweigh the need to protect it.

## **Tranquillity and dark skies**

- 7.6 The parish lies close to three small market towns and the A38 trunk road runs along its western boundary. In spite of this Staverton is in general quiet and peaceful, and over much of its area night skies are dark. These qualities are valued and appreciated by locals and the plan aims to protect and enhance them.
- 7.7 Artificial light affects species behaviour (such as foraging and roosting) and safety from predation, most importantly of the Greater Horseshoe Bat in Staverton. To help protect the South Hams Special Area of Conservation (SAC) and species the plan aims to maintain the tranquillity of the parish, and the dark skies which are able to be enjoyed across much of its area.

## **POLICY SNP12: TRANQUILLITY AND DARK SKIES**

Development shall cause no undue disturbance, noise or light pollution. No additional street lights shall be installed and any security or external lighting installed as part of development shall not be permanently switched on or unnecessarily bright, i.e. above 800 lumens, and should illuminate only in response to motion sensors.

## 8. Transport and Communications

### Objective:

To provide an infrastructure that supports both homes and business to thrive and to encourage the development of free flowing, safe and appropriate transport networks.

### Aspirations

- a. We want to support the development of projects to decrease our dependency on carbon-based transport.
- b. We want to improve the roads to manage the rate and flow of traffic, in areas where development would increase the number of vehicles.
- c. We want to consider the impact of growing businesses on the local road network.
- d. We want to impose reduced speed limits in the villages of Staverton, Woolston Green and Landscope and at Memory Cross.
- e. We want to encourage local landowners to release land for the improvement and extension of Public Rights of Way National Cycle Networks as appropriate.
- f. We want to include cycle/footpaths in new developments where appropriate.
- g. We want to encourage the provision of both private and public, electric car charging points within new developments.
- h. We want to encourage improvements in the local rural transport network, serving the parish.
- i. We want to secure provision of financial support from developments, for the improvement of the local rural transport network, serving the parish.

### Travel and transport

- 8.1 Travel and transport infrastructure in Staverton ranges from local footpaths and green lanes to A roads and a trunk road. The preserved South Devon Railway runs close to the parish's southern boundary and the nearest mainline railway station is at Totnes.
- 8.2 For the most part the parish is criss-crossed by minor roads and narrow country lanes, with major roads running close to the parish boundaries. There are significant pinch points, particularly at the ancient single-track Staverton Bridge. For the most part the network is able to accommodate the volumes of traffic using it, although some parts can suffer minor congestion, especially in the holiday season and at the beginning and end of the school day in the vicinity of our local schools.
- 8.3 New development should be located so as not to exacerbate these difficulties and should take opportunities to improve safety, alleviate congestion and enhance connectivity wherever possible, particularly for pedestrians and cyclists.
- 8.4 Within the villages the introduction of 20mph zones would be supported as a means of improving safety for all road users, and the extension and improvement of footpaths and cycle-paths would also be welcomed. This is particularly the case in Staverton village where at rush hours the road has become a "rat-run" for traffic between the A38 and Torbay.



- 8.5 Public transport services are sparse. The Country Bus runs through the parish daily (except Sundays), with six services per day and named stops at The Sea Trout Inn in Staverton and at Landscope Church. Other longer distance services operate along the A384 and the A38, connecting the parish with Ashburton, Buckfastleigh, Newton Abbot, Totnes, Exeter and Plymouth. Any improvements in services or local initiatives for community transport or car sharing will be welcome.
- 8.6 New development should make reasonable provision for the private car, although priority should be given to pedestrian, cycle and public transport provision and electric car charging points should be provided.

## **POLICY SNP13: TRAVEL AND TRANSPORT**

1. Development should wherever reasonably possible integrate and connect with social, community and green infrastructure, making appropriate provision for pedestrians and cyclists, contributing towards maintaining and enhancing local public and community transport services, resulting in no worsening of highway safety and conditions, incorporating electric car charging points and providing for its own car parking requirements, with at least two car parking spaces per dwelling.
2. Improvements to local footpaths, cycle-paths (including the National Cycle Network), green lanes, public and community transport services and highways will be welcomed. Development will be expected to contribute towards these improvements where they are directly related to the development. The loss of existing footpaths, cycle-paths, green lanes and public and community transport services will be resisted.
3. The introduction of reduced traffic speeds in the villages will be welcomed.

# 9. Energy Efficiency and Flooding

## Objective:

To deliver new development with high energy efficiency and to encourage the production of energy from a range of appropriate renewable energy sources.

## Aspirations:

- a. We want to encourage any new developments to be designed with energy efficiency in mind and to facilitate recycling for the community at large.
- b. We want a plan that is receptive to new renewable energy technologies and projects and to facilitate a means to consider both their positive and negative impacts on our community.
- c. We want a plan that is aware of the impact of climate change to our parish – in particular to areas at risk of flooding.



## Climate emergency

- 9.1 Staverton Parish Council has declared a Climate Emergency and has pledged to work towards carbon neutrality by 2030. It calls upon other bodies, particularly within government, to also take the necessary steps to enable this to happen, and will work in partnership with others towards the zero carbon goal.
- 9.2 Initiatives in farming practices which encourage country stewardship, which encourages a reduction of the impact of climate change and the reduction of dependence on carbon based energy, will be supported.

## Renewable energy

- 9.3 Renewable energy is a critical factor in helping to address the climate emergency. The government set a target to deliver 20% of our energy from renewable sources by 2020. That date has been reached and there is still a long way to go. The local community supports endeavours to increase renewable energy supplies whilst at the same time aiming to protect farmland and the natural beauty, heritage, biodiversity and tranquillity of the area.
- 9.4 Renewable energy development proposals will be considered in relation to the impact they would have upon matters of local, regional or national interest, particularly landscape, heritage, visual impact and wildlife.
- 9.5 Small scale schemes and community led initiatives to deliver renewable energy which could also contribute to the local economy and community, will be welcomed.
- 9.6 Further large scale renewable energy developments which would cause wide impacts on the parish and beyond should be considered against the strategic policies of the JLP and national guidance and will be discouraged.

- 9.7 Solar panels on historic buildings will be acceptable if there will be no harm to the appearance, character or value of the building. This may be achieved by the use of appropriate low visual impact solar tiles or solar slates.
- 9.8 Ground-mounted solar panels or small scale wind turbine developments or hydroelectricity projects will be welcomed where the purpose is to generate power for use within the parish, there will be no unacceptable landscape, heritage, biodiversity, species or amenity impacts, they are of an acceptable scale and the land will be restored after the use ceases.

#### **POLICY SNP14: RENEWABLE ENERGY**

1. Proposals for small scale renewable energy developments will be welcomed where the purpose is to generate power for use within the parish and they can be shown to have no unacceptable impacts, particularly on landscape, biodiversity or local amenities.
2. Proposals for individual or community scale renewable energy schemes, such as solar voltaic panels, hydroelectric, biomass facilities, anaerobic digesters and wood fuel products, will be supported providing they will (a) be appropriate in siting and scale to the local setting and the wider landscape, (b) create no unacceptable impact on the amenities of local residents, (c) have no unacceptable impact on any important natural or biodiversity feature, and (d) no unacceptable increase in traffic.
3. Large scale renewable energy developments would cause wide impacts on the parish and beyond and will be discouraged.
4. The installation of solar panels on a listed building will be supported only if it can be shown that there will be no negative effect on the appearance, character or historic value of the building.

### **New development**

- 9.9 The plan requires that buildings be designed to aim for zero carbon, minimise use of non-renewable resources, maximise solar gain, incorporate technologies to maximise sustainability and energy efficiency. To help secure these targets specified BRE ratings will be required for new development.

#### **POLICY SNP15: ENERGY IN NEW DEVELOPMENT**

All new non-domestic development should achieve a 'Very Good' BREEAM rating, and all domestic development a '4 Star' BREHQM rating.

### **Sustainable drainage**

All development will be required to deal safely and satisfactorily with foul and surface water drainage without giving rise to flooding either on or beyond the site.

#### **POLICY SNP16: SUSTAINABLE DRAINAGE**

All development should provide for safe and satisfactory foul and surface water drainage, incorporating a Sustainable Drainage System (SuDS) that at least meets current standards, incorporating permeable surfaces, water harvesting and storage, green roofs and soakaways, so as to mitigate the risk of flooding which might cause harm to people, property or ecosystems on or beyond the site. No surface water should enter the foul sewage network.



# 10. Delivery and Monitoring

- 10.1 Many of the plan's proposals will happen only with private sector investment, but this does not remove Devon County, South Hams District and Staverton Parish Councils or other public bodies from their responsibilities for infrastructure and services. The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy (CIL), or similar in order to address any specific mitigation required and to offset the broader impacts of any new development.
- 10.2 The policies of this plan and the JLP will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Staverton Parish Councils will take a proactive role in this regard.
- 10.3 Once the Neighbourhood Plan is formally adopted by South Hams Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals in Staverton against the objectives of the Neighbourhood Plan alongside the JLP and any related implementation plan to ensure that the aspirations of the community are being met.
- 10.4 Monitoring may require the plan to be reviewed in due course to keep it up-to-date and relevant. A monitoring framework has been prepared to help judge the effectiveness of the plan's policies. Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.

# Appendix 1 - Sites Assessment

Updated – December 2021

Prepared for Staverton Parish Council and Staverton Neighbourhood Plan Group by Lee Bray, Independent Planning Consultant

## 1. Introduction

- 1.1 This sites assessment document is produced to support the Staverton Neighbourhood Plan. It aims to demonstrate the appropriateness of sites for development, considering the sustainability of their location, their conformity with the local plan, and the likelihood that they will come forward for development if allocated in the neighbourhood plan.

## 2. Planning context

- 2.1 The neighbourhood plan must conform with the local development plan for the area. That plan is the Plymouth and South West Devon Joint Local Plan (the JLP) which covers Plymouth, South Hams and West Devon, adopted by the joint authorities in March 2019. It contains policies to guide and control development across its area and identifies Staverton and Woolston Green as sustainable locations for development.
- 2.2 This sites assessment has regard to the JLP and to the Strategic Housing and Employment Land Availability Assessment (SHELAA) which supports it. The SHELAA information relevant to Staverton was set out in the Site Information Pack published by South Hams District Council (SHDC) to support the JLP. It shows potential development sites in the area, including those put forward by landowners and developers, indicating whether each site might be delivered in the plan period.

## 3. Local context

- 3.1 The decision to prepare a neighbourhood plan for Staverton parish was taken locally in 2016, driven by a growing awareness of development pressures in the parish and a desire to engage with and influence them.
- 3.2 A neighbourhood plan steering group was established and is progressing the plan under the guidance of Staverton Parish Council, the qualifying body. It is hoped that the plan will be ready for consultation in 2019 and submitted for examination later the same year. Following a satisfactory outcome of the examination the plan will go to a local referendum. If it is passed it will become part of the local development plan forming the basis for local planning decisions.
- 3.3 The plan will address key local issues including the provision of housing to meet local needs. In particular there is a recognised need for affordable homes in the parish and the plan will seek to enable their provision through its policies and development site proposals.

## 4. Why a sites assessment is needed

- 4.1 The level of detail included in the SHELAA prepared to support the JLP (see para 2.2) is relatively “high level” and does not necessarily give the amount of detail required to make adequately informed decisions about local site choices. Neither does it include all potential sites which should be considered. This sites assessment includes a wider range of sites and endeavours to provide sufficient detail to enable the most appropriate sites to be chosen for inclusion in the neighbourhood plan.

## 5. The need for development

- 5.1 Some development can help to sustain a village. It can increase support for and use of local facilities, assisting their viability, and help to sustain and build the vibrancy of the community. The JLP takes that approach to development, and identifies villages which are considered to be sustainable locations for growth, setting out the likely levels of growth considered appropriate for the plan period (2014-2034).
- 5.2 Staverton and Woolston Green are listed in the JLP as villages considered able to accommodate around 20 dwellings each over the plan period. It is expected that there will be some new development in the villages. This sites assessment aims to help guide choices as to how much development will be appropriate and where it should be located. Its main focus is on sites for housing but sites for employment development are also considered.
- 5.3 Provision of affordable homes is a local priority, and JLP policies set thresholds for this. Only for developments of 11 dwellings or more will affordable homes be required to be provided on site, and that at a ratio of 30% of housing. For developments of 6-10 dwellings a commuted sum equivalent to 30% is required as a contribution towards affordable housing provision. There is no affordable housing requirement for developments of 5 dwellings or fewer. These thresholds will be a relevant consideration in the choice of the most appropriate development sites for inclusion in the neighbourhood plan.
- 5.4 The sites finally selected for inclusion in the plan must conform with national and local strategic planning policies and this assessment’s parameters are geared to helping ensure that this will be the case.

## 6. The site identification process

- 6.1 The neighbourhood plan group has worked hard to try to identify possible sites for development across the parish.
- 6.2 Sites included are those promoted by local landowners following a call for sites and those included in the district council’s SHELAA (see para 2.2). All will be well known to the local community, whose views and opinions are now sought alongside an assessment of each site’s credentials when set against national and local policy guidelines.

## 7. The site assessment process

- 7.1 The site assessment process considers all of the sites which have come forward by whatever means, including those which it is concluded are unlikely to proceed.



- 7.2 To demonstrate that there is a good prospect for a site to be delivered there should be evidence that it is suitable, available and economically viable. Each site has been assessed against these criteria.
- 7.3 Bearing in mind that Staverton is a rural parish with limited resources for such an exercise the assessment and supporting evidence are at a level which is considered suitably proportionate to the scale of the place and of the likely development.

## 8. Selection of sites for inclusion in the plan

- 8.1 This assessment of sites in this document is not the same thing as selection of sites for inclusion in the neighbourhood plan. The assessment looks at each site on its individual merits, setting out its suitability for development. The plan will go further and will also take other evidence and considerations into account. In particular local views, local priorities and local circumstances will be important. For example, the nature of local settlement will be a consideration, and the pattern of small scattered hamlets and clusters of dwellings prevalent across the parish is a strong local characteristic.

## 9. ASSESSMENT OF THE SITES

- 9.1 The sites assessment is set out in the tables which follow.
- 9.2 The first table shows an assessment of each site's suitability for development judged against several key sustainability considerations:
- the nature and topography of the site,
  - its relationship to the village(s) and local services,
  - its landscape setting and the impact its development would have on the landscape,
  - the likely ecological impact of its development,
  - the likely heritage impact, and
  - access to the site and any known drainage or other service issues, followed by
  - an overall assessment of the site's suitability judged against those criteria overall.

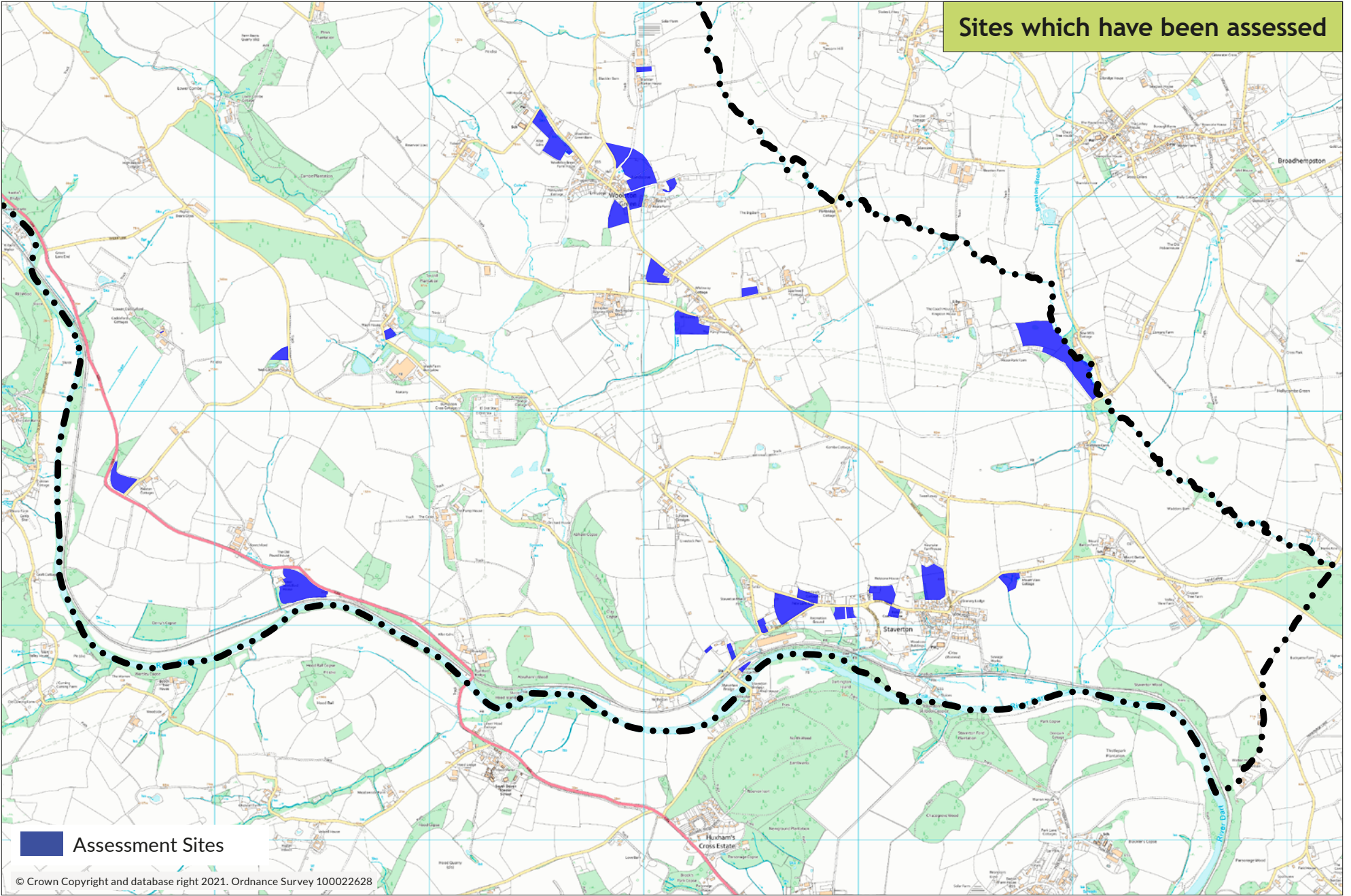
It uses a basic scoring system with simple colour coding from red (very poor) through pink, orange and yellow to green (very good).

### Key to Colour Coding

Score	Colour
Very poor	Red
Poor	Purple
Average	Orange
Good	Yellow
Very good	Green

- 9.3 The second table sets suitability against availability and viability, drawing a conclusion for each site. This is considered to be a proportionate approach for a rural parish such as Staverton to take.

Sites which have been assessed



Assessment Sites

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**TABLE 1: SUITABILITY OF SITES**

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 1 Fields between Landscape Church and Woolston Green (1.51 ha)	The site comprises fields, allotments and a car park. It slopes gently up from the south east, bounded by hedges and mature trees, especially around the allotments and car park. There is a verge alongside the main street. It would be relatively easy to develop.	The site lies between the core of Woolston Green and the school and church. Its proximity to those and other local services is in its favour, but its development could significantly alter the form and open character of the village.	This is a generally open site with some mature trees, particularly around the allotments and car park. Development would change the character of Woolston Green and this part of the parish by closing the gap between the village and the church.	Development of the site would be likely to have minimal ecological impact.	Development would close the gap between the village core and the church (which is listed, as are its lych gate and Hill House, the former vicarage), obstructing some views of the church in its rural setting.	Access to the site is achievable without difficulty from the village street. There are no drainage or service problems identified.	The site performs relatively well but development of the whole site would significantly increase the size of the village.  Development of the northern part of the site in particular would alter the form and character of the village, especially in relation to the church.  The southern part of the site is better suited to development and could accommodate up to about 12 dwellings.

**Key****Very poor****Poor****Average****Good****Very good**



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 2</p> <p>Land behind Live and Let Live pub, Woolston Green (0.8 ha)</p> <p>This is also SHELAA site SH_50_12_16</p>	<p>The site slopes down to the east, bounded by hedges to its northern and southern boundaries. There are no significant physical obstructions to its development.</p>	<p>Located at the edge of the village, this site is within walking distance of the school, church, village hall and pub.</p>	<p>Tucked away alongside the lane to Beara, development of the site would partially close the gap between Beara and Woolston Green.</p>	<p>Part of South Hams Greater Horseshoe Bats (GHB) SAC buffer zone.</p>	<p>Development of the site would have minimal heritage impact providing the design of any development took careful account of the village.</p>	<p>Access from the adjacent lane would involve the loss of some hedgerow, and the junction with the village street has very poor visibility with little scope for improvement. There are no drainage problems identified.</p>	<p>The site is well located immediately adjacent to the village, but its development could result in the coalescence of Beara and Woolston Green.</p> <p>Access is highly problematic and development may have adverse impacts on the SAC buffer zone.</p> <p>(Recorded as having "significant constraints" in SHDC SHELAA).</p>

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 3</p> <p>Land at Memory Cross (0.78 ha)</p> <p>This is also SHELAA site SH_50_13_16</p>	<p>This field slopes gently down to the south and abuts the cluster of dwellings at Memory Cross at its eastern end. It is bounded by roadside hedges to its northern and southern boundaries and there are some mature trees at its western boundary. Some stables lie just beyond the site's south west corner. The site would be easy to develop.</p>	<p>The site lies in at the edge of a small cluster of dwellings around Memory Cross, about 200m south east of Woolston Green. There are also clusters of development at Whiteway Farm and Barkingdon Manor nearby. However, the site is poorly related to local services.</p>	<p>The site is open to view from the south. Although it adjoins the cluster of dwellings at Memory Cross, development of the whole site would be an intrusion into the open countryside.</p>	<p>Development of the site would be likely to have minimal ecological impact.</p>	<p>Development of the site would have no detrimental heritage impact providing the design of any development took careful account of nearby properties.</p>	<p>Access to the site would have to be from the northern boundary since visibility coming from the south is very poor at Memory Cross. Creation of an access would involve the loss of a section of roadside hedge. There is no provision for pedestrian access.</p> <p>There are no known drainage problems.</p>	<p>The site is relatively remote, adjoining a small rural cluster of dwellings.</p> <p>Development of the whole site to its full potential would be inappropriate, significantly increasing the size of that cluster.</p> <p>However, development of part of the site for a single dwelling at its eastern end could share the existing access to the bungalow.</p> <p>(Recorded as having "significant constraints" in SHDC SHELAA).</p>

## Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 4 Land next to Beara House, Woolston Green (0.21 ha)	The site is narrow-necked, opening up to a wider plot at the edge of the hamlet of Beara. It is bounded by trees to its eastern and western boundaries and also contains some relatively small trees.	The site is part of the hamlet of Beara, which is separated from Woolston Green by just a field's length. Lying at the eastern edge of Beara, the site is at the far extremity from Woolston Green but well within walking distance of the village.	The site is tucked away and largely hidden from public view.	Part of South Hams GHB SAC buffer zone.	Development of the site would have minimal heritage impact providing the design of any development took careful account of nearby properties.	Access to the site is via the lane leading to Beara and a shared private driveway (currently serving two dwellings). The junction of the lane with the village street has very poor visibility with little scope for improvement, although a single dwelling would add few traffic movements. There are no known drainage problems.	The site has been put forward for consideration for a single dwelling only.  Poor access to the site and its situation in the SAC buffer zone make it ill suited for development, although a single dwelling would have little impact.

Key

Very poor

Poor

Average

Good

Very good



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 5</p> <p>Land next to Penhurst, Sparkwell (0.28 ha)</p> <p>This is part of SHELAA site SH_50_11_16</p>	This is a level site bounded, to varying degrees, by hedges and trees on all its boundaries.	The site adjoins Penhurst, one of a handful of dwellings on the approach to Sparkwell, well outside Woolston Green, which is the nearest village.	Since the site is surrounded by trees its development would have little obvious landscape impact. It would, however, introduce a new dwelling into the countryside.	The site lies within the draft SAC (GHB) connectivity zone	Development of the site would have no adverse heritage impact.	Access to the site is along a narrow lane from the main road with no pedestrian provision and would involve the loss of some roadside hedgerow. There are no known drainage issues.	Suggested for a single dwelling only, but the location of this site, some distance from the nearest villages, makes it ill suited for development. (Recorded as having "significant constraints" in SHDC SHELAA).
<p>Site 6</p> <p>Goulds, Staverton (see also site 22) (0.06 ha)</p>	This site adjoins Goulds and is approached via a track from Sunnyside to the south west. It is bounded by hedges and, to its east flank, mature trees.	The site is relatively poorly located in relation to local services with poor pedestrian provision. Taking into account the proposed access it lies about 900m west of Staverton village.	The site is fairly level, although the ground has risen from the south. It adjoins open countryside and its development, including the access track, would have some adverse landscape impact.	Part of South Hams GHB SAC buffer zone.	The site is within view of the listed building at Staverton Mill, but its development would have little or no adverse heritage impact.	Access to the site would be via the track from the south west which would be quite a long approach drive in open countryside. Pedestrian provision is poor. There are no known drainage issues.	Poorly located for local services and not well related to the settlement form, with a long approach drive from the west. Although only a single dwelling is suggested development on this site would result in adverse impact on the SAC and the landscape.

## Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 7 Field beside Westpark Cottages, Staverton (0.40 ha)	This field rises gently to the north of the narrow lane at its south flank. It is bounded by hedges and trees on most sides.	The site lies about 500m west of the core of Staverton village but pedestrian provision is poor.	The site lies at the edge of the developed area.	Immediately adjoins the South Hams GHB SAC.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It would have to be via the small lane to the south, requiring use of the very poor junction of that lane with the main road. There are no known drainage problems.	The site has been the subject of applications for housing which have been refused and dismissed on appeal.  Although it performs fairly well in several respects, access difficulties make it ill suited for development.
Site 8 East of Southford Lane, Staverton (2.38 ha)	This is a large flat site sloping very gently down to the south of the main road which it adjoins. It is bounded by a hedgebank to the road and hedges, trees and a wall at its other flanks. There is a large tree (TPO?) at the site's centre.	The site lies immediately adjacent to and west of Staverton village.	The site is open to public view from the road and is a large open field contributing to local landscape character.	The southernmost part of the site lies within the South Hams GHB SAC buffer zone.	Development of the site would have little or no adverse heritage impact providing it takes account of the village and is well designed.	Access should be from the site's north east corner which will entail the loss of some roadside hedge but allow the opportunity to create a streetscene to complement the entry to the village. No known drainage problems.	The site performs well and a good design could enhance the village street.  The owner is suggesting that only a part of the site be developed and the northern part is suited for the development of up to 12 or more dwellings.

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 9 Land beside Mountview Cottage, Staverton (0.53 ha)	This is the garden for Mountview Cottage. It is lies beside and below the road and contains a variety of trees and shrubs.	Separated from the village edge by a large field, the site lies clearly outside Staverton and has no safe pedestrian connection to the village.	The site is a private garden and therefore its contribution to the local landscape is domestic in nature.	The nature of the site means that it is likely to have some limited local ecological significance.	The site's development would be unlikely to have any adverse heritage impact.	Access to the site would require the removal of much of the roadside hedge. There is no safe pedestrian link to the village.  No known drainage problems.	The site's location outside the village and with no safe pedestrian access makes it ill suited for development.
Site 10 Newtake Field, Staverton (3.80 ha)	A steeply sloping site, falling sharply away from the road in a westerly direction and bounded by hedges and trees. A footpath runs through the southern part of the site.	Immediately adjacent to Staverton village, but sloping steeply away from the adjacent highways.	The site is open to public view and part of the village setting in the landscape.	The site is likely to have some limited local ecological significance.	The site's development may have some limited heritage impact inasmuch as it would alter the village setting.	Access to the site is attainable from the adjacent cul de sac, Sherwell Close. Its steep nature may entail drainage problems.	Although the site immediately adjoins Staverton its steep nature and importance to the village setting make it ill suited for development.

**Key****Very poor****Poor****Average****Good****Very good**



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 11</p> <p>Land opposite Thulborns at 1 Dart View, Staverton (0.10 ha)</p> <p>Clarification of existing dwelling numbers required.</p>	<p>The site is part of the curtilage of Dart View. It is on a sloping site, elevated above the adjacent road to its west from which it is separated by a hedgebank. There are mature trees to its east flank.</p>	<p>The site lies at the eastern edge of the cluster of development at Staverton Bridge. It is about 600m west of the village and pedestrian connections and safety are poor.</p>	<p>The site is largely hidden from public view and lies at the edge of the developed area.</p>	<p>Part of South Hams SAC GHB buffer zone.</p>	<p>Development of the site would be likely to have little or no heritage impact.</p>	<p>Access to the site would be from the adjacent lane via the private drive which already serves two (?) properties. There is no safe pedestrian access. No known drainage problems.</p>	<p>The site's location beyond the village, within the SAC and with no safe pedestrian access make it ill suited for development.</p>
<p>Site 12</p> <p>Land between Kingston House and Bow Bridge (10.30 ha)</p>	<p>This is a large remote rural site. It is bounded and crossed by hedges with a number of mature trees, particularly alongside the River Hems at the site's eastern boundary. Part of the site is liable to flood.</p>	<p>The site is remote and very poorly located in relation to local services.</p>	<p>The site makes a significant contribution to the local landscape and is open to public views from almost every side.</p>	<p>Development of the site would be likely to have unacceptable ecological impacts, particularly in view of its proximity to the river. ??</p>	<p>Development of the site could have an adverse heritage impact on nearby Kingston House.</p>	<p>Access to the site would be via narrow country lanes. There would be no safe or convenient pedestrian access. The northern and eastern parts of the site, adjoining the river, are within a flood zone.</p>	<p>The site performs very poorly. It is remote from services, difficult to access, has some significance for landscape and ecology, and is partly at risk from flooding. It is not acceptable for development.</p>

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 13 field beside Dodbrook Cottages, Staverton (? ha)	This is a fairly level site, a little elevated above the road, with hedges and trees to all flanks and a small paddock in the west part of the site.	The site lies immediately to the west of Staverton village, separated only by a small field.	The site is part of the roadside landscape setting on the approach to the village.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the village.	Access would be from the lane to the west of the site and entail the loss of some roadside hedge. Pedestrian connections are poor. No known drainage problems.	The site performs fairly well and a good design could enhance the approach to the village.  The site could be suited for development of up to 12 or more dwellings.
Site 14 Land beside Live and Let Live pub car park, Woolston Green (? ha)	The site is a field (formerly an orchard) at the southern edge of Woolston Green, abutting the pub car park and bounded by hedges and trees. It rises gently towards the east and would be easily developed.	Immediately adjoining the village the site is well within walking distance of the school, church, village hall and pub.	Well contained in the landscape and little seen in local views, but the site would involve an unacceptable extension of the village form into the surrounding countryside, significantly altering the character of the village.	Part of South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the village.	Access to the site would be from the main road and would involve the loss of some roadside hedge. A pedestrian connection to the site's northern extremity would be desirable.	The site performs well in some respects, but would create a significant incursion into the countryside surrounding the village and lies within the SAC buffer zone.

**Key****Very poor****Poor****Average****Good****Very good**

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 15 Next to Staverton Mill, Staverton (? ha)	This is a brownfield site (previously developed land) adjoining the grade 2 listed Staverton Mill and lying between the railway and the River Dart.	The site is not particularly well located in relation to local services, but lies close to Staverton railway halt. It is about 800m west of Staverton village.	Development of the site would have no adverse landscape impact but could the site's appearance in its riverside setting.	Although the site lies within the SAC its nature (as previously developed land) means that its further development would be likely to have minimal ecological impact.	A good sensitive development of the site could improve the setting of the listed mill buildings.	Vehicular access to the site is good, and there is a pedestrian footpath from the site to the village. The site does, however, lie within a flood zone and flood protection measures would be necessary.	Planning permission for 17,000 sq ft of offices on the site has lapsed.  The site is suitable for development but some remediation and flood protection measures are likely to be necessary.  The site might accommodate about 8 dwellings (or more if a flatted development) or could suit a mixed use development scheme.

Key

Very poor

Poor

Average

Good

Very good



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 16 New Lane, Staverton (? ha)	This field slopes down towards the south, sandwiched between the main road to its south and a small lane to the north. It is bounded by hedges on all sides and contains some trees, including a belt of trees at its western flank.	The site lies about 500m west of the core of Staverton village.	The site is contained within the broad setting of the distended village form, lying opposite the playing field and pavilion.	The site lies within the South Hams SAC GHB buffer zone.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It is a little elevated above the main road and to create access there would entail significant loss of hedgebank. Access from the smaller lane to the north of the site, whilst easier to create, requires use of the very poor junction of that lane with the main road. Neither solution is satisfactory. No known drainage problems.	Although this site performs reasonably well in some respects, its location in the SAC and the access difficulties it faces make it ill suited for development.
Site 17 Barn at Caddaford							Rural barn. Not assessed.

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 18 Field east of lane to Blackler Barton, Woolston Green (? ha)	A large field set in the open countryside. Gently sloping to the north, away from the village, bounded by hedges with a substantial belt of trees at its northern edge.	Close to the village edge and well within walking distance of local services, but on land falling away from the village.	Although close to the village the site's topography lends an air of separation from Woolston Green. Development of the site would have an adverse impact on the local landscape and the setting of the village in that landscape.	Part of South Hams SAC GHB buffer zone.	Development of the site would have little heritage impact providing the design of any development took careful account of the village.	Access to the site would require access over the private lane running to Blackler Barton and some loss of roadside hedgerow would be involved.	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, lies within the SAC and would form an incursion into the surrounding countryside.
Site 19 Field west of lane to Blackler Barton, Woolston Green (? ha)	A large field (formerly an orchard) in open countryside. Gently sloping to the north, away from the village, bounded by hedges to east and west with some mature hedgerow trees at its southern corner.	Close to the village edge and well within walking distance of local services, but on land falling away from the village.	Although close to the village the site's topography lends an air of separation from Woolston Green. Development of the site would have an adverse impact on the local landscape and the setting of the village in that landscape.	Most of the site lies within the South Hams SAC GHB buffer zone.	Development of the site would have little heritage impact providing the design of any development took careful account of the village.	Access to the site would be straightforward although some loss of roadside hedgerow would be involved.	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, mostly lies within the SAC, and would form an incursion into the surrounding countryside.

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 20 Barn at Blackler Barton							Barn conversion. Not assessed.
Site 21 Land behind Well Cottages (? ha)	This is a sloping site, tucked away behind Well Cottages alongside a fairly steep track. It is bounded by hedges and some mature trees.	The site is remote and very poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by Well Cottages and the surrounding trees.	No designated constraints, but its rural location means that the site has some ecological value. Most of the site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the adjacent cottages.	Access to the site would be via a fairly steep unmade track which is a County Byway. No safe pedestrian access.	The site has been put forward for consideration for two dwellings. However, even a single dwelling would be unsustainable in this remote location.
Site 22 Goulds, Staverton (see also site 6) (? ha)	This site lies on the eastern side of the private driveway for Goulds. It is a level site tucked behind the roadside hedge and with some tree cover.	The site lies about 800m west of Staverton village and close to the cluster of buildings around Staverton Bridge and Mill. It is not particularly well located in relation to local services.	The site forms part of the curtilage of Goulds and is largely hidden from public view.	The site lies within the South Hams SAC GHB buffer zone.	The site is within view of the listed building at Staverton Mill, but its development would have little or no adverse heritage impact.	Access would be shared with the private driveway to Goulds. Unsafe pedestrian accessibility. Much of the southern part of the site lies within Flood Zone 3 and part in Flood Zone 2.	The site, suggested for a single dwelling only, does not perform particularly well. It is at the edge of the cluster of development around Staverton Bridge and partly subject to flooding and lies within the SAC.

**Key****Very poor****Poor****Average****Good****Very good**



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 23 Lower Stretchford (? ha)	This site lies adjacent to the A384 and drops away from the road down towards the railway and the River Dart. It is bounded by hedges and mature trees.	The site is remote and very poorly located in relation to local services.	The site is open to public view, especially from the railway, and makes a significant contribution to the local landscape.	The site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of nearby properties.	Safe access to this site would be extremely hard to attain. It is located on the inside of a bend on the busy A384 with no footways. There are possible flood issues at the site's western boundary.	The site is remote and open to public view in the open countryside. It lies within the SAC. There is no safe pedestrian access and residents would be very heavily dependent on the private car. The site's development would be unacceptable.
Site 24 Field opposite Weston Cottages (? ha)	This is a sloping field elevated above the A384. Bounded by hedges with mature trees to its northern boundary.	The site is remote and very poorly located in relation to local services.	The site is open to public view and makes a significant contribution to the local landscape.	The site immediately adjoins (and its westernmost part is within) the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of nearby properties.	Access could be gained at the site's eastern corner from the adjoining minor road, although there are no pedestrian footways along the A384 . There are no known drainage problems.	The site is remote and open to public view in the open countryside. Residents would be heavily dependent on the private car and pedestrian access would be unsafe. The site is therefore ill suited for development.

Key

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 25 Field at Weston House, Staverton (? ha)	This is a relatively flat site lying adjacent to and south of the main road from which it slopes very gently downwards. It is bounded by a hedgebank to the road and flanked by trees to its east and west.	The site lies about 300m west of the village core.	The site is open to public view from the road and is an open field contributing to local landscape character.	The site lies mostly within the South Hams SAC GHB buffer zone.	Development of the site would have little or no adverse heritage impact.	Access to the site would be from the main road and would entail the loss of some of the roadside hedge. The owner also wishes to retain an access through the site. There are no known drainage problems.	The site performs reasonably well in most respects but it is mostly within the SAC and its development would have an adverse impact on the setting of that part of the village.
Site 26 Land at The Stables, Landscope (? ha)	This is a flat site which forms part of the garden area for the adjoining dwelling. It is planted with a number of trees.	The site lies at the north west corner of Woolston Green and is close to the school, church, pub and village hall.	The site is part of the village with a roadside hedge.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have little or no adverse heritage impact.	Access to the site is achievable without difficulty from the village street. There are no drainage or service problems identified.	The site performs well and could accommodate a single dwelling with little impact. In order to protect the roadside hedgerow access should be shared with the existing dwelling.

**Key**

Very poor

Poor

Average

Good

Very good

Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 27 Land at Wash (? ha)	The site is part of a garden. It is quite flat and is bounded by well established hedges. There are a variety of trees on the site.	The site is remote and very poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by adjoining buildings, hedgerows and trees.	No designated constraints, but its rural location means that the site has some ecological value. The site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the surrounding farm buildings.	Access to the site would use existing access points. No safe pedestrian access. Close to but outside a flood zone.	The site is subject of a current planning application for a single dwelling, but this is not a sustainable location because of its remoteness.

Key

Very poor	Poor	Average	Good	Very good
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Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
<p>Site 28</p> <p>Land adjacent to Beara Farm at Woolston Green</p> <p>SHELAA site SH_50_10_08/13</p> <p>(0.43ha)</p>	<p>Largely flat site adjoining main village street and lane to Beara. Bounded by established roadside hedges and trees. There are no significant obstructions to its development.</p>	<p>Located at the edge of the village, this site is within walking distance of the school, church, village hall and pub.</p>	<p>Lying adjacent to the main village street approaching Woolston Green, development of this site would extend the village towards the south.</p>	<p>Lies within the South Hams Greater Horseshoe Bats (GHB) SAC buffer zone.</p>	<p>Development of the site would have minimal heritage impact providing the design of any development took careful account of the village.</p>	<p>The junction of Beara Lane with the main village street has very poor visibility. Development of this site could include reordering of the junction to improve safety. There are no drainage problems identified.</p>	<p>The site performs well and affords an opportunity to improve highway safety. It could provide for about 15 dwellings.</p> <p>It is sustainably located close to the village, and its development could enable improvement to the safety of the junction with Beara Lane.</p> <p>The site would extend the village to the south and good design would be important. Development may have adverse impacts on the SAC buffer zone.</p> <p>Subject of a current planning application for 14 dwellings to include 5 affordable homes.</p> <p>(Recorded as having “limited constraints” in SHDC SHELAA).</p>



Site (and site area)	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access, drainage and services	Overall suitability (colour coding rounded to nearest whole score)
Site 29 Land at Hillcroft (? ha)	The site is the majority of a field. It is bounded by well established hedges and some trees. It includes no steep slopes.	At the edge of a cluster of dwellings around Whiteway Farm and Hillcroft, the site lies close to the road between Staverton and Landscope. However, it is poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by adjoining buildings, hedgerows and trees.	No designated constraints, but its rural location means that the site has some ecological value.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the surrounding farm buildings.	Access to the site would use existing access points. The junction between the lane and the road has poor visibility to the north. There is no safe pedestrian access.	The site owner is proposing 5 self build (CLT) houses in the field and an open market house for herself at the barn area.  Such development could be approved as an exception site rather than being a site proposal in the neighbourhood plan. However, although the site performs fairly well in some respects it is poorly located in relation to local settlements and facilities.
Site 30 Barkington (? ha)	The site is an open field bounded by Devon hedges.	It lies adjacent to existing business uses at Barkington Manor.	Although set in the countryside the site is not prominent to view.	Development of the site would be likely to have minimal ecological impact.	Development of the site would have little or no adverse heritage impact.	Access would be the same as that serving existing businesses at Barkington.	Although not suited to housing the site is well placed for employment development.

Key

Very poor

Poor

Average

Good

Very good

**TABLE 2: OVERALL ASSESSMENT OF SITES**

Site	Suitability	Availability	Viability	Overall performance
Site 1 Fields between Landscape Church and Woolston Green (1.51 ha)	The site performs relatively well but development of the whole site would significantly increase the size of the village. Development of the northern part of the site in particular would alter the form and character of the village, especially in relation to the church.  The southern part of the site is better suited to development and could accommodate up to about 12 dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints – the southern part of the site is considered more acceptable for development  (up to about 12 dwellings)
Site 2 Land behind Live and Let Live pub, Woolston Green (0.8 ha)	The site is well located immediately adjacent to the village, but its development could result in the coalescence of Beara and Woolston Green.  Access is highly problematic and development may have adverse impacts on the SAC buffer zone. (Recorded as having “significant constraints” in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints.  Poor access and visibility and the risk of coalescence make the site less suitable
Site 3 Land at Memory Cross (0.78 ha)	The site is relatively remote, adjoining a small rural cluster of dwellings. Development of the whole site to its full potential would be inappropriate, significantly increasing the size of that cluster. However, development of part of the site for a single dwelling at its eastern end could share the existing access to the bungalow. (Recorded as having “significant constraints” in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 4 Land next to Beara House, Woolston Green (0.21 ha)	The site has been put forward for consideration for a single dwelling only. Poor access to the site and its situation in the SAC buffer zone make it ill suited for development, although a single dwelling would have little impact.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and the SAC buffer zone make the site less suitable

**Key****Very poor****Poor****Average****Good****Very good**

Site	Suitability	Availability	Viability	Overall performance
Site 5 Land next to Penhurst, Sparkwell (0.28 ha)	Suggested for a single dwelling only, but the location of this site, some distance from the nearest villages, makes it ill suited for development. (Recorded as having “significant constraints” in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 6 Goulds, Staverton (see also site 22) (0.06 ha)	Poorly located for local services and not well related to the settlement form, with a long approach drive from the west. Although only a single dwelling is suggested development on this site would result in adverse impact on the SAC and the landscape.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness, poor access and unsafe pedestrian accessibility make the site less suitable
Site 7 Field beside Westpark Cottages, Staverton (0.40 ha)	The site has been the subject of applications for housing which have been refused and dismissed on appeal.  Although it performs fairly well in several respects, access difficulties make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and unsafe pedestrian accessibility make the site less suitable
Site 8 East of Southford Lane, Staverton (2.38 ha)	The site performs well and a good design could enhance the village street.  The owner is suggesting that only a part of the site be developed and the northern part is suited for the development of up to 12 or more dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to 12 or more dwellings)
Site 9 Land beside Mountview Cottage, Staverton (0.53 ha)	The site’s location outside the village and with no safe pedestrian access makes it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable

Key

Very poor

Poor

Average

Good

Very good

Site	Suitability	Availability	Viability	Overall performance
Site 10 Newtake Field, Staverton (3.80 ha)	Although the site immediately adjoins Staverton its steep nature and importance to the village setting make it ill suited for development.	Understood to be available	Viability likely to be an issue as a result of the site's topography	Significant constraints. Topography, setting and likely viability issues make the site less suitable
Site 11 Land opposite Thulborns at 1 Dart View, Staverton (0.10 ha)	The site's location beyond the village, within the SAC and with no safe pedestrian access make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable
Site 12 Land between Kingston House and Bow Bridge (10.30 ha)	The site performs very poorly. It is remote from services, difficult to access, has some significance for landscape and ecology, and is partly at risk from flooding. It is not acceptable for development.	Understood to be available	Viability unlikely to be an issue	Very significant constraints. Remoteness, accessibility, landscape, ecology and flood issues make the site unsuitable
Site 13 Tillbrook's Field beside Dodbrook Cottages, Staverton (? ha)	The site performs fairly well and a good design could enhance the approach to the village.  The site could be suited for development of up to 12 or more dwellings.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to 12 or more dwellings)
Site 14 Land beside Live and Let Live pub car park, Woolston Green (? ha)	The site performs well in some respects, but would create a significant incursion into the countryside surrounding the village and lies within the SAC buffer zone.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Unacceptable extension of village form and the site's location within the SAC make it less suitable

**Key**

Very poor

Poor

Average

Good

Very good



Site	Suitability	Availability	Viability	Overall performance
Site 15 Next to Staverton Mill, Staverton (? ha)	Planning permission for 17,000 sq ft of offices on the site has lapsed.  The site is suitable for development but some remediation and flood protection measures are likely to be necessary.  The site might accommodate about 8 dwellings (or more if a flatted development) or could suit a mixed use development scheme.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development  (about 8 dwellings – more if flatted – or mixed uses)
Site 16 New Lane, Staverton (? ha)	Although this site performs reasonably well in some respects, its location in the SAC and the access difficulties it faces make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access, the SAC and unsafe pedestrian accessibility make the site less suitable
Site 17 Barn at Caddaford	Rural barn.  Not assessed.			Not considered in this assessment
Site 18 Field east of lane to Blackler Barton, Woolston Green (? ha)	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, lies within the SAC and would form an incursion into the surrounding countryside.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor relationship to village form, impact on the SAC and on local landscape make the site less suitable
Site 19 Field west of lane to Blackler Barton, Woolston Green (? ha)	Although the site is in close proximity to Woolston Green it is not as well-related to the village as are some other sites, mostly lies within the SAC, and would form an incursion into the surrounding countryside.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor relationship to village form, impact on the SAC and on local landscape make the site less suitable
Site 20 Barn at Blackler Barton	Barn conversion.  Not assessed.			Not considered in this assessment

Key	Very poor	Poor	Average	Good	Very good
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Site	Suitability	Availability	Viability	Overall performance
Site 21 Land behind Well Cottages (? ha)	The site has been put forward for consideration for two dwellings. However, even a single dwelling would be unsustainable in this remote location.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness makes the site less suitable
Site 22 Goulds, Staverton (see also site 6) (? ha)	The site, suggested for a single dwelling only, does not perform particularly well. It is at the edge of the cluster of development around Staverton Bridge and partly subject to flooding and lies within the SAC.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Location and unsafe pedestrian accessibility make the site less suitable
Site 23 Lower Stretchford (? ha)	The site is remote and open to public view in the open countryside. It lies within the SAC. There is no safe pedestrian access and residents would be very heavily dependent on the private car. The site's development would be unacceptable.	Understood to be available	Viability unlikely to be an issue	Very significant constraints. Remoteness, landscape impact and the SAC make the site unsuitable
Site 24 Field opposite Weston Cottages (? ha)	The site is remote and open to public view in the open countryside. Residents would be heavily dependent on the private car and pedestrian access would be unsafe. The site is therefore ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable
Site 25 Field at Weston House, Staverton (? ha)	The site performs reasonably well in most respects but it is mostly within the SAC and its development would have an adverse impact on the setting of that part of the village.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Impact on the local setting and poor pedestrian accessibility make the site less suitable
Site 26 Land at The Stables, Landscope (? ha)	The site performs well and could accommodate a single dwelling with little impact. In order to protect the roadside hedgerow access should be shared with the existing dwelling.	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development of a single dwelling

Key

Very poor

Poor

Average

Good

Very good

Site	Suitability	Availability	Viability	Overall performance
Site 27 Land at Wash (? ha)	The site is subject of a current planning application for a single dwelling, but this is not a sustainable location because of its remoteness.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness makes the site less suitable
Site 28 Land adjacent to Beara Farm at Woolston Green SHELAA site SH_50_10_08/13	<p>The site performs well and affords an opportunity to improve highway safety. It could provide for about 15 dwellings.</p> <p>It is sustainably located close to the village, and its development could enable improvement to the safety of the junction with Beara Lane.</p> <p>The site would extend the village to the south and good design would be important. Development may have adverse impacts on the SAC buffer zone.</p> <p>Subject of a current planning application for 14 dwellings to include 7 affordable homes.</p> <p>(Recorded as having "limited constraints" in SHDC SHELAA).</p>	Understood to be available	Viability unlikely to be an issue	Limited constraints. Acceptable for development (up to about 15 dwellings)
Site 29 Land at Hillcroft (? ha)	<p>The site owner is proposing 5 self build (CLT) houses in the field and an open market house for herself at the barn area.</p> <p>Such development could be approved as an exception site rather than being a site proposal in the neighbourhood plan. However, although the site performs fairly well in some respects it is poorly located in relation to local settlements and facilities.</p>	Understood to be available	Viability unlikely to be an issue	Poor location but could come forward for consideration as an exception site.
Site 30 Barkington (? ha)	Although not suited to housing the site is well placed for employment development.	Understood to be available	Viability unlikely to be an issue	The site is proposed for light industrial and/or business development

Key

Very poor

Poor

Average

Good

Very good

## STAVERTON NP SITE SCORING MATRIX

Group Rank	Site #	Description	Lee Bray Total	Group Total	Nature & topography	Relationship to village and local services	Landscape setting and Impact	Ecological impact	Heritage impact	Access drainage and services	Near existing settlement	Brownfield site	No. of houses recommended by group	Running Total No. of houses
1	8	Land East of Southford Lane, Staverton	20	16	1	1	2	2	2	2	1	5	2	2
2	15	Land Next to Staverton Mill, Staverton	15	17	1	3	2	2	2	4	2	1	8	10
2	5	Land next Penhurst, Sparkwell	24	17	2	2	2	1	1	2	2	5	1	11
2	1	Field between Landscope church and Wolston Green	20	17	2	2	2	2	2	1	1	5	12	23
2	26	Land at the Stables Between Village green and church, Woolston Green	17	17	2	1	2	3	1	2	1	5	1	24
6	13	Land beside Dodbrook Cottages, Staverton	21	18	2	2	2	2	2	2	1	5	5	29
6	28	Land at Beara Farm Wolston Green	18	18	2	1	2	4	1	3	1	4	14	43
6	27	Land at wash behind Wash House	18	18	1	3	2	2	2	2	1	5	1	44
9	2	Land behind Live and Let Live pub	22	20	2	1	2	3	2	4	1	5	2	46
9	3	Land at Memory Cross	24	20	2	2	2	2	2	4	1	5	2	48
9	4	Land next to Beara house, Wolston Green	22	20	2	2	2	2	2	4	1	5	1	49
9	10	Land at Newtake Field, Staverton	24	20	4	1	2	2	2	3	1	5	0	49
9	14	and beside Live and Let Live Car Park, Wolston Green	21	20	3	2	2	2	2	3	1	5	0	49



Group Rank	Site #	Description	Lee Bray Total	Group Total	Nature & topography	Relationship to village and local services	Landscape setting and Impact	Ecological impact	Heritage impact	Access drainage and services	Near existing settlement	Brownfield site	No. of houses recommended by group	Running Total No. of houses
14	19	Field West of lane to Blackler Barton, Wolston Green	24	21	2	2	3	2	2	2	3	5	0	49
15	18	Field East of lane to Blackler Barton, Wolston Green	25	22	2	2	3	2	2	3	3	5	0	49
15	25	Field adjacent and East of Playing field	25	22	2	2	3	2	2	3	3	5	0	49
17	7	Field beside Westpark cottages, Staverton	25	24	2	3	2	2	2	5	3	5	2	51
18	21	Land behind Well cottages	26	25	3	4	2	2	2	3	4	5	1	52
18	16	New Lane opp playing field, Staverton	26	25	2	3	2	3	2	5	3	5	3	55
18	24	Field opp Weston Cottages North of A384	28	25	3	5	4	1	2	2	3	5	2	57
21	11	Land at 1, Dart View, Staverton	25	26	3	3	2	4	2	4	3	5	0	57
21	22	Goulds Staverton	25	26	2	3	4	3	2	4	3	5	0	57
23	9	Land beside Mountview Cottage, Staverton	28	28	3	4	3	3	1	4	5	5	0	57
24	6	Top site west of house Goulds, Staverton	29	29	2	4	3	4	2	4	5	5	0	57
25	23	Land at Lr Stretchford South of A384	32	30	3	5	4	2	2	5	4	5	0	57
26	12	Land between Kingston House and Bow Bridge	32	33	3	5	4	4	3	4	5	5	0	57
	17	Site 17 Barn at Caddaford												
	20	Site 20 Barn at Blackler Barton												

## 10. Summary and next steps

- 10.1 The sites identified for consideration have been assessed against relevant criteria and the results are set out in this document.
- 10.2 Taken all together the sites identified could deliver several hundred new homes, which would clearly be unacceptable. A very much smaller scale of development will be appropriate. The emerging Joint Local Plan defines Staverton and Woolston Green as Sustainable Villages and allocates an indicative level of 20 new houses to each as an appropriate level of growth over the plan period. This is considered to be a more realistic assessment of the scope for change and development in the parish.
- 10.3 The sites assessment has identified scope for sites to deliver the JLP's indicative level of growth, primarily in or adjoining the villages of Staverton and Woolston Green. Up to 59 dwellings or more could be accommodated on the most suitable sites, with possible scope for other sites to also contribute. Development at this scale is significantly higher than that identified as appropriate in the JLP and it is recommended that only the most sustainable sites necessary to meet the JLP's provisions ought to be included in the plan. A site suitable for employment use is also identified.
- 10.4 The final choice of sites for inclusion in the Staverton Neighbourhood Plan will be guided by this assessment alongside consideration of local views, priority needs and circumstances (see para 8.1).

# Appendix 2 - Evidence paper to support the approach taken to making development site proposals

January 2022

## 1. Introduction

- 1.1 This paper accompanies the Staverton Neighbourhood Plan. It aims to explain the considerations that guided the choice of development sites proposed in the plan and why the approach should be supported.
- 1.2 It should be read alongside other evidence, in particular the Housing Needs Survey and Sites Assessment.

## 2. The plan process

- 2.1 The neighbourhood plan process began in Staverton in September 2016 with approval of the principle by South Hams District Council and the formation of a neighbourhood plan steering group to guide the process locally. Surveys and consultations were carried out during 2017-18 as the plan began to take shape. In particular, a community questionnaire survey was undertaken in early autumn 2017. Further community consultation took place in January 2017 and May 2018. A Housing Needs Survey was carried out in 2019 and an initial Sites Assessment in 2019-20. That assessment has been updated from time to time as additional sites have come forward for consideration.
- 2.2 An initial draft of the plan was prepared and made available for comment in September 2020. At that stage the plan did not specify a choice of development sites, but the steering group's preferred choice was made available for comment.
- 2.3 The Steering Group's vision for the plan is:  
  
*"A vibrant, resilient and sustainable community that enables all generations to flourish in work and leisure, committed to conserving and enhancing the special qualities of the natural environment of the parish and to becoming net zero carbon by or before 2030".*

### 3. Local context

- 3.1 Staverton parish lies on the north bank of the River Dart in south Devon, about 3 miles upstream from Totnes. Although the busy A38 trunk road and A384 pass along its western and southern boundaries, with Ashburton, Buckfastleigh and Totnes nearby, it is a deeply rural parish. Spread over some 2,100 hectares largely on the fertile south facing slopes of the Dart valley, at the time of the 2011 Census the parish was home to 717 people.
- 3.2 The parish name derives from a reference to “*a village by a stony ford*”. In the fifteenth century a substantial bridge was built about 1km upstream from the ford. That same medieval bridge survives today and is one of the finest in Devon. It still provides entrance from the south to the parish and to Staverton village. The parish also includes the village of Woolston Green/Landscope on higher ground to the north-west.
- 3.3 The parish community is active and diverse. There are three pubs, two churches, a primary school, a prep school and a scatter of varied businesses including the well-known Riverford Organics. Local interest groups and activities flourish and people feel a keen sense of pride in the parish, wanting to preserve and maintain the best of its distinctive characteristics.
- 3.4 In response to the community consultations carried out there was a preference expressed for developments to be small scale and in character with their setting. There was also support for the provision of affordable housing to meet local needs.

### 4. Planning context

- 4.1 The neighbourhood plan must conform to national and local strategic planning policies and guidance. In particular, it must comply with the strategic requirements of the Plymouth and South West Devon Joint Local Plan (the JLP).
- 4.2 **Policy TTV25 of the JLP** requires that neighbourhood plans provide for development in sustainable villages. A list of villages which are considered to be sustainable is set out, and includes Staverton and Woolston Green.
- 4.3 The JLP also includes a table setting out indicative levels of housing provision for each sustainable village during the plan period. Three possible levels of housing provision are given: ‘around 10 dwellings’, ‘around 20 dwellings’ and ‘around 30 dwellings’. The general and approximate nature of these indicative figures shows that they are no more than estimates. The JLP confirms this (at para 5.164) where it states: “*The figures should be interpreted locally, applying constraints and opportunities. It is therefore understood that some neighbourhood plans may deliver more or less than indicated where justified by the appropriate level of evidence.*”
- 4.4 The JLP’s indicative housing figures for Staverton and Woolston Green are 20 dwellings for each village. This paper explains the rationale behind the neighbourhood plan’s approach to meeting those figures, why it has been a challenging process and why the plan does not exactly meet the 20 dwellings indicative figure in either village. It should be read alongside the Sites Assessment, which gives greater detail on a site by site basis.



## 5. Settlement pattern

- 5.1 The form and pattern of settlement in Staverton parish has developed in response to local circumstances over the centuries and displays some distinct local characteristics. Neither of the two villages has a single clear centre; the built fabric of each is somewhat dispersed.
- 5.2 The underlying pattern of settlement is derived from agricultural activities, with cider-making being one of the mainstays of the local economy. Historically a large number of orchards were dotted across the parish and a number of these still survive. The prevalence of cider-making resulted in a dispersed pattern of farmsteads with some clustered close to one another. Then, in the nineteenth century, the pattern of settlement was altered by significant quarrying activity in the north of the parish and the advent of the railway renewed a focus on the valley of the River Dart.
- 5.3 As mentioned above, **Staverton** takes its name from the original stony ford of the river. Some of the earliest settlement in the parish was located close to that ford. The growth of Staverton village later focussed around the church of St Paul de Leon, established in the tenth and significantly expanded in the fourteenth century, then in the vicinity of the bridge in the late eighteenth century Staverton Mill was constructed as a corn mill to serve the local farming community. This was followed in the latter part of the nineteenth century by the railway, with Staverton Station also located close to the bridge.
- 5.4 The principal centre of Staverton village is around the church and nearby pub, with a secondary centre around the bridge and the station. These two centres lie about half a mile from one another and are connected by road and riverside path, the former abutted by a series of dwellings which cluster in groups along its length. The village recreation field lies about midway between the church and the bridge. The older settlement around the church and pub is the heart of the village where most new development should be located and the plan accordingly identifies a settlement boundary there.
- 5.5 **Woolston Green/Landscope** was just a small hamlet until the mid-nineteenth century when the slate quarry at nearby Penn Recca expanded rapidly in response to a growing demand. At the height of the quarrying activity about 400 people lived in the vicinity. New developments sprang up to cater for the growing community and in 1849-50 the church of St Matthew was built, quickly followed by the village school in 1855.
- 5.6 Over a mile of tunnels to a depth of 400 ft were created at Penn Recca, but by the late nineteenth century closure of the mine was forced by the availability of Welsh slate which was cheaper and of better quality. Intensive quarrying activity had lasted for only about fifty years, but it had made its mark on the locality and Landscope had become a village community with its own church, school and other facilities.
- 5.7 Little evidence of the quarry at Penn Recca remains to be seen above ground today, but Landscope retains its church and school, lying alongside one another at the heart of several scattered groups of buildings. The most significant clusters are around the church and school, at Woolston Green, scarcely a field's length away and supporting a pub and a playground, and Memory Cross, a short distance to the south east.
- 5.8 Thus, Landscope has three main centres of activity, around the church and school, around the pub and playground at Woolston Green and at Memory Cross. It is considered that the church, school and pub mark the heart of the village and the plan identifies a settlement boundary in their vicinity. Memory Cross is also considered to be a sustainable cluster with some scope for development.

## 6. A sustained pattern of development

- 6.1 In order to secure the most sustainable future for Staverton parish the plan aims to respect and reinforce the historic pattern of settlement. This will both maintain the character of the villages and conserve their landscape settings. Most development at Staverton should take place around the ancient village heart, and at Landscope the focus should be close to the church, school and pub with some development also taking place at Memory Cross.
- 6.2 During the plan period, however, restrictive covenants severely limit the number of sites being put forward for development, particularly in Staverton. Those covenants generally expire towards the very end of the plan period, meaning that a choice of suitable sites will become available for development in future, but the covenants severely limit scope and viability meanwhile. It is considered that in order to safeguard the character of the village and the historic pattern of settlement it will be better to propose no sites for development in Staverton during the plan period and to address local housing need, especially for affordable homes, through exception site policy.
- 6.3 It is considered that this approach presently represents the most appropriate and sustainable approach to accommodating new development in the parish. A future review of the plan should enable further sites to be brought forward in Staverton as restrictive covenants expire.

## 7. Local housing need

- 7.1 As set out above, the JLP identifies Staverton and Woolston Green as sustainable villages which are expected to contribute towards meeting housing need in the South Hams. The JLP's indicative housing figure for each village is 20 dwellings during the plan period
- 7.2 The **Housing Needs Survey** carried out in 2019 showed 19 households in the parish in need of affordable homes. An earlier survey (in 2009) showed a figure of 17, which suggests that the level of housing need remains broadly consistent. The plan aims to identify and propose sites which will contribute towards meeting local housing need.
- 7.3 **JLP policy DEV8** provides that only developments of 11 or more dwellings are required to provide affordable homes as part of the scheme, with a policy target of at least 30%. To provide 19 affordable dwellings on sites proposed in the plan would therefore probably require that at least 64 dwellings be proposed on sites of at least 11 dwellings each. This would not fit the local preference for affordable homes on small sites and would represent an unsuitable and unsustainable rate of growth in the parish. In any case, a variety of constraints (particularly local covenants which apply to most undeveloped land in the parish) combine to limit the number of sites available.
- 7.4 It follows that only a few affordable homes which will be able to be brought forward as part of housing site proposals in the plan. Support is therefore given to suitable exception sites, as provided for in **JLP policy TTV27**. The plan specifically identifies some of these in the hope that willing landowners will be encouraged to make those sites available.

## 8. The Site Choices

- 8.1 The **Sites Assessment** has provided a baseline to help the steering group make informed decisions about which sites to promote. The **Housing Needs Survey** has confirmed that there is a need to make provision for affordable homes in the parish and this factor is also significant in guiding the choice of sites.
- 8.2 Local conditions have also been taken into account, and particularly the existence of restrictive covenants referred to in para 23 above, which severely limit the scope for development in Staverton. Those covenants were put in place by the Church Commissioners since the church originally owned most of the land surrounding the village. The covenants will generally expire towards the very end of the plan period, but severely limit scope and viability in Staverton meanwhile. The plan therefore promotes proposals to provide affordable housing for local people at Woolston Green/Landscope and makes policy provision for exception sites including on single dwelling plots across the parish.
- 8.3 In **Staverton** possible sites are mostly affected by restrictive covenants (see below) or are otherwise unsuitable. Site 15 adjacent to Staverton Mill, for example, is not close to the village centre, lies within the flood zone, has poor access and parking and could deliver few affordable homes because of viability issues. Towards the end of the plan period, as the time approaches when the restrictive covenants will expire, it is anticipated that suitable sites will be able to come forward. Meanwhile the development of affordable homes on exception sites will be welcomed.
- 8.4 In **Woolston Green/Landscope** there is a greater number of suitable sites available, although the situation has been complicated by the granting of planning permission for housing on a site at the south-eastern edge of Woolston Green in advance of the neighbourhood plan. That site (site 28) provides for 14 dwellings including 5 affordable homes and is affirmed by the plan. Also proposed in the plan is a site which lies between Woolston Green and St Matthew's Church (site 1) which is proposed for partial development with 6 dwellings (with an affordable housing contribution).

## 9. Restrictive Covenants

- 9.1 All the land immediately surrounding Staverton village was owned by the Church of England until the Church Commissioners started to sell off parcels of it in the 1970's (after heavy losses in the stock market crash).
- 9.2 All the land north of the main road running east - west through the village was sold in the late 1970's, and it is understood that the sale terms included a perpetual restrictive covenant against development.
- 9.3 The fields immediately to the east of the village (behind Moor Road and opposite the church) and the field adjacent to the west side of Nelson House and Nelson Coach House were sold off much more recently in 2014 with a time limited restrictive covenant terminating in 2034.
- 9.4 Although these covenants can be bought off at the discretion of the Church Commissioners, the historical overage rate is 30% of the uplift in value. It can be assumed that the current overage rate is likely to be the same. That is clearly a major hit to the profitability of the land for the owner and a major disincentive to put it forward for development.

- 9.5 The situation with the land north of the main road clearly will not change and any landowner wishing to develop there would have to swallow the charge associated with the covenant. But the situation is very different for the fields to the east and west of the village. These are both immediately adjacent to the village development boundary, are suitable sites for future development and may well become available when the covenants expire. Both the landowners have said they may put the land forward for development when the covenants expire, but that takes the availability of this land to just beyond the plan period.
- 9.6 For these reasons it seems unsustainable to allocate any land around Staverton village for development within the timescale of the plan. However the steering group believes that the fields to the east and west of the village are suitable sites for the further development of the village and the correct strategic plan for the future of the village is to wait until they become available.

## 10. Summary

- 10.1 The rationale behind the choice of development sites aims to sustain the historic pattern of settlement in Staverton parish and to enable the communities of Staverton and Woolston Green/Landscope to continue to flourish as sustainable villages. The proposed sites represent the most suitable choice of sites currently available. Together the sites should deliver 20 dwellings including 5 affordable homes.
- 10.2 The site assessment work originally carried out by the neighbourhood plan group, including a number of potential exception sites, could have delivered the JLP guideline figure of 40 homes across the parish, including the identified number of affordable homes to meet local need. However, JLP policy does not provide for all those sites to be brought forward.
- 10.3 The plan recognises that towards the end of the plan period, in a review of the plan as restrictive covenants near expiry, it will be appropriate to seek to bring forward additional sites, particularly in Staverton village. Meanwhile it provides for the unmet need for affordable homes to be addressed through the advancement of exception sites, including on single dwelling plots.



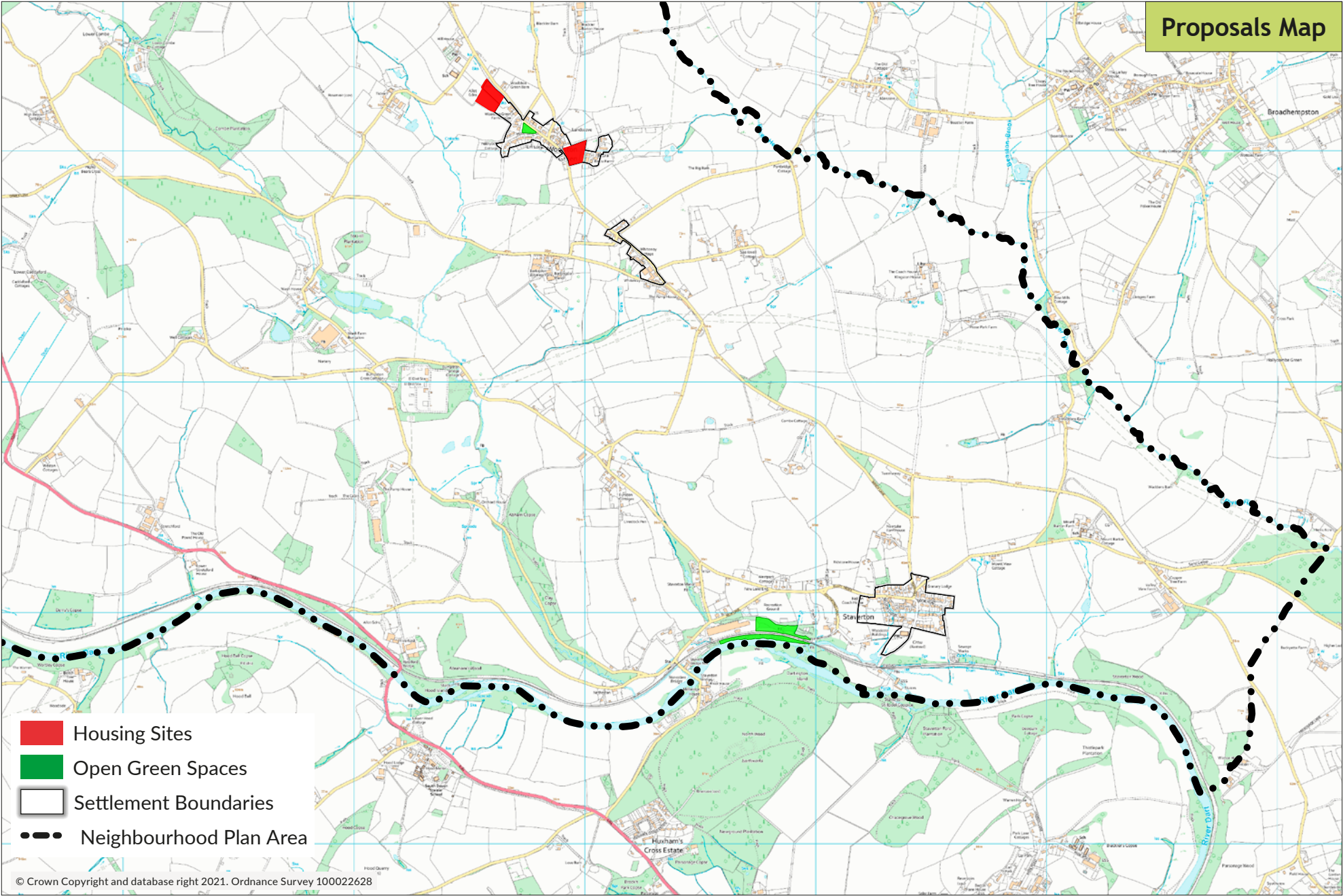
# Appendix 3 - List of listed buildings from Historic England

Title and Location	Heritage Category	Grade	Link
1-8 STAVERTON MILL, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1308562">https://HistoricEngland.org.uk/listing/the-list/list-entry/1308562</a>
STAVERTON BRIDGE, Staverton, South Hams, Devon	Listing	I	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1324955">https://HistoricEngland.org.uk/listing/the-list/list-entry/1324955</a>
RIVERFORD BRIDGE, Rattery, STAVERTON GENERAL, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1308578">https://HistoricEngland.org.uk/listing/the-list/list-entry/1308578</a>
GATE PIERS AND WALL ADJOINING SOUTH WEST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108527">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108527</a>
WOOLSTON HOUSE AND POST OFFICE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1324912">https://HistoricEngland.org.uk/listing/the-list/list-entry/1324912</a>
BARN AND SHIPPEN IMMEDIATELY NORTH EAST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1249346">https://HistoricEngland.org.uk/listing/the-list/list-entry/1249346</a>
RIVERFORD FARM HOUSE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108529">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108529</a>
GATE PIERS GATES AND CHURCHYARD WALL IMMEDIATELY EAST OF ST PAUL, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147322">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147322</a>
BARN AND SHIPPEN IMMEDIATELY NORTH OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147346">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147346</a>
SOUTHFORD SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108489">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108489</a>
STABLES IMMEDIATELY NORTH WEST OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108526">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108526</a>
LYCH GATE TO SOUTH EAST OF ST MATTHEW CHURCH, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147432">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147432</a>

Title and Location	Heritage Category	Grade	Link
DOVECOTE APPROXIMATELY 100 METRES NORTH WEST OF PRIDHAMSLEIGH MANOR, Staverton, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108528">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108528</a>
GARDEN WALLS TO WEST AND SOUTH WEST OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147327">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147327</a>
TIDWELL FARMHOUSE, Staverton LANDSCOVE, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147410">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147410</a>
THE VICARAGE SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1324911">https://HistoricEngland.org.uk/listing/the-list/list-entry/1324911</a>
ABHAM COTTAGE, Staverton, ABHAM, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108531">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108531</a>
SPARKWELL, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108530">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108530</a>
BEARA FARMHOUSE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1324913">https://HistoricEngland.org.uk/listing/the-list/list-entry/1324913</a>
BOUNDARY WALL AND GATE PIERS AND MOUNTING BLOCK IMMEDIATELY EAST OF THE VICARAGE AND NORTH OF VICARAGE GARDEN SOUTHFORD LANE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108490">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108490</a>
CHURCH OF ST PAUL, Staverton, South Hams, Devon	Listing	I	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108524">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108524</a>
FARM BUILDINGS ADJOINING SOUTH WEST OF TIDWELL FARMHOUSE, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1324891">https://HistoricEngland.org.uk/listing/the-list/list-entry/1324891</a>
BLACKLER, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108492">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108492</a>
LINHAY AT APPROXIMATELY 100 METRES NORTH OF KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108507">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108507</a>
CHURCH OF ST MATTHEW, Staverton, LANDSCOVE, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108532">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108532</a>
HILL HOUSE, Staverton, LANDSCOVE, South Hams, Devon	Listing	II	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108533">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108533</a>

Title and Location	Heritage Category	Grade	Link
WOODEND FARMHOUSE, Staverton, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1308548">https://HistoricEngland.org.uk/listing/the-list/list-entry/1308548</a>
PRIDHAMSLEIGH MANOR FARM HOUSE, ASHBURTON, NEWTON ABBOT, TQ13 7JJ, Staverton, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1147332">https://HistoricEngland.org.uk/listing/the-list/list-entry/1147332</a>
KINGSTON HOUSE, Staverton, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108525">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108525</a>
WOOLSTON GREEN FARMHOUSE, Staverton, WOOLSTON GREEN, South Hams, Devon	Listing	II*	<a href="https://HistoricEngland.org.uk/listing/the-list/list-entry/1108491">https://HistoricEngland.org.uk/listing/the-list/list-entry/1108491</a>

# Proposals Map









Prepared by Staverton Neighbourhood Plan Group  
[www.staverton.org/neighbourhoodplan](http://www.staverton.org/neighbourhoodplan)

for Staverton Parish Council  
[www.staverton.org/staverton-parish-council](http://www.staverton.org/staverton-parish-council)