

South Hams Local Development Framework – Site Allocation Development Plan Documents (DPDs)



Diptford

At the meeting of full Council on 17 December 2009 it was agreed that the site allocation DPDs be published (anticipated in March). Council also agreed that in some communities further work and consultation be carried out to assure the most appropriate set of proposals, particularly related to newly identified possible sites or to delivery issues. Diptford is one of these communities.

The maps showing the site options and Sustainability Threshold Assessment (STA) matrices published in May 2009 are still available on the Council's website (www.southhams.gov.uk). Maps and matrices for new sites will be available during the week commencing 11 January 2010.

Diptford was not included in the initial STA work. However, in response to the May/June community consultation, the Council is now proposing to allocate a site in the village for housing. The DPD extract below shows the proposal for Diptford agreed by Council on 17 December. Comments are sought on the possible site options and particularly on the site proposed by the Council (RA14).

All comments must be received by 5:00pm on 10 February 2010 and should be sent to the Forward Planning Team at South Hams District Council, Follaton House, Totnes, TQ9 5NE or email forward.planning@southhams.gov.uk

To assist your parish council, you may also wish to send your comments to your Parish Clerk (diptfordpc@yahoo.co.uk)

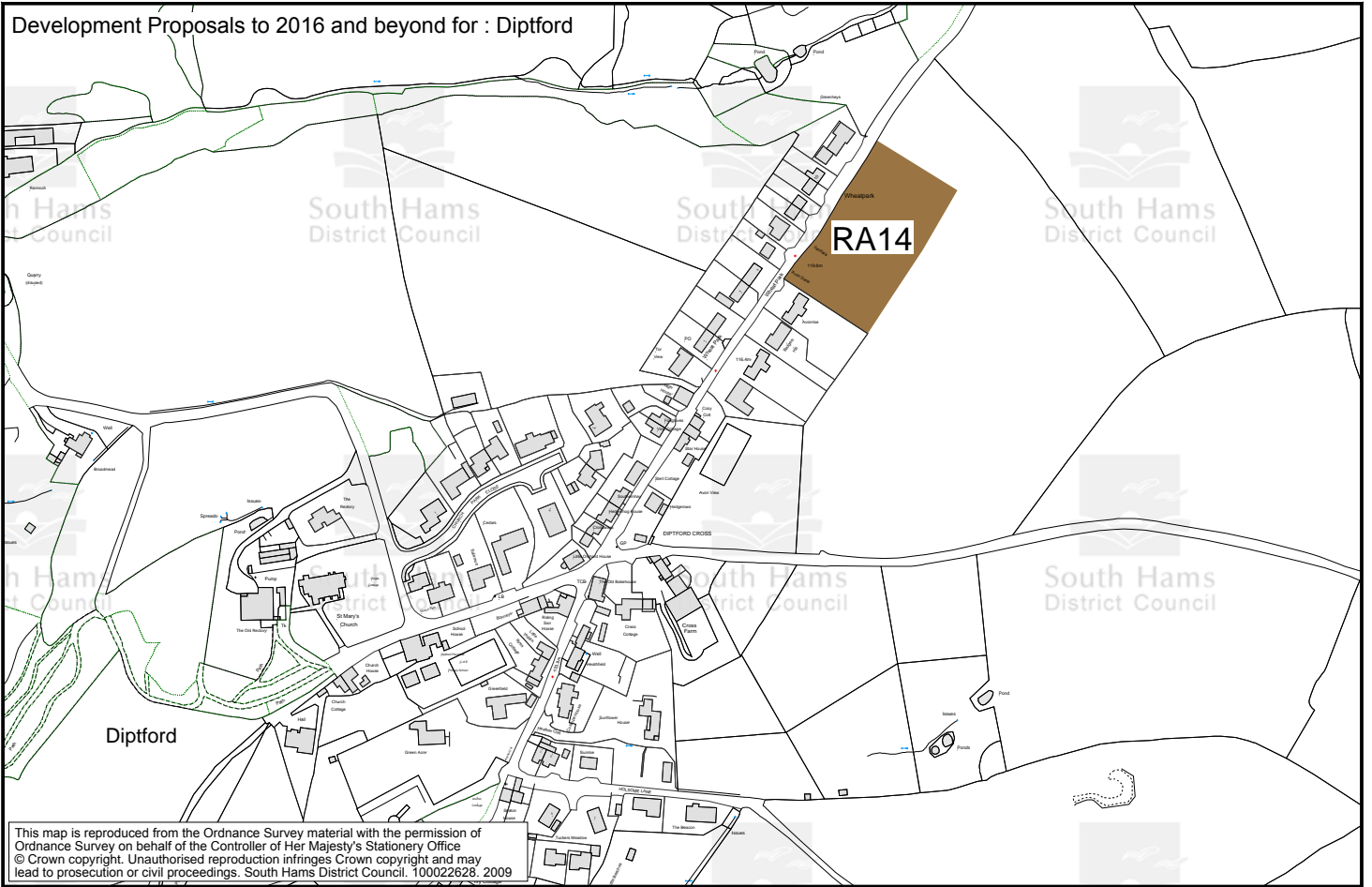
DIPTFORD

Proposal RA14: Wheatpark

Residential development is proposed, to include

- About 10 dwellings by 2016; and
- Footpath access to the village centre.

Development Proposals to 2016 and beyond for : Diptford



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Sustainability Threshold Assessment			Sustainability Objectives											Balanced and Healthy Communities			
Site Number	Site Name	Site area (ha)	Environmental Constraints							Development Opportunities				Key Site Attributes & Constraints	Sustainability Summary		
			Land Quality (PDL / ALC)	Flood Risk (Flood zone)	Contamination (land)	Biodiversity (affect on designation)	Protected Landscapes (affect on AONB / DNP)	Visual Impact & Landscape Character	Historic Environment & Cultural Heritage (affect on designation)	Air Quality (AQMA)	Movement and accessibility					Quality of built environment	Energy Use
Diptford																	
1	Wheatpark	0.96	Grade 3	1				AONB								Constraints - Lack of public transport - Contamination - Isolated from key services and facilities	
2	Land west of Primary School and Green Acre	1.06	Grade 3	1				AONB								Constraints - Lack of public transport - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	
3	Diptford Glebe	0.23	Grade 3	1				AONB								Constraints - Lack of public transport - Isolated from key services and facilities - Poor integration and relation to adjacent land uses	