

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



Ermington

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. Ermington 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.

Ermington was not included in the initial STA work. However, in response to the May/June community consultation, the Council is now proposing to allocate sites in the village for housing. The DPD extract below shows the proposals for Ermington agreed by Council on 17 December. Comments are sought on the possible site options and particularly on the sites proposed by the Council (RA15 and RA16).

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 (clerk@ermingtonparish.org.uk).

ERMINGTON

Proposal RA15: Land west of Ermington Workshops

Mixed use development is proposed by 2016, to include:

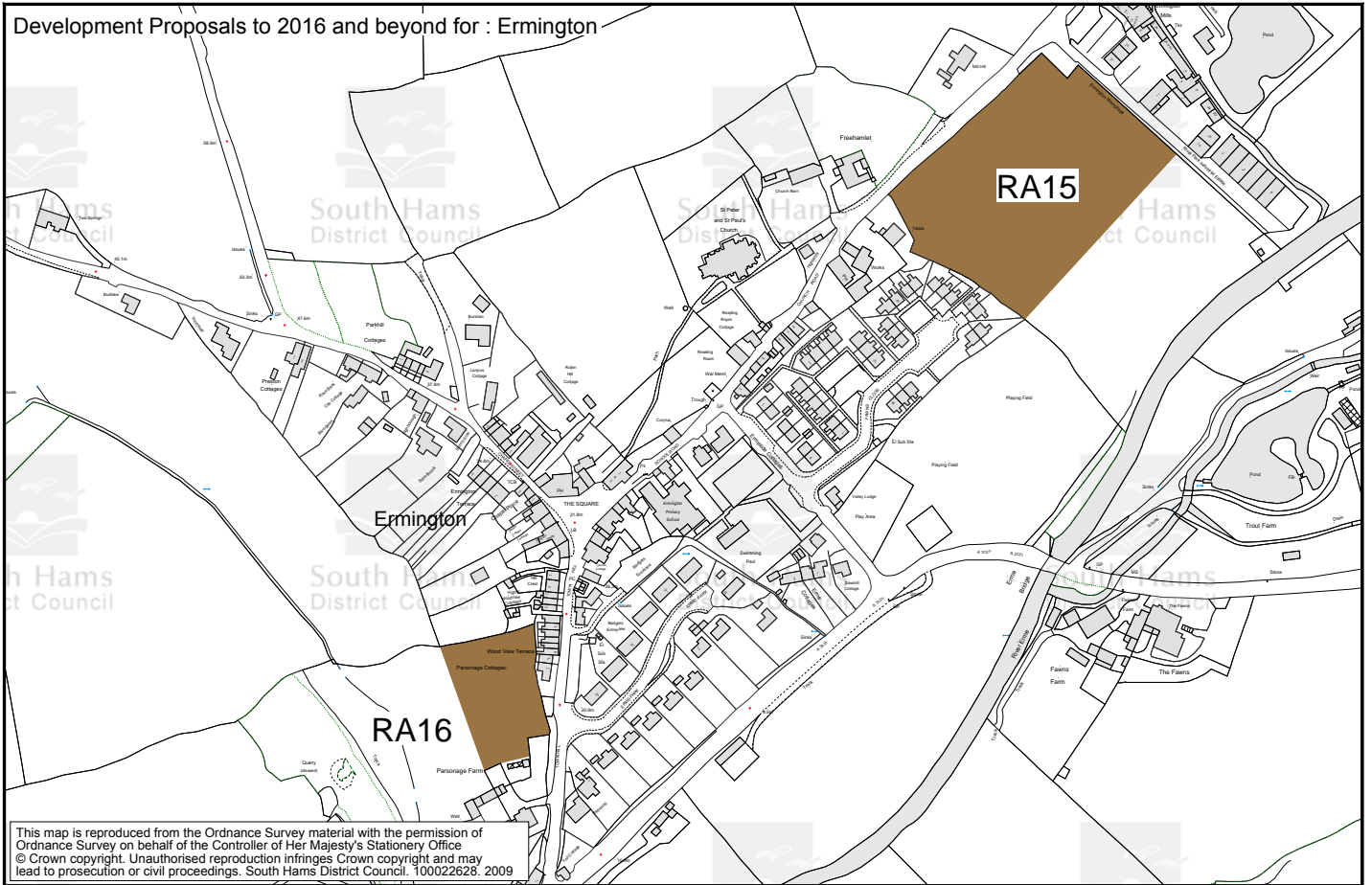
- About 35 dwellings and 0.1 ha of employment land;
- Provision of a local shop; and
- Footpath access to the village centre.

Proposal RA16: Land at Parsonage Farm

Residential development is proposed beyond 2016 to include

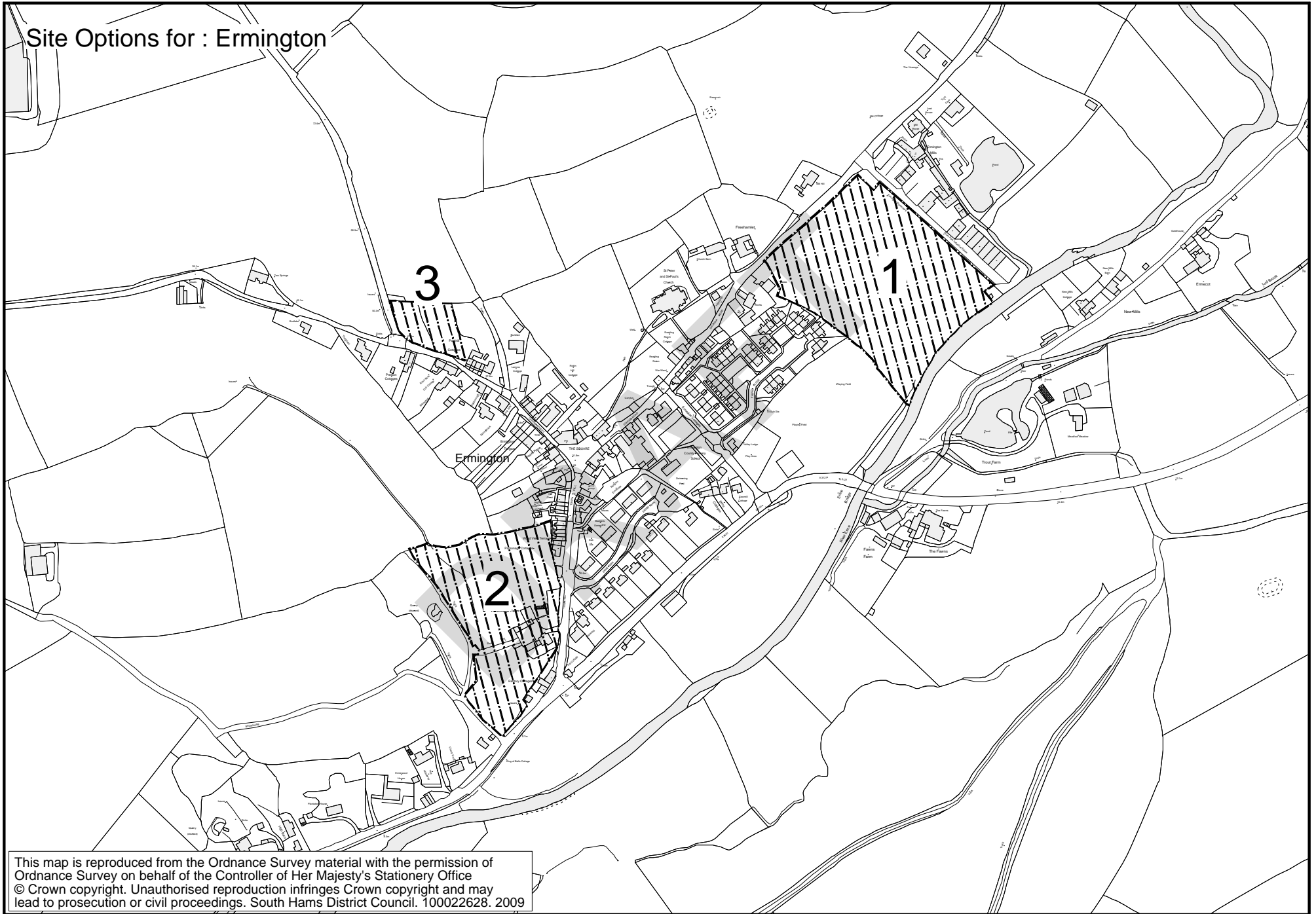
- About 15 dwellings; and
- Footpath access to the village centre.

Development Proposals to 2016 and beyond for : Ermington



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Site Options for : Ermington



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Sustainability Threshold Assessment			Sustainability Objectives													Key Site Attributes & Constraints	Sustainability Summary
			Environmental Constraints							Development Opportunities					Balanced and Healthy Communities		
Site Number	Site Name	Site area (ha)	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	
											Walking	Cycling	Public Transport	Private Car			
Ermington																	
1	Land West of New Mills Employment Estate	2.63	Grade 3													Constraints - Flood risk on part of site - Contamination - Isolated from key services and facilities	
2	Land at Parsonage Farm	1.78	Grade 3	1												Constraints - Isolated from key services and facilities - Historic environment	
3	Land to rear of Parkhill Cottages	0.30	Grade 3	1												Constraints - Impact on historic environment - Poor integration and relation to adjacent land uses - Isolated from key services and facilities	