

**South Hams District Council's supplement to the schedule of suggested Minor Changes to the Site Allocations DPDs
(Post Publication)**

Ref	Proposal / paragraph	Proposed Change	Reason for Change / Comment
Totnes Site Allocation DPD			
S1	6.33	The part to the north of the leat is <u>currently assessed as in Flood Zone 3a (1 in 100 years event) and Flood Zone 3b which is (functional floodplain), and of high flood risk. As the southern part of the site is of low flood risk, it can be re-developed to accommodate a mix of uses. However, unless Provided it can be demonstrated that development to the north of the leat can overcome flood risk issues, the whole site can be developed on a comprehensive basis. Failing this, the</u> northern part is only suitable for less vulnerable water compatible uses.	To ensure emphasis is on the regeneration of the area. To ensure satisfactory access and proper account is taken of flood risk. Suggested changes to the site boundary are attached at Annex 1.
S2	6.34	The plan therefore proposes that the southern part of the site is redeveloped on a comprehensive basis for mixed uses. The emphasis is on regeneration of the area and including incorporating some residential development, including affordable housing, to support its viability, including affordable housing...	
S3	T4	Proposal T4: Dairy Crest Mixed use regeneration is proposed by 2016 to include: <ul style="list-style-type: none"> • <u>Provision of a number of jobs at least equivalent to the site's previous use</u> • to the south of the leat, about 30 dwellings and employment development to support a number of jobs at least equivalent to the whole site's previous use <u>with retention of the listed building</u> • <u>to the north of the leat, subject to it being demonstrated that satisfactory access can be achieved and that flood risk can be satisfactorily overcome, about 30 dwellings and employment development together with</u> 	

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		<p><u>improvements to the riverside environment and public access</u></p> <ul style="list-style-type: none"> • contribution to the A385 corridor management scheme; and • provision of cycle and footpath links including to the town centre and the riverside. <p>Development of this area should accord with a Masterplan previously approved by the Council.</p>	
S4	Page 40	Amend the boundary of proposal T4 in accordance with the detail shown in Annex 1.	
S5	6.37	This site comprises two distinct parcels of land immediately to the east and west of Dartington Lane.	<p>Proposal T6 Ashburton Road and that part of Proposal T5 to the west of Dartington Lane are amalgamated as a single proposal and master planned accordingly. Consequently, the Lane End Field site, (i.e. the part of Proposal T5 to the east of Dartington Lane) should be a separate proposal.</p> <p>Suggested changes to the site boundary are attached at Annex 2.</p>
S6	6.38	The site west of the lane includes some broadleaf trees worthy of retention, especially along the lane frontage. There is a watercourse in a deep channel at the western boundary of the plantation separating it from agricultural fields which are also allocated for development beyond 2016 (Proposal T6: Land at Ashburton Road). To the north of the site is Dartington Hall Estate. To the south east are the existing residential areas of Swallowfields, Dartside and Riverside. On the opposite side of Ashburton Road are KEVICC and Puddavine House.	
S7	6.39	The site is suitable for mixed use residential development and could accommodate about 2 hectares of employment land at Lane End Plantation and about 10 dwellings at Lane End Field.	
S8	T5	Proposal T5: Land at Dartington Lane Development is proposed to include:	

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		<p>At Lane End Plantation by 2016:</p> <ul style="list-style-type: none"> • 2 hectares of employment land • management of the plantation to enable strategic landscaping of the site; and • contribution to the A385 corridor management scheme; <p><u>Development is proposed</u> at Lane End Field beyond 2016 to include:</p> <ul style="list-style-type: none"> • about 10 dwellings; and • contribution to the A385 corridor management scheme <p>Development of this area should accord with a Masterplan previously approved by the Council.</p>	
S9	6.41	<p>This site comprises two fairly large flat agricultural grazing fields <u>and a field to the west of Dartington Lane which includes some broadleaf trees worthy of retention, especially along the lane frontage adjoining a site to the east also allocated for development (Proposal T5: Land at Dartington Lane). There is a watercourse in a deep channel at the western boundary of the plantation separating it from agricultural fields.</u> Located on the eastern side of the A385 Ashburton Road, it <u>the site</u> is close to Totnes but lies within Dartington Parish. To the north of the site is Bidwell Brook, a low lying water meadow and the backdrop of <u>and Dartington Hall Estate Plantation.</u> On the opposite side of Ashburton Road is <u>are</u> KEVICC and Puddavine House and to the west is the existing housing at Puddavine Terrace <u>and to the</u></p>	<p>Proposal T6 Ashburton Road and that part of Proposal T5 to the west of Dartington Lane are amalgamated as a single proposal and master planned accordingly. Consequently, the Lane End Field site, (i.e. the part of Proposal T5 to the east of Dartington Lane) should be a separate proposal.</p> <p>Suggested changes to the site boundary are attached at Annex 2.</p>

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		<u>east are the existing residential areas of Swallowfields, Dartside and Riverside.</u>	
S10	6.42	The site is suitable for mixed use development post 2016 and could accommodate about 50 dwellings and <u>20.3</u> hectares of employment land.	
S11	T6	<p>Proposal T6: Land at Ashburton Road Development is proposed beyond 2016 to include:</p> <ul style="list-style-type: none"> • About 50 dwellings and 0.3 hectares of employment land beyond 2016 • <u>About 2 hectares of employment land before 2016 and 0.3 hectares beyond 2016</u> • Contribution to the A385 corridor management scheme • Strategic landscaping measures to address the site's scale and location • Cycle and footpath provision including linkage to the Totnes - Dartington footpath/cycleway; and • <u>Principal access from the A385</u> <p>Development of this site should accord with a Masterplan previously approved by the Council</p>	
S12	6.50 redevelopment as high quality public space <u>and, together with the railway station,</u> also acting as a gateway to Totnes and the South Hams for those arriving by train. A major enhancement of <u>this area</u> the park is proposed, enabling its improvement as public space, better connections to the town and <u>an enhanced</u> the railway station, retention and	To clarify the intention of the proposal.

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		enhancement of sports facilities and about 25 dwellings, including affordable homes, <u>or other equivalent development</u> to support the viability of the scheme.	
S13	T8	<p>Proposal T8: Borough Park Mixed use development is proposed beyond 2016 to <u>help to create an improved gateway/ point of arrival in Totnes by rail and include:</u></p> <ul style="list-style-type: none"> • retention and enhancement of open space and sports provision <u>at least at existing levels;</u> • about 25 dwellings <u>or other equivalent development to facilitate the proposal;</u> and • contribution to the A385 corridor management scheme. <p><u>Development of this area should accord with a Masterplan previously approved by the Council.</u></p>	
S14	Page 40	Amend the boundaries of Proposals T5 and T6 in accordance with the detail shown in Annex 2.	
Rural Areas Site Allocation DPD			
S15	RA14	<p>Proposal RA14: Webbers Yard and Sawmills Field Mixed use development is proposed, to include:</p> <ul style="list-style-type: none"> • About 65 dwellings and 0.5 ha of <u>additional</u> employment land by 2016; • Beyond 2016, about 30 dwellings and about 0.5 ha of employment land; • Regeneration and retention of existing employment provision at Webbers Yard as part of the proposals; 	To ensure development is properly planned at the detailed stage.

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		<ul style="list-style-type: none"> • About 0.15 hectare of play provision and 0.3 hectare of other public space; and • Cycle and footpath access to the village centre, the National Cycle Network and towards Totnes. <p>Development of the sites should be carried out in a comprehensive manner. <u>Development of the sites should be planned together in a comprehensive manner and should accord with a Development Brief previously approved by the Council.</u></p>	
S16	6.150	<p>The site is adjacent to Aish Road from which access can be achieved and along which an appropriate street frontage can be provided.</p>	<p>To clarify intended design of the proposal.</p> <p>Suggested changes to the site boundary are attached at Annex 3.</p>