

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



## Ugborough

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. Ugborough 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](http://www.southhams.gov.uk)). Maps and matrices for new sites will be available during the week commencing 11 January 2010.

The DPD extract below shows the proposal for Ugborough agreed by Council on 17 December. The site (RA33) extends to include a small parcel of land not identified in May 2009. This site has the potential to accommodate about 65 dwellings in total over two phases. Comments are particularly sought on these areas.

**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](mailto:forward.planning@southhams.gov.uk)

To assist your parish council, you may also wish to send your comments to your Parish Clerk ([ugboroughpc@yahoo.co.uk](mailto:ugboroughpc@yahoo.co.uk))

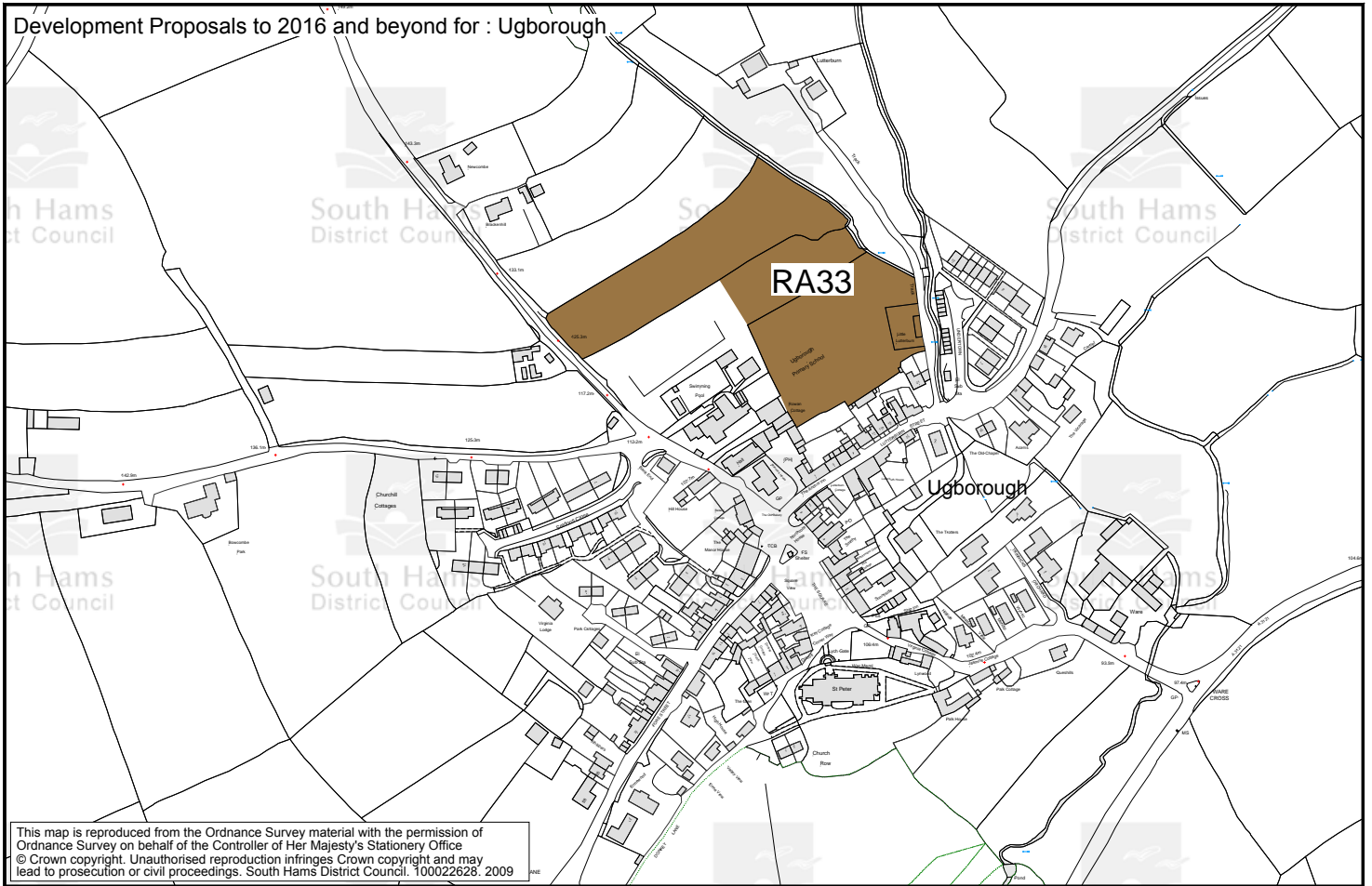
## UGBOROUGH

### **Proposal RA33: Land east of Primary School**

Residential development is proposed, to include:

- About 20 dwellings by 2016;
- Beyond 2016, about 45 dwellings;
- Retention and enhancement of school playing space;
- Footpath access to the village centre; and
- About 0.1 hectare of play provision and 0.2 hectare of other public space.

Development Proposals to 2016 and beyond for : Ugborough



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# Site Options for : Ugborough



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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 |
|                                     |                                |                |                           |                         |                      |                                      |   |                                     | Walking  | Cycling                   | Public Transport           | Private Car |  |                                   |   |                              |
| <b>Ugborough</b>                    |                                |                |                           |                         |                      |                                      |   |                                     |  |                           |                            |             |  |                                   |   |                              |
| 1                                   | Rock Park, Bittaford Hill      | 0.47           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |             |  |                                   | Attributes<br>- Accessible to key services and facilities by walking and cycling<br>Constraints<br>- Adverse visual impact<br>- Vehicular access<br>- Poor integration and relation to adjacent land uses                 |                              |
| 2                                   | Ryders Close, Bittaford Road   | 0.70           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |             |  |                                   | Attributes<br>- Accessible to key services and facilities by walking and cycling<br>Constraints<br>- Adverse visual impact<br>- Vehicular access<br>- Poor integration and relation with adjacent land uses               |                              |
| 3                                   | Land to east of Primary School | 0.89           | Grade 3                   | 1                       |                      |                                      |   |                                     |  |                           |                            |             |  |                                   | Attributes<br>- Accessible to key services and facilities by walking and cycling<br>Constraints<br>- Vehicular access   |                              |
| 4                                   | Land at Dennis Hill            | 0.34           | Grade 3                   | 2                       |                      |                                      |   |                                     |  |                           |                            |             |  |                                   | Attributes<br>- Accessible to key services and facilities by walking and cycling<br>Constraints<br>- Flood risk<br>- Adverse visual impact<br>- Vehicular access<br>- Poor integration and relation to adjacent land uses |                              |
| 5                                   | Land to east of Undertown      | 0.49           | Grade 3                   | 1, 2                    |                      |                                      |   |                                     |  |                           |                            |             |  |                                   | Attributes<br>- Accessible to key services and facilities<br>Constraints<br>- Flood risk on part of site<br>- Adverse visual impact<br>- Vehicular access<br>- Poor integration and relation with adjacent land uses      |                              |