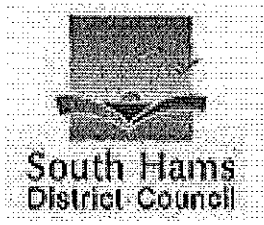


SA/COSS ①

ACK SENT 03/06/10



### Comment

**Consultee** Mr Owen Davies (432670)  
**Email Address**  
**Address**

**Event Name** Rural Areas Site Allocations DPD  
**Comment by** Mr Owen Davies  
**Comment ID** 19  
**Response Date** 01/06/10 17:18  
**Consultation Point** 6.168 Paragraph ( [View](#) )  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1  
**Legal compliance**

**Do you consider the DPD is legally compliant?** Yes

**Soundness**

**Do you consider the DPD is sound?** No

**Unsound**

**Do you consider the DPD is unsound because it is not:** (2) Effective

**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).

As above (6.167)

**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 exist in the following locations: 1. Between Bittaford hill and Ivybridge hill(T.Holway) 2. Above the School Field and adjacent to bittaford Hill (R.Tomsett) 3. The proposed development site 4. Above Undertown on White House Farm land (A.Rogers) 5. Adjacent to Site 4 on Lutterburn Farm land (S.Baker) 6,. The lower end of Fore street on Work House Meadow (E.Davies) To ease the traffic situation through the village, development should start at site 1 or 2 and proceed in a clockwise direction with smaller numbers of houses (say 10 if that is the economic threshold for a mix of affordable and full market rate houses at each site). As the development progresses a link road should be provided linking the sites that in time forms an effective circular route around the village to the north east, This will relieve pressure on Lutterburn street and the street past the school. Construction should commence as soon as is possible. My experience in letting a proprty to local young people suggests the need for local affordable houses is real and urgent and without rapid action the village will begin to die. The proposed development places too many properties at a single location and is dependent on the narrow Lutterburn Street for access to Plymouth and Ivybridge.

#### **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?** YES, I wish to participate at the oral examination

#### **Reasons for participation at oral part of examination**

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

I was recently refused permission to remove a wall to allow a vehicle parked in Lutterburn street to be removed to an off road parking position. I would wish to participate in the examination to ensure that from today onwards there is an attempt at a coherent 50 year plan rather than a series of evidently random decisions.

ACK SENT 03/06/10



### Comment

<b>Consultee</b>	Mr Owen Davies (432670)
<b>Email Address</b>	
<b>Address</b>	

<b>Event Name</b>	Rural Areas Site Allocations DPD
<b>Comment by</b>	Mr Owen Davies
<b>Comment ID</b>	20
<b>Response Date</b>	01/06/10 17:23
<b>Consultation Point</b>	6.169 Paragraph ( <a href="#">View</a> )
<b>Status</b>	Submitted
<b>Submission Type</b>	Web
<b>Version</b>	0.1
<b>Legal compliance</b>	

**Do you consider the DPD is legally compliant?** Yes

**Soundness**

**Do you consider the DPD is sound?** No

**Unsound**

**Do you consider the DPD is unsound because it is not:** (2) Effective

**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).

Access infrastructure hasn't been sufficiently well thought through . An additional 20 vehicles through Lutterburn Street twice per day is not going to be sensible.

**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.**

Link a series of developments in a crescent to the north east of the village. I personally have no objection to an additional 30/40 houses to safeguard the school, shop and pubs.

#### **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?** YES, I wish to participate at the oral examination

#### **Reasons for participation at oral part of examination**

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

As indicated above,



### Comment

**Consultee** Mr Owen Davies (432670)

**Email Address**

**Address**

**Event Name** Rural Areas Site Allocations DPD

**Comment by** Mr Owen Davies

**Comment ID** 21

**Response Date** 01/06/10 17:23

**Consultation Point** 6.167 Paragraph ( [View](#) )

**Status** Submitted

**Submission Type** Web

**Version** 0.1

**Legal compliance**

**Do you consider the DPD is legally compliant?** Yes

**Soundness**

**Do you consider the DPD is sound?** No

**Unsound**

**Do you consider the DPD is unsound because it is not:** (2) Effective

**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).

The proposal creates a serious imbalance in traffic between Undertown and the Square.

**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.**

Devise a plan based upon a smaller number of properties (10) on a larger number of sites. There are 5 sites available in a ring to the north of the village and one site to the south west.

#### **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?** YES, I wish to participate at the oral examination

#### **Reasons for participation at oral part of examination**

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

I am directly impacted by the proposal.



SA/0186

AKR SENT 11/06/10

## Comment

**Consultee** MRS KATE BOYDELL (439503)  
**Email Address**  
**Address**

**Event Name** Rural Areas Site Allocations DPD  
**Comment by** MRS KATE BOYDELL  
**Comment ID** 33  
**Response Date** 11/06/10 07:54  
**Consultation Point** 6.168 Paragraph ( [View](#) )  
**Status** Submitted  
**Submission Type** Web  
**Version** 0.1  
**Legal compliance**

**Do you consider the DPD is legally compliant?** Yes

### 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

### 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).**

I consider the DPD unsound because proper consultation had not been carried out before the site was chosen. There are several landowners who were not included in the selection process, which narrowed the choice of land for the DPD considerably. I think the final decision was hurried and not properly thought through, with regard to how it might impact on village residents, traffic and parking. The proposed site has no proper access. The only access would have to be made through Undertown, leading out onto Lutterburn Street. This is the most heavily congested part of the village and has a

constant problem with parking and drainage. Any development on this site would mean further congestion and would present a significant impact on parking within the village. Another problem with the site is that there is no provision for play space. This is one of the last green spaces within the village and adds immeasurable benefits to those who live within sight of it. I think it would be a tragic loss to see such a green space covered with tarmac. This is one of the prettiest villages in the South Hams and planners should not underestimate this when making decisions that will impact on the village and its residents for decades to come. What exactly is the point of having a conservation area if local planners then decide to rush through proposals which are clearly unsound and which would blight the very houses which make Ugborough worthy of protection. The final point is that there is no provision for housing allocation for local people. This seems like madness, when the whole point of a local community is that it nurtures those of us who want to live and work here. Allocating houses on the basis of points means people with no connection to the area can come and live here, and where there is no connection, there is no loyalty. We would have an influx of people whose values and lifestyle might be totally at odds with existing village residents, leading to resentment and possibly antisocial behavior. Nobody would wish that to happen. At least if the people who were allocated housing had some local connection there might be better integration.

### **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.**

There are several sites around the village which would be much better suited to a development of this nature. The most suitable site is at Workhouse Brook. It's a level, brownfield site on the edge of the village, with very good access, yet within walking distance of the village centre. Building here would mean that there would be ample room for parking, and there could be an inclusion of play space, which is badly needed in the village. The village residents are wholly in favour of this site and the owner is willing to sell the land for development. With such strong feelings running about the proposed development site, might it not be a good idea to look at sites such as Workhouse Brook before making such a life-changing decision for our village? I hope you will listen to the residents of Ugborough. Kate Boydell Village resident for the last 21 years

### **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

**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

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Reference No. SA/0202  
Date Acknowledged 14/06/10

South Hams  
District Council

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14 JUN 2010

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 2<sup>nd</sup> July 2010.

**PART A**

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

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](http://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: VICTORIA HEMMING

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

Dartmouth	<input type="checkbox"/>	Totnes	<input type="checkbox"/>
Ivybridge	<input type="checkbox"/>	Rural Areas (please specify which settlement)	
Kingsbridge	<input type="checkbox"/>	UGBOROUGH	

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

Paragraph No.  Proposal No.  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.

PART B

YOUR NAME: V. HEMMING

DPD: \_\_\_\_\_

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.

See attached

**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, 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:

If no-one else from the village is available

**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.

Signature \_\_\_\_\_

Date 8/6/10

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 11<sup>th</sup> June 2010 to:

Email: [forward\\_planning@southhams.gov.uk](mailto: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

I believe the DPD to be non-compliant in 2 ways:

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14 JUN 2010  
SA/0202

**SOUND: Inadequate consultation and poor fact finding**

Not all suitable plots of land were considered - notably ~~Workhouse Field~~ was not put forward as a suggested location.

The landowners of the 3 original plots chosen were not consulted prior to the original plans being drawn up (one of whom was Devon County Council as School Land was scheduled for building)

The final plan for 1 field was not drawn up until late in the proceedings and the Parish were not consulted until told they had until 2<sup>nd</sup> July to raise objections. The size of this field was originally thought to be 1.7 acres but is in fact just over 1.1.

Participation of the local community was through consultation of SHDC with the Parish Council. Objections were put up for the use of the land including:

- existing parking problems in the vicinity (the site cannot have been visited in the evenings when everyone is home from work and the roads are virtually blocked)
- problems of access into the site (previously used as a reason to turn down a planning application for far fewer properties)
- the high concentration of properties on the land
- the fact that the social housing element had non allocated for local families
- the lack of community space provision.

**These have not been taken into account.**

The drawings issued to the villagers are very small and poorly reproduced making it difficult to assess. No-one from the Planning Department has come to meetings about the proposals.

**EFFECTIVE - INFRASTRUCTURE**

**PARKING** - The infrastructure of the village is totally inadequate to have to absorb up to 40 extra cars. Roads are already full of parked cars.

**TRANSPORT** - We only have public transport 2 days a week

**SHOPS** - We have a poorly stocked local shop inadequate for those without cars and the mobile shop has stopped coming to the village.

V. HEMMING - URBOROUGH

SA/0202

Suggested changes to the DPD - Ugborough

1. Consider the make up of the village: we need houses of all sizes and not just small houses crammed into a small space.
2. Parking needs careful consideration
3. Look at developing Workhouse field as this would provide amenity space and housing as well as allowing additional development land to be freed between the field (can it be considered a brownfield site as it used to house the workhouse) and the rest of the village to be developed over the following years.
4. Turn existing field proposal into smaller development with some additional parking and amenity space - make realistic plans for access
5. Consultation - ask the villagers what they want and ask the landowners what they want. Not just make a random stab with no consultation.
6. Listen to what people say and act on it - not ignore it

V. HEMMING

UGBOROUGH

SA/0251

20/06/2010.

Forward Planning Team,  
SHDC,  
Follaton House,  
Totnes,  
TQ9 5NE.

RECEIVED  
22 JUN 2010

Dear Sir,

As the owners of the land immediately to the north of the Ugborough School playing field, my wife and I wholeheartedly support the wishes of Ugborough residents to expand the village by small-scale development on pieces of land around the northern edge of the village.

Some development with a proportion of affordable housing is needed now, not after 2016, to meet the needs of local people. However, site RA29 has in the past been rejected for development on the grounds of poor access. This remains the same and the land would be better allocated to community space and/or off-road parking.

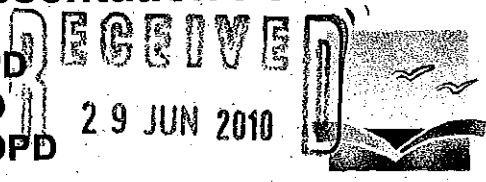
Yours faithfully,

[Redacted signature]

Richard Tomsett.

# 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/0337

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 11<sup>th</sup> June 2010.

**Please note: the consultation period has been extended to 4.00pm on 2<sup>nd</sup> July 2010.**

## PART A

1. Personal Details		2. Agents Details (if applicable)
Title	Mr & Mrs	[ ]
First Name	Anthony BG	[ ]
Last Name	Smith	[ ]
Job Title (where relevant)	Retired	[ ]
Organisation (where relevant)	[ ]	[ ]
Address Line 1	[ ]	[ ]
Line 2	[ ]	[ ]
Line 3	[ ]	[ ]
Line 4	[ ]	[ ]
Post Code	[ ]	[ ]
Telephone Number	[ ]	[ ]
E-mail	[ ]	[ ]

**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](http://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.

SA10337

**PART B  
YOUR NAME:**

Smith. ABG

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

Dartmouth	<input type="checkbox"/>	Totnes	<input type="checkbox"/>
Ivybridge	<input type="checkbox"/>	Rural Areas	<input type="checkbox"/> (please specify which settlement below)
Kingsbridge	<input type="checkbox"/>	<input type="text" value="Ugborough - RA29"/>	

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

Paragraph No.	<input type="text"/>	Proposal No.	<input type="text" value="Ugb - RA29"/>	Other	<input type="text"/>
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**4. Nature of Representation**

Do you consider the DPD is:

<b>(1) Legally Compliant *</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
<b>(2) Sound *</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

→ 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**:

<b>(1) Justified</b>	<input checked="" type="checkbox"/>	<b>(2) Effective</b>	<input checked="" type="checkbox"/>	<b>(3) Consistent with National Policy</b>	<input type="checkbox"/>
----------------------	-------------------------------------	----------------------	-------------------------------------	--	--------------------------

\* 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).

The present infrastructure within the village of Ugborough does not support a development of the proposed 20 dwellings on the indicated site RA29. It is unsound because it lacks any detail, and the number of indicated dwellings without any space for resident parking or outside open space or play area is untenable.

It gives no consideration to any proposed access routes, other than by an already congested Lutterburn Street and a path/cycle way. One would assume that emergency services/trades people would require access at some point. (As we have sadly personally experienced in Undertown recently)

The development of this site and size indicated also gives little consideration to the effect it would have on the lives, well being and welfare of existing residents.

There is also the effect that further extensive hardstanding development would have on the recurring problem of the flooding of the Lutterburn Street/Undertown basin.

NB: Ideally we would prefer that the village retains its present size and retain its original conservation area concept. Once its gone, its gone.

**PART B**

**YOUR NAME:**

Smith. ABG

**DPD:**

Ugb - RA29

**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.

A smaller development of no more than 5 or 6 houses on site RA29, supported by proper access, residents parking area and open play areas to cater for the requirements of new residents.

Development to be of a design which be in keeping with the village life and structure, and it should be DESIGNATED JUST FOR LOCAL PEOPLE or those PEOPLE WITH LINKS TO THE LOCAL AREA.

More suitable sites for further development are available elsewhere in the immediate area which would be more cost effective to develop. (Wrangaton for one) These already have easier access facilities and full transport links laid on, neither of which is available on any of the Ugborough sites.

**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, 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:

**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/0337

Signature

Date

27/10

**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 2<sup>nd</sup> July 2010 to:**

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

# 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  
Totnes Site Allocations DPD  
Rural Areas Site Allocations DPD

For Official Use Only
Reference No. SA/0531
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 11<sup>th</sup> June 2010.

**Please note: the consultation period has been extended to 4.00pm on 2<sup>nd</sup> July 2010.**

## PART A

### 1. Personal Details

### 2. Agents Details (if applicable)

Title	MRS.
First Name	MARGARET
Last Name	BROWN
Job Title (where relevant)	
Organisation (where relevant)	
Address Line 1	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED</p> <p>11 - 1 JUL 2010</p> </div>
Line 2	
Line 3	
Line 4	
Post Code	
Telephone Number	
E-mail	

**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](http://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:** MRS. MARGARET BROWN

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

Dartmouth	<input type="checkbox"/>	Totnes	<input type="checkbox"/>
Ivybridge	<input type="checkbox"/>	Rural Areas (please specify which settlement)	
Kingsbridge	<input type="checkbox"/>	<span style="border: 1px solid black; padding: 2px;">UGBOROUGH</span>	

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

Paragraph No.  Proposal No.  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.

*\* CONTINUES OVERLEAF. PLEASE SEE OVERLEAF!*

**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).

- I consider DPD to be UNSOUND as Ugborough too small a village community to accommodate further housing.
- All access roads into Ugborough too narrow and small to cope with greater influx of traffic - already hazardous to current existing users! (Totally impractical to introduce further traffic and difficulty accessing village)
- Virtually non-existent bus service to and from Ugborough (Villagers already have to depend on private transport)
- Little facilities here, i.e. very small P.O./Stores. No Health Centre.
- Ugborough already a bottle-neck for transport.
- Ugborough Conservation Area (This is a small quiet rural community which is why the villagers enjoy living here).
- We have already had major problems in this (Please continue on a separate sheet/expand box if necessary)

(P.T.O)

*\* village with life-threatening delays caused by Emergency Service Vehicles unable to get access to this district due to insufficient parking provision. (E.M. Services unable at through due to parked cars in street)*

- Extra Housing would definitely result in further parking difficulties. (Most families these days require and have 2 or 3 cars per household). These homes would obviously not be able to provide sufficient parking for their needs, which would exacerbate the huge problems with parking which already exist!

**PART B**

**YOUR NAME:** MRS. MARGARET BROWN

**DPD:** \_\_\_\_\_

**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.

*(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.**

**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, 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:

**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.

Signature

Date

30.6.10

**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 2<sup>nd</sup> July 2010 to:**

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

URGENT FAX 01803 861404

# South Hams Local Development Framework Publication Stage Representation Form

FORWARD PLANNING  
RURAL AREAS SITE  
ALLOCATION

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

For Official Use Only  
Reference No. SA/0531  
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 11<sup>th</sup> June 2010.

**Please note: the consultation period has been extended to 4.00pm on 2<sup>nd</sup> July 2010.**

## PART A

### 1. Personal Details

### 2. Agents' Details (if applicable)

Title: MAS

First Name: MARGARET

Last Name: BROWN

Job Title (where relevant):

Organisation (where relevant):

Address Line 1:

Line 2:

Line 3:

Line 4:

Post Code:

Telephone Number:

E-mail:

[Empty form fields for Agents' Details]

**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](http://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.

URGENT FAX 01803 861404

# South Hams Local Development Framework Publication Stage Representation Form

FORWARD PLANNING  
RURAL AREAS SITE  
ALLOCATION

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

For Official Use Only  
Reference No. SA/0531  
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 11<sup>th</sup> June 2010.

**Please note: the consultation period has been extended to 4.00pm on 2<sup>nd</sup> July 2010.**

## PART A

### 1. Personal Details

### 2. Agents' Details (if applicable)

Title: MAS

First Name: MARGARET

Last Name: BROWN

Job Title (where relevant):

Organisation (where relevant):

Address Line 1:

Line 2:

Line 3:

Line 4:

Post Code:

Telephone Number:

E-mail:

[Empty form fields for Agents' Details]

**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.

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SA/0531

**PART B**

**YOUR NAME:** MARGARET DENISE BLOWEN

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

Dartmouth	<input type="checkbox"/>	Tolnes	<input type="checkbox"/>
Ivybridge	<input type="checkbox"/>	Rural Areas (please specify which settlement)	
Kingsbridge	<input type="checkbox"/>	<u>UGBOROUGH</u>	

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

Paragraph No.  Proposal No.  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 FOLLOWING SHEETS

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

SOUTH WALES LOCAL DEVELOPMENT FRAMEWORK SA/0531  
 REPRESENTATION FORM - MARGARET BROWN

1. The proposed development will fundamentally and adversely alter the character of the village. This will be detrimental to all residents.
2. Such development is far more appropriate in Ivybridge or closer to it or similar rural towns (eg Plympton) where there are far more suitable communications, infrastructure, day to day facilities (eg retail outlets) and transport links.
3. Such development on a site closer to Ivybridge - which is geared up for this kind of development - is likely to be more economical and have less impact on the environment (both aesthetically and owing to closer proximity to the A38 - less traffic in connection with the development and following the development on narrow country roads)
4. To create the new facilities necessary for this development would destroy the character of this quintessential English village.
5. The development would lead to more crime because there are no facilities for young people - they (and the wider economy) would be better served by this development being situate in a less isolated location.
6. The development will have a major negative impact on the environment and environmental health. The absence of retail and other facilities will mean far more car journeys for new residents than would be the case if such development took place closer to the centre of Ivybridge. The village does not have suitable infrastructure or facilities to accommodate such a large number of new residents. Perilous vehicular journeys through narrow country lanes would be required whenever anyone needs to buy provisions, go to the doctor, go to a leisure facility etc. That obviously remains the case for existing residents but that is precisely why these settlements are unsuitable for further residential development and the consequent increases in population. The development would therefore be unsustainable.
7. The village is surrounded by countryside and accessed by narrow country roads/lanes. The development would increase very significantly the volume of traffic creating bottlenecks and very real safety issues. Bottlenecks on country roads are also very bad for the environment.
8. This kind of development will be more expensive in a village like Ugborough than would be the case in a settlement with better transport links. Surely there are easier sites to develop in the vicinity.
9. It is understood that Tom Holway has a vested interest in the proposed development and that he owns at least some of the land in question. I therefore question whether it is appropriate (and legal?) for him to campaign for this cause. At a recent Parish meeting Mr Holway apparently intimated that he would (gratuitously) be making a contribution to the community if the development goes ahead; presumably such a contribution would be required by way of the usual Section 106 Agreement/Undertaking in any event in which case this 'offer' is misleading. It does seem as if SHDC is determined to force through the development and to make it happen and people do therefore question the extent of any vested interests and whether key individuals involved in the decision making process stand to gain financially if the development goes ahead. I wish to record that I was

02/07 2010 13:33 FAX

BOWER & BAILEY

004

SA/0531

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK  
REPRESENTATION FORM - MARGARET BROWN

not posted any information about making representations or comments re  
this proposed development: I was passed the relevant form by neighbours.

# 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/0712

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 11<sup>th</sup> June 2010.

**Please note: the consultation period has been extended to 4.00pm on 2<sup>nd</sup> 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

RECEIVED  
- 2 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](http://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:**

TOM HOLWAY

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

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

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

Paragraph No. 6.168 Proposal No. 6 Other SITE RA39

**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).

THE LEGAL COMPLIANCE OF THE D.P.D. IS QUESTIONABLE AS THE L.P.A. DID NOT FOLLOW ITS OWN S.C.I. AND THE PROPOSED NUMBER OF DWELLINGS IS NOT CLEAR (35 ON PAGE 20, AND 20 ON PAGE 86) THE D.P.D. IS UNSOUND BECAUSE:

- 1) IT IS NOT JUSTIFIED BECAUSE THERE WAS NEGLIGIBLE PARTICIPATION WITH THE COMMUNITY OF UGBOROUGH.
- 2) IT IS NOT EFFECTIVE DUE TO UNSOUND INFRASTRUCTURE DELIVERY PLANNING AS ACCESS TO SITE RA29 IS POOR AND DELIVERY PARTNERS ARE NOT SIGNED UP TO IT.
- 3) IT IS NOT CONSISTENT WITH THE NATIONAL POLICY AS THE NEW GOVERNMENT WANTS COMMUNITIES TO DECIDE HOW THEY SHOULD DEVELOP IN THE FUTURE, AND TO HELP COMMUNITIES RETAIN CONTROL OF AFFORDABLE HOMES THE NATIONAL COMMUNITY LAND TRUST NETWORK HAS BEEN SET UP.

## PART B

YOUR NAME:

TOM HOLWAY

DPD:

UGBOROUGH (RURAL)

## 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.

AT A RECENT PUBLIC MEETING VILLAGERS WANTED PART OF SITE RA29 TO BE USED FOR MUCH NEEDED OFF-STREET PARKING AND COMMUNITY OPEN SPACE, AND WERE CONCERNED ABOUT THE POOR ACCESS TO IT, AND DID NOT WANT DENSITY TO EXCEED 12 HOMES PER ACRE. FULL PARTICIPATION WOULD HAVE ENABLED THE D.P.D. TO ADDRESS THESE. THE DRAFT D.P.D. HAD 65 HOUSES ON 3 ACRES, AND THE PRESENT VERSION HAS 20 HOUSES ON 1.25 ACRES. 65 HOUSES WOULD ENSURE THE SUSTAINABILITY OF THE COMMUNITY TO 2050. THE AREA SHOWN HATCHED ON THE ENCLOSED MAP ALLOWS FOR 65 HOUSES AT 12 PER ACRE AS WELL AS SPACE FOR ADDITIONAL PARKING AND OPEN SPACE. IT ALLOWS FOR A CO-ORDINATED DEVELOPMENT PLAN FOR BOTH OPEN MARKET AND AFFORDABLE HOMES AND WE KNOW 8 AFFORDABLE ARE NEEDED ~~HERE~~. AT AN OPEN MEETING IN MODBURY, THE PRINCE'S FOUNDATION FAVOURED SITES 1 & 2 ON THE ENCLOSED MAP TOGETHER WITH RA29 BECAUSE THEY WERE CLOSE TO THE CENTRE AND WOULD PROVIDE AN OBVIOUS 'GATEWAY' TO THE VILLAGE. I OWN SITE 1, AND MR. TOMSETT OWNS SITE 2. WE ARE BOTH WILLING TO DONATE HALF OF OUR SITES TO A COMMUNITY LAND TRUST FOR AFFORDABLE HOMES AND TO PROVIDE ACCESS TO OTHER SITES.

**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, 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:

THE INSPECTOR MAY REQUIRE ADDITIONAL INFORMATION TO THAT ALREADY PROVIDED.

**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/0712

Signature

Date

2.7.2010

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 2<sup>nd</sup> July 2010 to:**

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

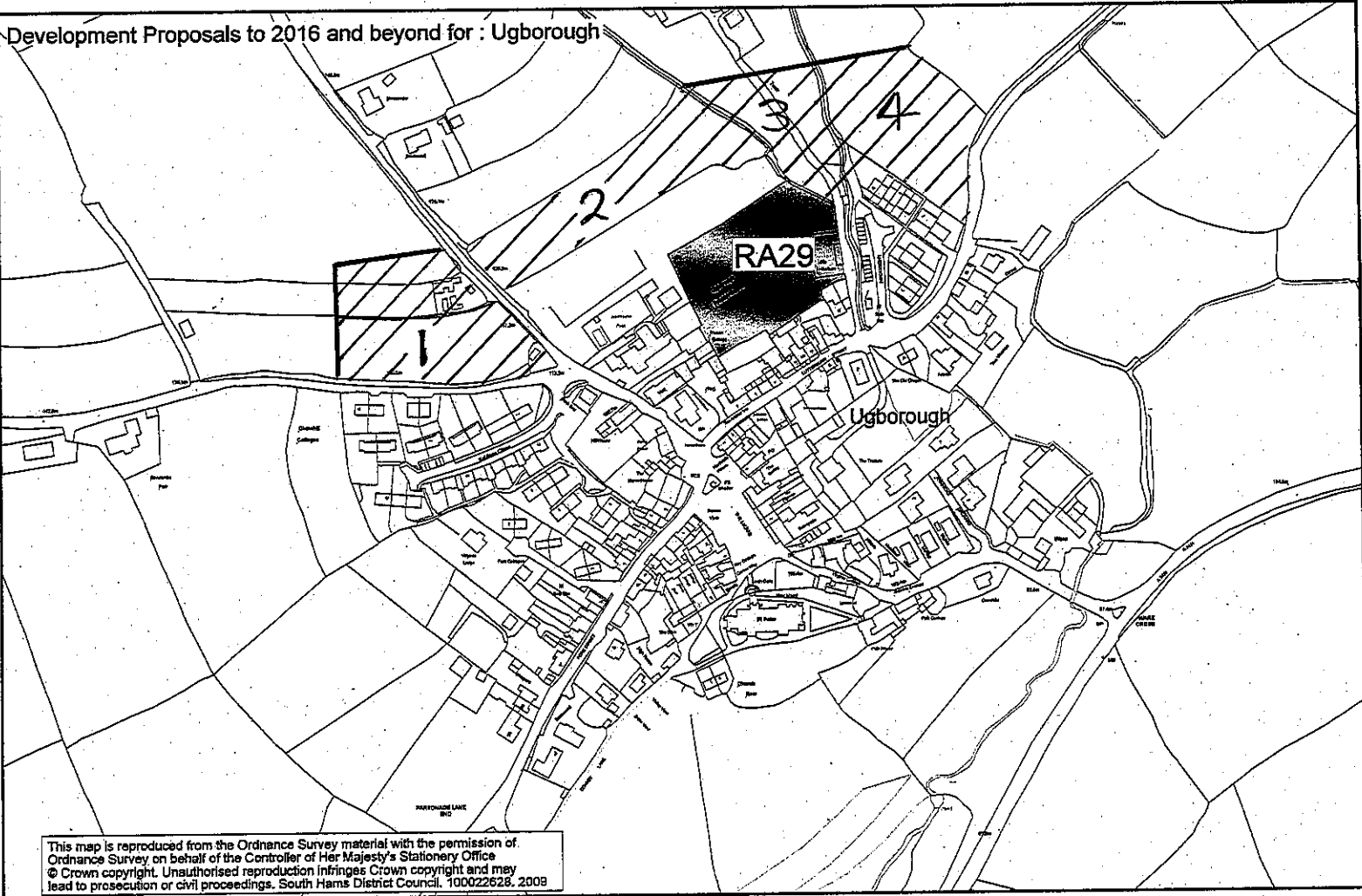
TOM HOLWAY

UGBOROUGH (RURAL)

Development Proposals

SA10712

Development Proposals to 2016 and beyond for : Ugborough



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SA/1019

L

Phil Markham,  
Head of Forward Planning,  
S. Eams District Council.

4th July 2010

Dear Mr Markham,

When I wrote to you on the 14th April 2010 I told you of the need for a playing field in Ugborough village for the teenagers and how widely this was supported. I asked you why in your forward planning you had not included provision or recognised the need.

I would be grateful for a reply.

Yours sincerely,

(Mr. S.L. Broad)

RECEIVED  
- 6 JUL 2010

**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  
Totnes Site Allocations DPD  
Rural Areas Site Allocations DPD

For Official Use Only Reference No.	SA1032
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 2<sup>nd</sup> July 2010.

**PART A**

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

**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**

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**PART B**

YOUR NAME: V. HEMMING # 38

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

Dartmouth	<input type="checkbox"/>	Totnes	<input type="checkbox"/>
Ivybridge	<input type="checkbox"/>	Rural Areas (please specify which settlement)	
Kingsbridge	<input type="checkbox"/>	UGBOROUGH	

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

Paragraph No.  Proposal No.  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).

I am attaching a letter signed by other members of this community explaining why we are unhappy about the DPD proposals.

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

**PART B**

YOUR NAME: HEMMING DPD: NARBOROUGH

**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.

See letter attached

**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, 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:

If required I can attend the oral examination.

**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.

Signature

Date

17/10

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

2/7/10

Please return this form by 4pm on 1<sup>st</sup> June 2010 to:

Email: [forward.planning@southhams.gov.uk](mailto: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

## Guidance from the Planning Inspectorate for the completion of Representation Forms

### 1. Introduction

The Development Plan Document (DPD) is published in order for representations to be made prior to submission. The representations will be considered alongside the published DPD when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (the 2004 Act) states that the purpose of the examination is to consider whether the DPD complies with the legal requirements and is 'sound'.

### 2. Legal Compliance

The Inspector will first check that the DPD meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The DPD in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the Local Development Documents it proposes to produce over a 3 year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If the DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the DPD in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The DPD should comply with the Town and County Planning (Local Development) (England Regulations) 2004 (as amended). On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify the DPD bodies (as set out in the regulations) and any persons who have requested to be notified.
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The DPD should have regard to national policy and conform generally to the Regional Spatial Strategy (RSS). The RSS sets out the region's policies in relation to the development and use of land and forms part of the development plan for LPAs. In London it is called the Spatial Development Strategy.
- The DPD must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination.

### 3. Soundness

Soundness is explained fully in Planning Policy Statement 12: Local Spatial Planning in paragraphs 4.36 – 4.47, 4.51 and 5.52 and the boxed text. The Inspector has to be satisfied that the DPD is justified, effective and consistent with national policy. To be sound a DPD should be:

#### • Justified

This means that the DPD should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area
- Research/fact finding: the choices made in the plan are backed up by facts

The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

#### • Effective

This means the DPD should be deliverable, embracing:

- Sound infrastructure delivery planning
- Having no regulatory or national planning barriers to delivery
- Delivery partners who are signed up to it
- Coherence with the strategies of neighbouring authorities

The DPD should also be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen.

The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the DPD needs amendment.

#### • Consistent with national policy

The DPD should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the LPA should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national or regional policy and support your assertion with evidence.

If you think the content of a DPD is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the Regional Spatial Strategy (or the Spatial Development Strategy in London)? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the DPD on which you are seeking to make representations or in any other DPD in the LPA's Local Development Framework (LDF). There is no need for repetition between documents in the LDF.
- If the policy is not covered elsewhere, in what way is the DPD unsound without the policy?
- If the DPD is unsound without the policy, what should the policy say?

### 4. General advice

If you wish to make a representation seeking a change to a DPD or part of a DPD you should make clear in what way the DPD or part of the DPD is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the DPD should be changed. It will be helpful if you also say precisely how you think the DPD should be changed. Representations 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 submissions based on the original representation made at publication. 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.

Where there are groups who share a common view on how they wish to see a DPD changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Further detailed guidance on the preparation, publication and examination of DPDs is provided in PPS12 and in *The Plan Making Manual*.

## UGBOROUGH - IVYBRIDGE - SOUTH HAMS DISTRICT COUNCIL

We are not opposed to the development of land in the village of Ugborough but disagree with the current development plan that shows no consideration for the current structure of the village.

### Suggested changes to the DPD - Ugborough

1. Consider the make up of the village: we need houses of all sizes and not just small houses crammed into a small space.
2. Parking needs careful consideration
3. Look at developing a variety of sites to provide amenity space and housing as well as allowing additional development which could be developed over the following years.
4. Turn existing field proposal into smaller development with some additional parking and amenity space - make realistic plans for access.
5. Consultation - ask the villagers what they want for the future of the village and ask the landowners what they want to happen on their land.

### Objections to the Development Plan

#### 1. Inadequate consultation:

The landowners of the 3 original plots chosen were not consulted prior to the original plans being drawn up (one of whom was Devon County Council as School Land was scheduled for building) The final plan for developing one field was not drawn up until late in the proceedings and the community were not consulted on this plan until May.

#### 2. Poor Research/Fact Funding

- Huge parking problems in the vicinity exist now and the site cannot possibly have been visited in the evenings when everyone is home from work and the roads are full of parked cars on both sides of the road and on the pavements. This causes problems for large vehicles. No extra provision for parking is included in the plans.
- Access into the site has previously used as a reason to turn down a planning application for far fewer properties - the lane is narrow and access to it is problematic. Cars often have to be moved to allow larger vehicles to access this lane.
- We only have public transport 3 days a week. People have to use cars
- We have only a small Post Office/shop and the mobile shop has stopped coming to the village. People need cars to get around.
- There has been some dispute over the size of the field currently allocated for housing in the DPD. The concentration of housing on the site does not allow for adequate parking for the houses planned to be built.

Ugborough 38 signatories

1/2

3. Other objections:

• Not all suitable plots of land were considered - there are several areas around the north of the village that are suitable for less dense development as well as land in Wrangaton and to the south west of the village (a field known as Workhouse Field).

• The high concentration of properties on the land

• The 'Ghetto' nature of the buildings not in keeping with a village of mixed size and style of houses

• Non of the affordable or social housing element has been allocated for local families

• The lack of community space provision and potentially using school and village amenity land for building

○ Additional traffic on small lanes will be dangerous.

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

1/7/10

I have already sent in a publication stage representation form regarding the developments at Ugborough. However, I have since found that the extremely difficult to interpret form you supplied for people to use has had the effect (no doubt desired by the Council) of putting many people off actually filling it in.

As a village we are not against development but we want to be consulted and listened to. Any development should be in keeping with the village and not just a quick fix to check a box for the planning authority.

I have therefore put together all the objections that were raised at our local meeting (reasons I used in my previous letter) and have collected the signatures of several people in the village who were put off responding by the complexity of the process. I trust that this is acceptable as I believe it follows the advice in your form.

I trust you will be able to accept this as the representation of a group of people that your system might have disenfranchised from the process.

You may also be interested to know that I have sent your form to the Plain English Campaign for comment.

Regards

Victoria Hemming

38 signatories

Signatures assigned to objections to Ugborough DPD as drawn up by South Hams District Council

Name	Address	Signature	Date
JOHN PURSEY			28/6/10
Steve Hughes			28-6-10
M ANDREWS			28-6-10
M.S. DOCKER			28-6-10
M Gulland			28-06-10
Susanarol			28-6-10
S NOYD			28-6-10
MARK PILCHER			28/06/10
Tanna Gibson			28/6/10
Dave [unclear]			29/6/10
Rebecca Short			29/6/10
Steven Taylor			29/6/10
Kim How			29/6/10
Vanessa [unclear]			29/6/10
M.D. Brown			29.6.10
Gamer			29.6.10
Cross			29-6-10
Alan Gillespie			29-6-10
Karen Milner			29-6-10
SUSAN WILLIAMS			30-6-10
NORMA ROE			30-6-10
JOHN TAYLOR			30-6-10
DAVID HILSCOMBE			30-6-2010



