

## 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 (\* see footnote on page 8)

Ref	Proposal / paragraph	Proposed Change
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General (across all five DPDs)		
1.	2.1 second sentence	"The South Hams LDF is a portfolio of documents which <del>together with the South West Regional Spatial Strategy (RSS)</del> will deliver the future planning strategy for the South Hams."
2.	2.6 third and fourth sentences	"The DPD should also provide for development requirements beyond 2016, <del>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</del> <u>The RSS is not yet adopted, but indications are that it will require</u> at least the same rate of development <u>will be required</u> across the district in the future."
3.	2.11 and Proposals Map, including maps within the DPDs	<p>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></p> <p>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></p> <p>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.</p>
4.	7.8 second sentence	"Beyond 2016, the requirements are less specific <del>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.</del> "
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).
6.	Appendix 3: Glossary	Amend as follows: "Sets out the regional spatial planning strategy. <del>Prepared</del> "

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	Definition of RSS.	<del>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 Bill. In the meantime the emerging RSS is a material consideration and, if approved, it will form part of the development plan".</del>
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>
<b>Dartmouth</b>		
8.	Para 4.5	NHS Devon instead of Devon PCT.
9.	Table 1, following para 6.11	Insert title of table, as follows: "Table 1: Dartmouth Site Allocations to 2016 and beyond".
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>

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<b>Ivybridge</b>		
11.	Para 4.5	Refer to four primary schools rather than three primary schools.
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>
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>
14.	Appendix 1	Include reference to new GP surgery.
<b>Kingsbridge</b>		
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>

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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>
17.	K4: Garden Mill Area	<p>Replace "<del>Development of the site should be carried out in a comprehensive manner</del>" with "<u>Development of this area should accord with a Masterplan previously approved by the Council</u>".</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>

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<b>Totnes</b>		
19.	Para 6.6	Development of the sites will also need to accord with an approved <del>concept plan and/or</del> 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>
20.	T2: KEVICC	Add bullet in relation to the upper school site: <u>"Strategic landscaping to address the site's scale and prominence."</u>
21.	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.
<b>Rural Areas</b>		
22.	Table 1, following para 6.6	Insert title of table, as follows: "Table 1: Rural Areas Site Allocations to 2016 and beyond".
23.	RA1: West of Palm Cross Green, Modbury	Replace <del>"Development of the site should be carried out in a comprehensive manner"</del> 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 also relevant.

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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.
24.	RA2: South of Poundwell Street, Modbury	<p>Amend third bullet: "Creation of a town square, <u>enhanced public realm</u> and reordering ... "</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>
25.	RA3: Bonfire Hill, Salcombe	<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 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>
26.	RA5: Chillington Village Centre	Add final sentence: " <u>Development of this area should accord with a Masterplan previously approved by the Council.</u> "
27.	RA7: North and east of Milizac Close, Yealmpton	Replace " <del>Development of the site should be carried out in a comprehensive manner</del> " with " <u>Development of this area should accord with a Masterplan previously approved by the Council</u> ".
28.	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> "
29.	RA9: Land north of village centre, Aveton Gifford	Replace " <del>Development of the site should be carried out in a comprehensive manner</del> " with " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".

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30.	Para 6.66 Avonwick	Avonwick and the surrounding countryside lie <del>entirely</del> partly within the Area of Outstanding Natural Beauty (AONB). <u>The proposed site lies just within the AONB.</u>
31.	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.
32.	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 ... "
33.	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.  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.
34.	6.96 (re. RA15: Wheatpark, Diptford)	Amend second bullet: " <del>Footpath access to the village centre.</del> <u>Appropriate traffic calming measures.</u> "
35.	RA16: Land west of Ermington workshops	Add: " <u>Development of this site should accord with a Development Brief previously approved by the Council</u> ".
36.	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> "
37.	RA18: Land north of	Add: " <u>Development of this site should accord with a Development Brief</u>

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	village, Harbertonford	<u>previously approved by the Council</u> ".
38.	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> ".
39.	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> ".
40.	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."

\* The Council's suggested minor changes to Proposals K6, RA29, RA6 and RA22 have been overtaken by our conclusions on matters of soundness. Therefore these changes are not endorsed and they have been deleted from this schedule. As a result the Change Reference numbers do not correspond fully with the Council's suggested minor changes document as originally published.