

SA/0240



Comment

Consultee

dr Ian Morris (440705)

Email Address

Address

Event Name

Rural Areas Site Allocations DPD

Comment by

dr Ian Morris

Comment ID

35

Response Date

13/06/10 21:14

Consultation Point

Rural Areas Site Allocation DPD ([View](#))

Status

Submitted

Submission Type

Web

Version

0.2

Legal compliance

Do you consider the DPD is legally compliant?

No

Soundness

Do you consider the DPD is sound?

No

Unsound

Do you consider the DPD is unsound because it is not:

- . (1) Justified
- . (2) Effective
- . (3) Consistent with national policy

Reasons for compliance and soundness

Please give details of why you consider the DPD is not legally compliant or is unsound, or if you consider the DPD to be legally compliant and sounds, please also use this box to set out your comments (please be as precise as possible).

Legally compliant- The parish council did not consult with all residents affected by the proposed siting of the development in Diptford, in particular residents in the immediate vicinity to proposed site RA14. Soundness -Diptford is a relatively isolated village. Public transport links are very poor when compared to other villages in the South Hams. There is no shop. There are extremely limited employment opportunities in the village itself. The proposed site is off a narrow lane which in most places is only

wide enough for one car. The proposed site Ra14 is on a sloping field, building development on the field would result in considerable problems for run off of surface water which could cause flooding into the other houses on Wheat Park. The current drainage system is unlikely to be able to cope with increased demand. The proposed development would have an adverse effect on the privacy and amenity of the neighbouring properties. The proposed site RA14 is close to a previous landfill site which could have adverse health effects.

Changes necessary for legal compliance and soundness

Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified in the question above (Justified/ Effective/ Consistent with National Policy) where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Sites closer to larger employment centres and transport links are more suitable for development with economies of scale also being relevant. Also current housing stocks could be utilised with a focus on decreased proportion of second home or holiday lets, for example including a 'local resident clause' when planning permission granted on new development sites for example barn conversions. Second home owners could be charged full amount or more council tax to discourage the South Hams houses to be used for this purpose.

Participation at oral part of examination

It is important to note that written and oral representations carry exactly the same weight and will be given equal consideration in the examination process.

If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination? NO, I do not wish to participate at the oral examination

SA/0244

Kim Rhodes

From: Jane Seddon

Sent: 21 June 2010 12:38

To: Forward Planning

Subject: Diptford Site Allocation in the LDF Development Plan Document (DPD)

I refer to the site previously identified as site no. 2. I own land within this site and I am happy for it to continue to be considered for future development.

Jane Seddon

SA/0261

Kim Rhodes

From: John & Sue Franklin
Sent: 23 June 2010 11:29
To: Forward Planning
Subject: Site Allocations D P D Diptford

Mrs Sue Franklin

I write in support of the published Site Allocation DPD for Diptford Parish.

My husband and I have lived in Diptford since 1977 and, in that time, I think there have been no more than 7 new builds in the village of Diptford, with a small number of barn conversions also completed. None of these properties could be described as being in any way 'affordable', although I recall that 2 semi detached houses were originally granted planning as 'starter homes' but the planning was varied before build and in the end became market value houses.

The village has a thriving primary school which needs local children for its future to be secure. It also serves the locality of Avonwick with which the village shares a number of services.

The site proposed at Wheat Park has been on the Local Plan for some years although it has taken until now to progress. The latest suggestion I totally support, with a 60% proportion of affordable homes. A Housing Needs Survey was completed in 2009 which showed a relatively large need for affordable houses for LOCAL residents. My only concern is that true local residents should have priority and I would hope that those identified by the Housing Needs Survey would be encouraged by the relevant department within the Council to apply for consideration.

I look forward to this site coming forward for suitable development as soon as is practicable.

South Hams Local Development Framework Publication Stage Representation Form

Dartmouth Site Allocations DPD
Ivybridge Site Allocations DPD
Kingsbridge Site Allocations DPD
Totnes Site Allocations DPD
Rural Areas Site Allocations DPD



South Hams
District Council

For Official Use Only

Reference No.

SA/0494

Date Acknowledged

Please read the guidance notes before completing this form.

This form has two parts: Part A - Personal details and Part B - Your representation(s)
Please fill in a separate form (part B) for each representation you wish to make.

All comments should be received no later than 4.00pm on 11th June 2010.

Please note: the consultation period has been extended to 4.00pm on 2nd July 2010.

PART A

1. Personal Details

2. Agents Details (if applicable)

Title

MRS

First Name

MARY

Last Name

STOW

Job Title (where relevant)

N/A

Organisation
(where relevant)

WHEAT PARK RESIDENTS
(WPR) 21 PEOPLE

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail

RECEIVED
- 1 JUL 2010

Please Note: Following the Publication Stage consultation on the five Site Allocations DPDs, if you wish to be notified by the Council of submission for independent examination, publication of the Inspector's report following the examination, or adoption of the DPDs, please tick this box.

Data Protection

Please note that comments cannot be treated as confidential and will be made available for public inspection at the Council offices, available to view on the Council's website (www.southhams.gov.uk) and via the Council's consultation portal (<http://consult.southhams.gov.uk/portal>). Your personal information will be held by South Hams DC for the above purpose, in accordance with the Data Protection Act 1998 and will be held securely at all times.

PART B
YOUR NAME: WHEAT PEARL RESIDENTS c/o Mrs M STOW

2. To which Development Plan Document does this representation relate?

Dartmouth Totnes
 Ivybridge Rural Areas (please specify which settlement below)
 Kingsbridge DIPTFORD VILLAGE

3. To which part of the Development Plan Document does this representation relate?

Paragraph No. Proposal No. RA 15 Other

4. Nature of Representation

Do you consider the DPD is:

(1) Legally Compliant * Yes No
 (2) Sound * Yes No

→ If you have selected **No** to question 4(2), please continue to section 5
 → In all other circumstances, please go to question 6

5. Soundness

Do you consider the DPD **unsound** because it is not:

(1) Justified (2) Effective (3) Consistent with National Policy

* Please see the guidance notes that accompany this form for an explanation of Legal Compliance and the Tests of Soundness.

Please fill in a separate sheet for each representation you wish to make.

6. Your representation

Give details of why you consider the Development Plan Document is not legally compliant or is unsound, or if you consider the Development Plan Document to be legally compliant and sound, please also use this box to set out your comments (please be as precise as possible).

SEE ATTACHED DOCUMENT

PART B

YOUR NAME:

WHEAT BARX RESIDENTS

DPD:

DIPSTOED VILLAGE

7. Changes to the DPD

Please set out what change(s) you consider necessary to make the DPD legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Refer to the representation attached. A more scattered approach within the village would provide a better solution. However, any development should be in the best interest of the village and potential residents.

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. Examination

If you are seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate in the oral examination

Yes, ^{we} I wish to participate in the oral examination

It is important to note that written and oral representations carry exactly the same weight and will be given equal consideration in the examination process.

9. Examination participation

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

There has been limited consultation with the residents in the immediate vicinity of the proposed development.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

SA/0494

Signature

on behalf of
WPR

Date

29-06-10

Representations can also be made online via the Council's consultation portal at
<http://consult.southhams.gov.uk/portal>

Please return this form by 4pm on 2nd July 2010 to:

Email: forward.planning@southhams.gov.uk

Post: Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road,
Totnes, TQ9 5NE

Fax: Marked Forward Planning (01803) 861404

For any enquiries please call **01803 861202**

RURAL AREAS SITE ALLOCATIONS DPD
Proposal RA15: Wheat Park
Representation by Wheat Park Residents

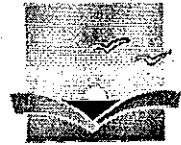
SA/0494

1. The proposed development by reason of its size and height would have an unacceptably adverse impact on the village and the amenities of the properties immediately adjacent to the site and the surrounding area, by reason of overlooking, loss of privacy and visually overbearing impact.
 - Some members of the community have expressed a wish to see new development in the village. Whilst there is a need for affordable housing for people local to Diptford, this proposal would be in excess of that demand.
 - There is no guarantee that housing built would go to local people with a need. We are a community village, not a dormitory. The proposed housing could be allocated to those in need but coming from outside the area and not from the existing community.
 - A low cost housing development without the availability of local jobs and an effective public transport system could create social problems within the village.
 - Diptford is a small rural community unsuitable for a large influx of new residents with differing expectations.
 - A more scattered approach within the village could provide a better solution. Any development should be in the best interests of the village and potential residents, rather than tailored to suit a developer.
 - A development of ten houses on the suggested site would create unacceptable traffic movement/parking on a narrow lane when safety issues in the village have already been identified.
 - The suggested site has been known to create severe flooding in the area, following interference with the surface structure.

2. The proposal represents an inappropriate form of development within the Green Belt and in the absence of any special circumstances would by its inappropriateness have a harmful impact on the open, rural and undeveloped character of the Green Belt.
 - Diptford is within the South Devon AONB, part of a national family of protected landscapes and should not be subject to intrusive development.

* * *

South Hams Local Development Framework Publication Stage Representation Form



South Hams
District Council

Dartmouth Site Allocations DPD
Ivybridge Site Allocations DPD
Kingsbridge Site Allocations DPD
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Rural Areas Site Allocations DPD

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Reference No. SA/0504
Date Acknowledged

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Please note: the consultation period has been extended to 4.00pm on 2nd July 2010.

PART A

1. Personal Details	2. Agents Details (if applicable)
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address Line 1	
Line 2	
Line 3	
Line 4	
Post Code	
Telephone Number	
E-mail	

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PART B

YOUR NAME:

DPD:

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(Please continue on a separate sheet/expand box if necessary)

Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

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Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

SA/0504

Signature

Date

28/6/2010

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Email: forward.planning@southhams.gov.uk

Post: Forward Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Fax: Marked Forward Planning (01803) 861404

For any enquiries please call 01803 861202

WE APPRECIATE THAT THERE IS A NEED FOR
LOW COST HOUSING IN THE PARISH OF DIPTFORD.

WE WOULD SUPPORT THIS, IF IT WAS FOR
FAMILIES IN THE DIPTFORD PARISH.