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1. General intro/history/forward:

The parish of Dartington is in South Devon. Largely an agricultural area of low wooded rolling hills, it is bounded on the east by the river Dart, to the south by Totnes and the South Hams and to the north the higher tors of Dartmoor are visible. Predominantly land holdings are large, and settlement is widely scattered in small hamlets and farmsteads. It covers an area of approximately 4.75 square miles with a boundary of about 12 miles.

Today the parish is crossed by an ancient network of small footpaths and lanes, with faster and more modern routes going mainly east/west and connecting settlements outside of the parish. Many residents travel to work outside the parish using the road and railway network, and there is a growing number of businesses in the parish building an intertwined localised economy based on a range of activities from food production to computer services.

Archaeological evidence shows human occupation here 10,000 years ago when hunters preyed on the large herbivores which annually followed the river valley to the moors…. Almost 7000 years later their descendants constructed here the Iron Age fort to protect their produce and to watch over the ancient trade route which wound down from the moor to sea routes. The fort was abandoned but probably re-occupied by the Romans as they pushed westwards.

The first written record dates from AD 833. In 1086, Domesday Book shows a settlement pattern which stayed largely the same until the coming of the railways in the mid 19th century. From then explosive changes began in transportation and settlement.

In the second millennium AD Dartington’s fate was often tied to affairs of state in faraway London. In 1388 King Richard II granted the property to John Holand who built Dartington Hall to reflect his status and wealth. King Henry VIII granted the Estate to two of his wives in 1541 and 1542-8. By 1559 the Champernownes were the new occupants and their focus was on helping family (eg the Raleighs) in their piratical seafaring activities. By the 19th century the family was more settled and had more domestic interests.

Their sons used to bring College friends home to the estate for holiday retreats, reflecting on current scientific and spiritual conjecture. One son for example, was to become the naval architect William Froude, whose hull designs grace most modern cargo ships. One of their visiting friends was John Henry Newman, who became a leader of the Oxford Movement and was beatified in 2010 in recognition for his services to the Catholic Church in England.

Such explorations seem to have prefigured the 20th century scientific/economic regeneration undertaken by the Elmhirsts who bought the Estate in the 1920’s, restoring and augmenting its ancient infrastructure for a growing population. Dartington now acts as a magnet to craftspeople, artists and musicians, ecologists and educators, and therapists.

Anne Phillips 20.3.2017
2. Planning Context

2.1 Designated Area
The designated area for the Neighbourhood Plan is the parish boundary. This area was designated by the Local Authority on 5/6/14

NOTE: We must get the right map with appropriate permissions

2.2 Timescale
The Neighbourhood Plan will have an effect for 15 years from 2014-2034. This is the same as the Joint Local Plan:

2.3 National Planning Context to be written
Note that the themes running through the NPPF are an economic role, a social role and an environmental role and a presumption in favour of sustainable development. Do our themes cover this adequately?

2.4 District Planning Context to be written
2.5 The Neighbourhood Plan context:

There is a strong sense of community in Dartington Parish and it is a community that wants to have its say. A Parish Appraisal was produced in 1999, and in 2008 the parish rallied against development that was seen as detrimental, gathering valuable community views from a comprehensive survey. In 2010 the Dartington Community Action Group produced a Community Plan. None of these documents had statutory weight, but they have all contributed to the evidence for this Neighbourhood Plan. Perhaps the most valuable piece of evidence they show is of a vibrant community that wants to be heard.

Dartington Parish is a sustainable community within easy reach of many key services largely in the nearby town of Totnes which is a walkable distance from most houses in the parish. There is a significant amount of employment in the parish. The proportion of people in Dartington who are self-employed is 12% which is greater than nationally (3%). A considerable number of people here work part time and most employment is in the private sector. Education and training, business and professional services and agriculture are particularly well represented. There are also a number of very small businesses located here, many catering for visitors to the parish or offering bespoke products from music tuition to carnival costumes.

Dartington is also a parish with a growing elderly population. More young people are moving out of the parish than are moving into it and 26% of our population is over 65 (compared to 16% nationally) and this has many implications. Our housing stock is primarily detached (46%) or semi-detached houses. Locally house prices are about 46% of the average income (compared to an average of 15% nationally) making buying a house out of the reach of most young people. Many move away and are replaced by older, wealthier people.

As a parish we need to safeguard a future which continues to provide support to the thriving local economy, but also keeps young people in the parish, provide somewhere for them to live and builds on the sense of community and place. The Neighbourhood Plan aims to create opportunities for the whole community to grow and prosper.
Dartington will be known internationally as an exemplar place where the strong and cohesive community has grasped the challenge of climate change by taking innovative measures to reduce its impact on the environment. Dartington will be a rural Parish with a clear physical identity where new development will achieve a balance between social, economic and environmental impact.

The historic character of the parish will be respected. This character is made up of different elements including the Dartington Hall Estate, the separate and very individual housing estate developments, the oldest buildings in the parish as well as the open spaces, interlinking footpaths and cycle ways, wildlife corridors and views.

Landscape and biodiversity features of the countryside will be conserved and protected. New development will contribute positively to social cohesion. Impacts on the surrounding countryside, landscape and ecosystems will be minimal. Above all, we wish to retain the unique agricultural character and design of the parish.

We recognise that transport is a major and rapidly growing source of greenhouse gas emissions and so Dartington will be a place where people are encouraged to use private cars less. We aim to make Dartington parish a destination rather than a through route and local economic empowerment will contribute to the emergence of a sustainable, co-operative and vital economy. The cross-cutting theme of our Neighbourhood plan will be innovation.
4. Central themes

The Neighbourhood Plan has two central themes which are derived from the vision and which expanded throughout the NP in the different sections. These themes are Community and Environment.

Community

The community theme can be expanded into different areas and comprises housing, employment and sport, recreation and leisure and the Dartington Hall Estate.

- Creating and supporting strong, vibrant, inclusive and caring communities for young and old
- Providing affordable homes (to buy/rent and live in) and providing mixed tenure homes.
- Ensure the design and impact of new development does not devalue the architectural and landscape character of the parish
- Increasing economic vibrancy and supporting the economic sector
- Increasing opportunities and access to sport, recreation, play and leisure
- Safeguarding the future of the DHT Estate

The Community theme section includes the following stand-alone pieces of work:

- our Design Guide promoting better communities with good design,
- our Open Space Sport and Recreation Strategy for local sports and play facilities that complement existing facilities in and out of the parish.
- and our Strategy for Business promoting local employment opportunities.

Environment

Our environment theme covers the natural and historic environments and comprises:

- Protection of the landscape and natural environment
- Awareness of the impacts of climate and how we can mitigate it
- Transport – to take account of the type and capacity of the roads in and through the parish; footpaths cycle paths – pedestrian & cycle permeability; public transport; parking
- conserving and enhancing the natural and historic environment:

The environment theme includes the following stand-alone documents:

- Traffic Strategy;
- Green Infrastructure Strategy,
- and landscape strategy? Landscape character assessment?

Innovation - Is a cross cutting theme of the Neighbourhood Plan

Defying our sense of what can and should be done. Solving problems in new ways. Innovation as a crosscutting theme is something people support, but there's little to underpin it in the evidence – other than self-build which isn't really innovative as it's in the NPPF. This needs clarifying/unpacking
For many centuries the parish of Dartington could be seen as a series of hamlets, cottages and barns grouped around late medieval manor houses. The main building materials were a mixture of cob and stone with roofs of thatch or slate.

It was after the Elmhirsts bought the Dartington Hall Estate in 1925 that new building in the parish began to join up many of the hamlets, particularly those nearest to the Dartington Estate. As the Estate began to flourish under the Elmhirst’s visionary stewardship employment opportunities within the village burgeoned. This, coupled with radical arts and educational activities brought the parish and neighbouring town of Totnes to national attention. The local population increased bringing with it a demand for housing.

Much of what we now know as Dartington village, radiating out from the roundabout at Shinners Bridge where the A384 joins the A385, was built during the twentieth century and follows what was happening elsewhere in the country before and after the second world war, detached and semi detached family houses of an unremarkable suburban design springing up along existing roads. The exception to this were the small estates built by the Dartington Trust at Broom Park, Huxhams Cross and later at Hunters Moon, all three of which merit an entry in Pevsner’s Buildings of Devon. Mention is made of their attractive layout around greens. Both Huxhams Cross and Broom Park were built for Dartington Estate workers. Hunters Moon, was initially intended to provide a mixture of local authority and open market housing, though in the end they were all sold.

The heritage of historic buildings in the parish is reflected in the number of houses carrying grade 2 listing; 14 in and around the hamlet of Week, 4 in the hamlet of Staple and 10 elsewhere. The majority of these are pre seventeenth century. In addition the Dartington Hall Estate have 2 grade one listings, 4 grade two starred listings and 32 grade two listings as well as 4 scheduled ancient monuments. The mix of fine medieval buildings and innovative clusters of twentieth century developments mirror much of the architecture around Dartington Hall itself; a late medieval building surrounded by a variety of twentieth century styles ranging from Arts & Crafts to ‘twentieth century Georgian’ to international modernism.

In the late twentieth and early twenty first century Dartington experienced an increase in suburbanisation with several developments of largely open market housing such as Copland Meadow (1980s); Gidley Meadow (1990s) and the Origins Estate (2015/16). The exceptions to these open market property developer led estates were Tolchers (1951) built as council houses – later passed on to a housing association – and many since sold, and Bramble Close built in 1997 for a housing association (currently under South Devon Rural Housing management). At the time of writing The Meadowside Estate on the eastern edge of the parish is under construction and will provide fifty homes.

A Transitions Homes application for 27 self-build homes adjacent to Clay Lane has just been approved and an outline application for 45 self-build homes on the edge of the Dartington Estate; Plantation Field, is expected to be submitted for outline approval in the next few months. These two self-build projects are innovative in scale and delivery and are welcomed by the Neighbourhood Plan N.P. We believe them to be the only projects of this scale in the South Hams. They will reflect our N.P. values of sustainability and place-making principles and a mixture of tenure ensuring the creation of healthy and vibrant communities.

Since the inception of the Neighbourhood Plan process the community has spoken out against any increase in open market suburban developments which they believe will have a negative impact on the rural nature of the parish and place a severe strain on the infrastructure. The local action group; Don’t Bury Dartington Under Concrete (D.B.D.U.C.) has organised petitions, protest marches, dialogue with the Dartington Hall Trust and community meetings.
However the N.P. recognises its legal obligation to work with the Joint Local Plan (J.L.P.) We are fortunate in having a good relationship with The Dartington Hall Trust and have had ongoing conversations with them throughout the N.P. process leading to many shared aims and objectives. Following initial consultations through N.P. meetings and the protests by D.B.D.U.C. the Trust withdrew many of their proposed development sites from the JLP process. However the fact remains that the parish is expected to take on 282 new homes in the next seventeen years, on top of the hundreds of new homes built over the last thirty years, by far the largest allocation to any village in the South Hams.

In February 2015 the N.P joined with Transition Town Totnes and the Dartington Hall Trust to organise The Future Homes Conference (February 2015). The speakers included experts on place-making, sustainability, affordable housing provision, community initiatives and self build practitioners. Many of our policies have been informed by the conference and some of the speakers are now working with the Dartington Hall Trust towards the provision of exemplar housing. (APPENDIX – Note speakers and link to film if still live)

The importance of the cultural and economic influence of Dartington Hall has been mentioned elsewhere in this plan. As landowners their need to create an endowment to sustain their activities into the twenty first century might be seen as one of the main drivers of increased housing in the parish, whilst at the same time their Open Space events and consultation forums have provided opportunities to change the way house building is seen not just in the parish, but nationally. Inevitably there are tensions between the impact on the parish of increasing the housing stock and our desire to work closely with landowners in achieving the sort of housing of which the parish can be proud. But perhaps it is these very tensions that will lead to excellence rather than suburban mediocrity.

We will continue to work with both South Hams District Council and the Dartington Hall Trust towards finding resolution to these tensions and are hopeful that the community’s preferred sites will be adopted.
The Neighbourhood Plan is not proposing to allocate sites for housing as this is being done at a higher level by the Joint Local Plan, but we are proposing policies relating to type, tenure, layout and design as part of our aim to support communities. There is an option to propose Schumacher which currently sits outside the JLP proposals. Do we have a policy in waiting just in case? This needs consultation.

House prices in the parish are above the national average and wages are below it. Our Parish Housing Needs Survey (May 2016) identified that 18 households in the parish could not afford to buy or rent anywhere and calculated that 22 Affordable Houses are needed in the parish over the next 5 years. However, this calculation identified only those in the greatest need who qualify for assisted housing. It did not identify those who do not have the means to buy a house, yet do not qualify for assisted housing.

The Parish Housing Needs Survey also identified that the greatest Affordable Housing need by far was for one or two bedroom properties for single people or couples. This could reflect the need for housing for older people living in larger houses wanting to downsize, or for younger people wanting to move into homes of their own. Whatever the reason, to ensure the housing stock meets the needs of the community, new housing in the parish needs to comprise of a mix of tenures, types and styles and also be durable and adaptable to future uses.

One way the Neighbourhood Plan can approach affordability is to ensure that Affordable Housing means affordable to buy or rent as well as to run by proposing high energy efficiency requirements. These requirements will go a considerable way towards minimising costs thus going some way towards achieving the aim of a balanced community.

**Policy H1**

*Creating and supporting strong, vibrant, inclusive caring communities for young and old.*

Proposals for new development should aim to achieve a balance between social, economic and environmental impact and achieve this balance without compromising the needs of future generations. Housing in the parish needs to be accessible to a diverse range of people in order to maintain a balanced and sustainable community.

1. All new development should maintain, provide or contribute to a mix of housing styles, sizes, types and tenures and
2. make a significant contribution to delivering Affordable Housing in perpetuity to meet the needs of local people according to local connection criteria – note: this may not be possible. Check

**Suggested local connection criteria:**

Local connection means a connection with the parish as follows

- being permanently resident in the parish for a continuous period of at least three years
- being formerly permanently resident in the parish for a continuous period of five years; or
- having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) in the parish for a continuous period of at least three years.
- having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident in the parish and has been so for a continuous period of at least five years.
The design and layout of new settlements can contribute to the functionality of the settlement in terms of community cohesion and interaction. This is something that is appreciated in the parish as there are good examples of settlement layouts encouraging interaction between neighbours. The Neighbourhood plan would like to encourage careful consideration of layout which benefits the community and is sensitive to the natural environment. Design which is innovative, respects local distinctiveness and reinforce Dartington’s unique sense of place will be encouraged. The Neighbourhood Plan has produced a Design Guide (appendix) which clearly outlines the expectations and will be the means by which developers will be informed of acceptable criteria.

**Policy H2**
**Adherence to the NP Design Guide.**

New development must complement or improve that which already exists, respect the unique design history of the parish and emphasise place making. Developers must show, in a Design and Access statement, how their development adheres to the NP Design Guide. Add more about the guideline parameters in the policy box

As a result of the amount of housing Dartington is allocated in the Joint Local Plan over the plan period, development proposed on sites which are not allocated will not be supported. However, a limited amount of Affordable Housing to meet local needs may be permitted on sites which are not allocated if they come forward as exception or departure sites. Collaborative partnerships with sympathetic landowners, Housing Associations or community development organisations to bring forward affordable housing on exception or departure sites could be supported in certain circumstances.

There is also significant interest locally for self-build projects. Self-build housing often offers opportunities for energy efficiency, variety in design using local materials and suppliers and builds a sense of community. In Dartington the Transition Homes Community Land Trust is developing a scheme of 27 eco-homes at Clay Park. The majority of the homes (70%) are affordable for rental and shared ownership for local people. The remaining proportion is market housing required to subsidise the Affordable houses. The proposal also includes community buildings, sites for growing food, improved biodiversity and will create a strong, outward-looking community. The Neighbourhood Plan is keen to support and encourage similar initiatives.

There are sites within the parish on DHT land which are identified for custom or self-build. The NP is keen to see that other sites might come forward and recognises that these might be exception or departure sites where development would not normally be permitted.

**Policy H3**
**Non Allocated Sites/Self-build sites**

Development will not be permitted on non-allocated sites unless:

1. the development will not have an adverse impact on the character of the area and local landscape setting
2. the proposals contribute to meeting the affordable and social rented needs of people with a local connection
3. the land is held in trust as a community asset in perpetuity
4. development will make the most of solar gain and passive cooling though orientation layout and design.

Note – all developments will be subject to the NP design guidelines
Community - Open Space Sport and Recreation

Open Space Sport and Recreation (separate strategy document for S106 allocation).

The Open Space, Sport and Recreation Strategy is a separate document and is the result of series of community consultations which have taken place at consultation events and with local sporting clubs, schools and societies as part of the Neighbourhood Plan process. The purpose of the strategy is to arrive at priorities for allocating Section 106 developer contributions for open space sport and recreation that are available from housing developments in the parish in accordance with the views expressed by the community and to identify projects and requirements that may result from future housing development. The main priority for allocating the S106 funding available at the moment is reaeration of the Meadowbrook area.

More information needed here about the current priorities. Future priorities need to be identified.

Community - Economics

Dartington is a rural parish where education, agriculture, social enterprise, arts and culture currently thrive and we want to ensure that this continues through the life of the plan. Employment opportunities which strengthen local investment, production and consumption and encourage the development of supporting infrastructure are essential if we are to keep people living and working locally.

Discussions with local businesses identify a shortage of business space of a good standard. The DNP aim is to support the provision of additional business space and the replacement or upgrading of existing business space in central Dartington, the hamlets and on the DHT estate.

New development will raise the quality of local existing economic sectors to safeguard the continuing vibrancy and prosperity of the parish and crate opportunities for the local community and economy to be stronger and prosper.

To support the use of Brownfield sites and, where possible, to use existing buildings for commercial uses in order to protect and enhance the quality of the environment. To support initiatives which create opportunities for pathways from education and training to employment especially for young people living locally To support an innovative and appropriate local business infrastructure especially in relation to Information Technology.

Policy Ec1
New business space

New business space provision within the parish will be supported subject to the following criteria:
1. the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities;
2. the scale and nature of the proposals would not have unacceptable conflicts with agriculture and other land-use activities;
3. the proposal would not have unacceptable impacts on the local road network;
4. measures are undertaken to ensure the proposed site can accessed by walking, cycling or by public transport.

The loss of business space will not be permitted unless:
5. It is to be replaced with business space of an equal or higher quality on the site or on another site within the parish;
6. The proposed alternative use would provide equal or greater benefits to the local economy and community.
Dartington is a parish with an outstanding natural environment and future development will need to complement the good quality of the existing built environment, sustain and enhance natural habitats, retain much loved local views and have minimal impact on climate change. Landscape character assessments have been carried out for the sites which are allocated for development by the Joint Local Plan and also for sites which are central to maintaining a separation between Dartington and Totnes. These form a separate appendix.

Community consultations have identified the following as being important:

- Retaining and managing the open spaces of wildlife diversity in the parish, e.g. woodlands, copses, wetlands and scrub areas.
- Corridors of high quality habitats between these natural open space areas need to be protected, or where necessary re-established.
- Effective landscape buffers should be created between new development and main roads.
- Ancient trees and hedgerows should be fully recorded and specifically protected.
- Important species, including Horseshoe Bats, dormice, birds to be more fully recorded and their habitats protected.
- Water courses and wetlands to be of high quality and their surrounding catchments need to be managed.
- Views of natural landscape features should be retained.
- The green area between the settlements of Totnes and Dartington should be protected.

**Policy En1**

Conserve, maintain and enhance the natural environment

New development will be expected to make positive contributions to enhancing the special environment in which we live for residents, local businesses and visitors.

Any new development will provide, as part of its design and access statement:

1. a survey of the landscape to include trees, watercourses and hedgerows;
2. an outline of the measures proposed to protect existing trees, watercourses and hedgerows;
3. a survey of views from the proposed development site and to the proposed development site from key vantage points within the parish (vantage points to be agreed in advance);
4. an outline of the measures taken to improve/protect/enhance these views;
5. details of how trees, retained open space, hedgerows, areas of biodiversity within and adjoining the development will be managed on completion of development and in the future.

In order to prevent coalescence between Dartington and Totnes and to preserve distinctive character and setting of Dartington parish, it is proposed that development will not be allowed on the following areas *(identify on a map)* within the life of the plan period. Each site makes a significant contribution to maintaining the rural character of Dartington. The policy is to prevent development that will undermine the visual integrity of several important and defining views of and from the parish *(identify the views – landscape character assessments?)*. 

**Policy En2**

Preventing the coalescence of Dartington and Totnes Needs considerable refining and further consultation

In order to prevent the coalescence of Dartington and Totnes, development on land identified on the adjoining map will not be permitted unless it is a minor development *(cite max numbers)* which does not harm, alone or in combination with others, the function and purposes of the open character of the landscape or has other significant benefits *(eg the Transition Homes site expand)*.
Environment - Climate Change and Sustainability

Energy efficiency targets are now set via building regulations which has replaced the Code for Sustainable Homes. However, the National Planning Policy Framework recognises that all communities have a responsibility “to contribute to energy generation from renewable or low carbon sources” and supports community-led initiatives. Consequently, local projects which come forward for energy generation, energy efficiency and energy management which are in community ownership will be supported.

The Neighbourhood Plan aims to promote renewable and low carbon development, whilst mitigating adverse impacts and strongly supports the transition to a low carbon future by encouraging the use of renewable energy. Energy generation opportunities in the parish have been mapped and this is contained in the work undertaken for Totnes and Dartington by RegenSW. (To be attached)

New development will be designed to minimise its impact on CO² emissions and take into account the likely impact of global warming, e.g. heavier rainfall at its impact on flood risk. The measures for doing this are set out in our design guide.

Solar power generation within new building developments and on existing buildings will be encouraged.

Energy policies?

Environment - historic built

The legacy of Dartington Hall Trust, its listed buildings and landscapes together with archaeological sites, protected and enhanced through well designed new development. This will be set out in the Dartington Hall Trust Section of the NP.

Historic features of local interest such as quarries and bridges need to be retained as part of any new development proposals.

Historic environment context for central hamlets - Week, Staple, anywhere else? Not got yet.

Listed buildings are protected by their listing - see appendix for list

Policy En3
Protecting, conserve and maintaining the historic environment

New development should preserve or enhance the historic environment by integration with the surrounding environment and by its own qualities.

Heritage assets are designated for their local significance and development which has the potential to affect a heritage asset and its setting must

1. recognise the importance of that asset and its setting and
2. contribute significantly to its conservation, maintenance or historic enhancement.

Proposals which provide opportunities to make positive use of, and contribute to enhancing, conserving and maintaining aspects of the historic environment are encouraged.
Environment: Traffic and transport:

A key aim of the National Planning Policy Framework is to promote sustainable transport (NPPF paras 29-41). In spite of this, it is a difficult issue to address in a Neighbourhood Plan because too often the solutions are not found in land use issues. While it is right that the traffic solutions which are the result of community aspirations are to be found in a Neighbourhood Plan, we recognise that unless they are covered by land based policies they will not carry legal weight and will not be subject to examination. Therefore land based solutions are contained in policies and projects which do not relate to land use have also been identified (?)

Dartington parish is bisected by two major trunk roads, the A384 and A385. Traffic passes through the village to the A38 and Dartmoor, Exeter, Plymouth and beyond as well as to Totnes from where the seaside towns of Torbay and the picturesque countryside, towns and villages of the South Hams are accessible.

Dartington is also a destination in itself. It is a village with shops, an industrial estate, several schools, a community centre, recreation facilities and the Dartington Hall Dartington Hall Estate and its associated enterprises. The numerous opportunities in the parish occasionally need significant amounts of vehicular access and/or parking. The parish is also bisected by the A 385 and the A384 and getting from one side of this road to the other can be hazardous. A parking and traffic initiative which might be community led and include identifying ways of slowing traffic down would be supported.

Dartington’s good transport links and proximity to the A38 make it attractive for commuters and businesses, but also creates a challenge as heavy goods vehicles, buses, farm vehicles, commuters, locals and tourists compete for the same roads daily. Many of the businesses in the parish rely on private vehicular transport and there are times of the day when traffic congestion is acute.

Roads and habitations in the parish have evolved to mean that Dartington has no natural centre; the current centre is probably a well-placed roundabout near shops, schools and bus stops. Footpaths beside roads are not common but there is an old rural network of paths and lanes. The many minor rural roads in the parish mostly lack verges, are contained by high hedges, and with many twists and blind bends, make all forms of transport difficult. Pedestrians and cyclists must share narrow Devon-banked, lanes with traffic.

Discouraging through traffic from using the back lanes through the village is important to protect existing pedestrians and cyclists and to encourage more residents out of their cars to walk and cycle to and from and within Dartington village. Cott Road is already subject to traffic calming and a 20mph speed limit restriction but this does not seem to be enough to deter through traffic. An alternative approach is necessary.

If people are to be encouraged to use private cars, safe routes through the parish need to be identified. The parish has existing footpaths which are extensively used for leisure as well as “commuting” and there is a network of footpaths through the village linking Cott to Huxhams cross (show on a map). The National Cycle path 2 section between Totnes and Dartington and on to South Brent and the Steiner School runs through the parish. The road between Totnes and Dartington along Longcause and Barracks Hill is used daily by pedestrians, including schoolchildren from the age of 11 upwards, but has no footpath.

Safe routes through the parish for pedestrians and for cyclists need to be promoted and public and community transport which meets local needs and provides sustainable, healthy modes of travel needs will be encouraged. Future development will need to provide for the easy movement of pedestrians throughout the whole parish and ways of encouraging this are included in the Design Guide.
Policy T1
Pedestrian footpaths
All new housing developments must provide safe pedestrian access that links with existing or proposed footpaths to ensure that residents can walk safely to village facilities.

Policy T2
Traffic Calming along Cott Road/Longcause/Barracks Hill
Proposals for development which will impact Cott Rd/Longcause/Barracks Hill will be required to provide and contribute towards measures for traffic calming along these roads and/or make contributions towards provision of a pedestrian footpath along these roads.

Traffic calming measures might include:

- Chicanes at hazardous pinch points throughout the parish
- Visual reminders that these lanes are used by pedestrians and cyclists – for example banners and verge gateways to remind drivers to slow down
- 20mph restrictions on all back lanes not just the bottom section of Cott rd
- A virtual pavement along Barracks Hill and cut footpaths where grassy verges are wider. Investigate the possibilities of providing an off road footpath using KEVICC
- An extension of the current Access only restrictions to all vehicles; these currently apply only to vehicles over 3 tons unladen
- Press for designation by the Highways Authority of back lanes as Quiet Lanes or green lanes

Policy T3
Shinner’s Bridge Meadowbrook Cider Press area
Development in the Shinner’s Bridge/Meadowbrook/Cider Press area of the parish must provide adequate parking in order to minimise the current parking and traffic congestion in this area.

Traffic projects: needs information/clarification adding
Consultation has indicated support for two major projects. One project is to look at the feasibility of delivering a footpath from “Cott to Totnes” along Longcause and Barracks Hill and the second is to look at the feasibility of a community bus serving Dartington parish, Dartington Hall, and Totnes.

Needed:
Expanding on innovation theme
Dartington Hall Estate section – inc SPA, detail on sites, proposals for sites excluded, proposals for expansion of JLP allocations