

South Hams District Council's suggested Minor Changes to the Site Allocations DPDs (Post Publication)
Dartmouth, Ivybridge, Kingsbridge, Totnes and Rural Areas Site Allocations DPDs

Ref	Proposal / paragraph	Proposed Change	Reason for Change
General – across all five DPDs			
1.	2.1 second sentence	“The South Hams LDF is a portfolio of documents which together with the South West Regional Spatial Strategy (RSS) will deliver the future planning strategy for the South Hams.”	To reflect the government’s proposed abolition of RSS.
2.	2.6 third and fourth sentences	“The DPD should also provide for development requirements beyond 2016, as broadly set out in the Regional Spatial Strategy (RSS). Local and strategic evidence, including that which informed the preparation of the Regional Spatial Strategy (RSS) indicate that The RSS is not yet adopted, but indications are that it will require at least the same rate of development will be required across the district in the future.”	To reflect the government’s proposed abolition of RSS.
3.	2.11 and Proposals Map, including maps within the DPDs	Add to the end of the para: <u>“Wherever a site proposal lies adjacent to the edge of a settlement the development boundary will be extended to embrace it. These changes will also be shown on the proposal map.”</u> Also add: <u>“Where the boundary of a proposed site does not follow a clear feature on the ground, or where more detailed investigations demonstrate the case, the Council will be prepared to be flexible in its interpretation subject to the findings of the required masterplan / development brief.”</u> Some proposed site allocations are shown on the maps in the DPDs with fading edges. The outer edge of each of these should be changed to a conventional hard edge.	To explain that allocation of a site in the DPDs involves extension of the development boundary to embrace it. To give added clarity regarding the detailed planning of sites where a boundary does not follow a clear feature on the ground. To clarify the Proposals Map.
4.	7.8 second sentence	“Beyond 2016, the requirements are less specific with a district wide housing figure set out in the emerging RSS, but are informed by local and strategic evidence, including that which informed preparation of the RSS.”	To reflect the government’s proposed abolition of RSS.
5.	Appendix 1: Infrastructure Delivery Programmes	Changes to the Infrastructure Delivery Programmes as identified in the Statement of Common Ground between SHDC and Devon County Council (see appendix A accompanying this schedule).	To reflect changes in the public finance situation since the formation of the coalition government in May.
6.	Appendix 3: Glossary Definition of RSS.	Amend as follows: “Sets out the regional spatial planning strategy. Prepared by the Regional Planning Body, it will form part of the Development Plan. The Secretary of State proposes to abolish RSS under the forthcoming Localism	To reflect the government’s proposed abolition of RSS.

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		<u>Bill. In the meantime the emerging RSS is a material consideration and, if approved, it will form part of the development plan".</u>	
7.	Appendix 3: Glossary	<p>Include definitions of "masterplan" and "development brief" in glossary.</p> <p>Masterplan: <u>"A 'blueprint' for the physical change of a complex or major site having regard to the context of its surrounding area. It should address the needs and functions of the area, the uses and types of buildings and spaces, density, infrastructure and facilities, connectivity and movement, sustainability, delivery and phasing. Its preparation should involve key stakeholders, including representatives of the local community. It should be approved by the Council prior to planning permission being granted."</u></p> <p>Development Brief: <u>"An outline of the type of development suitable for a site. It should set out general development principles, including access and design requirements. Its preparation should involve key stakeholders, including representatives of the local community. It should be approved by the Council prior to planning permission being granted."</u></p>	To give clear guidance regarding the Council's expectations when a masterplan or development brief is required.
Dartmouth			
8.	Para 4.5	NHS Devon instead of Devon PCT.	To reflect organisation's name change.
9.	Table 1, following para 6.11	Insert title of table, as follows: "Table 1: Dartmouth Site Allocations to 2016 and beyond".	To give added clarity.
10.	D1: Townstal, west of Dartmouth	<p>Include additional clause: <u>"Retention of the existing sports pitches on their present site with any re-ordering only acceptable if it would result in enhancements and an increased area."</u></p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To clarify the relationship with and need to safeguard the existing sports pitches.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>

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Ivybridge			
11.	Para 4.5	Refer to four primary schools rather than three primary schools.	To correct factual error.
12.	I1: East of Ivybridge	<p>Include additional clause - "<u>retention of the Rugby Club on its existing site with any reordering of facilities only acceptable if it results in improvement to club facilities</u>".</p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To clarify the relationship with and need to safeguard Ivybridge Rugby Club.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>
13.	I2: Ivybridge Central Area	<p>Addition to bullet 3: "<u>enhanced public realm and enhanced access ...</u> "</p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To ensure the development fits its setting.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>
14.	Appendix 1	Include reference to new GP surgery.	To provide the most up-to-date information.
Kingsbridge			
15.	K1: North west of Kingsbridge	<p>Small alteration to site boundary adjoining highway (see attached map at Appendix B.)</p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To clarify means of access.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>

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16.	K3: Union Road Area	<p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>
17.	K4: Garden Mill Area	<p>Replace "Development of the site should be carried out in a comprehensive manner" with "<u>Development of this area should accord with a Masterplan previously approved by the Council</u>".</p>	<p>To ensure that development is properly planned at the detailed stage.</p>
18.	K5: West Alvington Hill	<p>Add bullet: "<u>Strategic landscaping to address the site's scale and prominence.</u>"</p> <p>Add final sentence: "<u>Development of this area should accord with a Masterplan previously approved by the Council.</u>"</p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To ensure the development fits satisfactorily into its setting.</p> <p>To ensure that development is properly planned at the detailed stage.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>
19.	K6: Leigh Cross	<p>The strategic landscaping requirement should specify that it be provided "by 2016".</p> <p>Include final sentence to proposal - "<u>Development of this area should accord with a Masterplan previously approved by the Council.</u>"</p> <p>The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.</p> <p>The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.</p>	<p>To ensure that the site's prominence is suitably addressed from the outset.</p> <p>To ensure that development is properly planned at the detailed stage.</p> <p>To clarify how boundaries will be treated.</p> <p>To clarify the Proposals Map.</p>

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Totnes			
20.	Para 6.6	Development of the sites will also need to accord with an approved concept plan and/or Masterplan for each site which will provide guidance on how new development at Totnes should relate to surrounding areas and be designed and built. <u>The Masterplan should be prepared in conjunction with key stakeholders, including representatives of the local community. It should be approved by the Council prior to planning permission being granted.</u>	To reflect the need for masterplans for sites to be well related to their surroundings and to each other
21.	T2: KEVICC	Add bullet in relation to the upper school site: " <u>Strategic landscaping to address the site's scale and prominence.</u> "	To ensure the development fits satisfactorily into its setting.
22.	T7: Riverside	Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> " The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant. The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To ensure that development is properly planned at the detailed stage. To clarify how boundaries will be treated. To clarify the Proposals Map.
Rural Areas			
23.	Table 1, following para 6.6	Insert title of table, as follows: "Table 1: Rural Areas Site Allocations to 2016 and beyond". Amend the figure for Proposal RA29: Land east of Ugborough Primary School, to 20 dwellings beyond 2016 instead of 35. Also reduce totals accordingly (i.e 435 for the villages and 685 overall beyond 2016).	To give added clarity. Typing error. Change to reflect proposal.
24.	RA1: West of Palm Cross Green, Modbury	Replace " Development of the site should be carried out in a comprehensive manner " with " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> " The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is	To ensure that development is properly planned at the detailed stage. To clarify how boundaries will be treated.

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		also relevant. The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To clarify the Proposals Map.
25.	RA2: South of Poundwell Street, Modbury	Amend third bullet: "Creation of a town square, <u>enhanced public realm</u> and reordering ... " Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> " The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant. The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To ensure that public realm is enhanced across the site. To ensure that development is properly planned at the detailed stage. To clarify how boundaries will be treated. To clarify the Proposals Map.
26.	RA3: Bonfire Hill, Salcombe	Add bullet: " <u>Strategic landscaping to address the site's scale and prominence.</u> " Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> " The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To ensure the development fits satisfactorily into its prominent setting. To ensure that development is properly planned at the detailed stage. To clarify the Proposals Map.
27.	RA5: Chillington Village Centre	Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> "	To ensure that development is properly planned at the detailed stage.
28.	RA6: South of Carehouse Cross, Stokenham	Bullet 3: "Land or <u>equivalent</u> financial contribution to enable the <u>assist</u> provision of a village hall and shop" Bullet 4: Cycle and footpath ... enhanced access between <u>to the centres of</u> Stokenham and Chillington Add bullet: " <u>Strategic landscaping to address the site's scale and prominence.</u> " Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> "	To ensure that the requirement is proportionate. To clarify the intention to do more than just provide a footpath link between the villages' edges. To ensure the development fits satisfactorily into its prominent setting. To ensure that development is properly

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29.	RA7: North and east of Milizac Close, Yealmpton	Replace " Development of the site should be carried out in a comprehensive manner " with " <u>Development of this area should accord with a Masterplan previously approved by the Council</u> ".	To ensure that development is properly planned at the detailed stage.
30.	6.55 (re. RA8: North of Riverford Farm Shop, Yealmpton)	Add to end of para: " <u>Access can be achieved through the current arrangement via adjoining land which is in the same ownership.</u> "	To clarify the means of access to the proposed site.
31.	RA9: Land north of village centre, Aveton Gifford	Replace " Development of the site should be carried out in a comprehensive manner " with " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure that development is properly planned at the detailed stage.
32.	Para 6.66 Avonwick	Avonwick and the surrounding countryside lie entirely <u>partly</u> within the Area of Outstanding Natural Beauty (AONB). <u>The proposed site lies just within the AONB.</u>	To correct the inaccurate reference to the whole village being in the AONB.
33.	RA12: Town Farm, Blackawton	Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ". The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant. The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To ensure that development is properly planned at the detailed stage. To clarify how boundaries will be treated. To clarify the Proposals Map.
34.	6.84 (re. RA13: Land north east of Venn Farm, Brixton)	"This site lies on the north-western edge of the village. Access should be provided <u>via adjoining land which is in the same ownership</u> to enable movement into and through the site, including a safe and convenient ... "	To clarify the means of access to the proposed site.
35.	RA13: Land north east of Venn Farm, Brixton	Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ". The suggested change to para 2.11, at row 3 above, explaining how the Council will treat site boundaries not following a clear feature on the ground, is also relevant.	To ensure that development is properly planned at the detailed stage. To clarify how boundaries will be treated.

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		The suggested change set out at row 3 above, explaining the change of the site boundary from a fading edge to a hard edge, is also relevant.	To clarify the Proposals Map.
36.	6.96 (re. RA15: Wheatpark, Diptford)	Amend second bullet: " Footpath access to the village centre. <u>Appropriate traffic calming measures.</u> "	To require appropriate traffic calming measures since footpath provision would not be in keeping with the village.
37.	RA16: Land west of Ermington workshops	Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure that development is properly planned at the detailed stage.
38.	6.109 (re. RA17: Harbertonford Mills)	"The small scale brownfield opportunity lies at the former woollen mill on Woodland Road where access already exists to the building <u>via adjoining land which is in the same ownership.</u> "	To clarify the means of access to the proposed site.
39.	RA18: Land north of village, Harbertonford	Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure that development is properly planned at the detailed stage.
40.	RA21: Land north of the village, Loddiswell	Add bullet: " <u>Strategic landscaping by 2016 to address the site's scale and prominence.</u> " Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure the development fits satisfactorily into its prominent setting. To ensure that development is properly planned at the detailed stage.
41.	RA22: Land at Five Lanes, adjacent to Vicarage Road, Marldon	Add bullet: " <u>Strategic landscaping to address the site's scale and prominence.</u> " Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure the development fits satisfactorily into its prominent setting. To ensure that development is properly planned at the detailed stage.
42.	RA26: Land at Paignton Road, Stoke Gabriel	Add bullet: " <u>Strategic landscaping to address the site's scale and prominence.</u> " Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".	To ensure the development fits satisfactorily into its prominent setting. To ensure that development is properly planned at the detailed stage.
43.	RA27: Land south of Coombe Shute, Stoke Gabriel	Amend second bullet: " <u>Provision of a village car park and</u> footpath access to the village centre."	To respond to a community aspiration.