

**South Hams District Council's supplement to the schedule of suggested Minor Changes to the Site Allocations DPDs
(Post Publication) * (see footnote on page 4 of this supplement)**

Ref	Proposal / paragraph	Proposed Change	
S1	6.37	This site comprises two distinct parcels of land immediately to the east and west of Dartington Lane.	
S2	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.	
S3	6.39	The site is suitable for mixed-use <u>residential</u> development and could accommodate about 2 hectares of employment land at Lane End Plantation and about 10 dwellings at Lane End Field.	
S4	T5	<p>Proposal T5: Land at Dartington Lane Development is proposed to include:</p> <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 	

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		Development of this area should accord with a Masterplan previously approved by the Council.	
S5	6.41	<p>This site comprises two fairly large flat agricultural grazing fields and a field to the west of Dartington Lane which includes some <u>broadleaf trees worthy of retention, especially along the lane frontage adjoining a site to the east also allocated for development (Proposal T5: Land at Dartnigton 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 east are the existing residential areas of Swallowfields, Dartside and Riverside.</u></p>	
S6	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.	
S7	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 <u>beyond 2016</u> • <u>About 2 hectares of employment land before 2016 and 0.3 hectares beyond 2016</u> • Contribution to the A385 corridor management scheme 	

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		<ul style="list-style-type: none"> • 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>
S8	Page 40	Amend the boundaries of Proposals T5 and T6 in accordance with the detail shown in Annex 1
S9	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; • 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</u></p>

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		<u>comprehensive manner and should accord with a Development Brief previously approved by the Council.</u>	
S10	6.150	The site is adjacent to Aish Road from which access can be achieved and along which an appropriate street frontage can be provided.	

*** The Council's suggested minor changes to Proposal T8 and to Proposal RA25 (so far as they refer to a possible amendment of the site boundary) are overtaken by our conclusions on matters of soundness. Therefore these changes are not endorsed and they have been deleted from this supplement. The Council's suggested minor changes to Proposal T4 are also deleted from this supplement for the reasons set out in our report. As a result, the Change Reference numbers do not correspond with the Council's Supplement to the Suggested Minor Changes document as published.**