

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
<b>Organisations and Agents</b>																
SA 0139	R 5154	Aveton Gifford		RA9										There is no objection in principle to the development of this site providing it is required to meet a local employment need.		
SA 0349	R 53500	Aveton Gifford	6.58	RA9		✓		✓						Support allocation. Confirm land available. Keen for development to come forward prior to 2016. Sustainable location close to village facilities. Outside ANOB and Village Conservation Area with relatively less visual impact on these designated areas. Vehicular access possible via Millhay on north side of village. Development of Millhay only would prejudice future use of Homefield/ Little Court, including for agricultural use. Understand Parish Council prefers Millhay upon which additional car parking can be provided.	None	
SA 0349	R 53501	Aveton Gifford	6.59	RA9		✓		✓						Support allocation. Confirm land available. Keen for development to come forward prior to 2016. Sustainable location close to village facilities. Outside ANOB and Village Conservation Area with relatively less visual impact on these designated areas. Vehicular access possible via Millhay on north side of village. Development of Millhay only would prejudice future use of Homefield/ Little Court, including for agricultural use. Understand Parish Council prefers Millhay upon which additional car parking can be provided.	None	
SA 0349	R 53502	Aveton Gifford	6.60	RA9		✓		✓						Support allocation. Confirm land available. Keen for development to come forward prior to 2016. Sustainable location close to village facilities. Outside ANOB and Village Conservation Area with relatively less visual impact on these designated areas. Vehicular access possible via Millhay on north side of village. Development of Millhay only would prejudice future use of Homefield/ Little Court, including for agricultural use. Understand Parish Council prefers Millhay upon which additional car parking can be provided.	None	
SA 0349	R 53503	Aveton Gifford	6.61	RA9		✓		✓						Support allocation. Confirm land available. Keen for development to come forward prior to 2016. Sustainable location close to village facilities. Outside ANOB and Village Conservation Area with relatively less visual impact on these designated areas. Vehicular access possible via Millhay on north side of village. Development of Millhay only would prejudice future use of Homefield/ Little Court, including for agricultural use. Understand Parish Council prefers Millhay upon which additional car parking can be provided.	None	

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 0349	R 53504	Aveton Gifford	6.63	RA9		✓		✓					Support allocation. Confirm land available. Keen for development to come forward prior to 2016. Sustainable location close to village facilities. Outside ANOB and Village Conservation Area with relatively less visual impact on these designated areas. Vehicular access possible via Millhay on north side of village. Development of Millhay only would prejudice future use of Homefield/ Little Court, including for agricultural use. Understand Parish Council prefers Millhay upon which additional car parking can be provided.	None		
SA 0719	R 53541	Aveton Gifford		RA9		✓		✓					Unsound due to non compliance with national policy as sites RA9 (Aveton Gifford), RA16 Ermington, RA27 (Stoke Gabriel) and RA29 (Ugborough) are partially within functional flood plain. Council has not applied sequential approach to site allocations for venerable uses (e.g. residential) required by PPS25 para.16.Exception Test only applies to sites in Flood Zones 2 & 3. Alternative sites in Flood Zone 1 have been put forward during consultation process, e.g. site WA3 in April 2009 STA. Council has incorrectly applied sequential test to Rural Areas DPD.	Landowners support inclusion of site at West Alvington (see attached map) as alternative to RA9 (Aveton Gifford), RA16 Ermington, RA27 (Stoke Gabriel) and RA29 (Ugborough). Site of 0.7 hectares, on eastern edge of village, well contained by existing natural boundaries, no access or servicing constraints presents 'rounding off' development for approx. 20 dwellings. Not visually prominent within ANOB, not within village Conservation Area and would not affect character or appearance of area. Support local services in village and assist with local infrastructure improvements and provide affordable and open market housing in sustainable location. Site came forward during Princes Foundation consultation and prior to Rural Areas DPD publication stage site was considered. as part of consultation in January/ February 2010. Unclear why site has not come forward as proposal by Council. Landowners would accept development of only western triangle (previously RA35).	Yes	
SA 1014	R 53252	Aveton Gifford											There have been two formal Parish consultations and ongoing discussions regarding development in the vilage. Broad support is given to this response. Millfield and Barnfield are dleiverable sites to meet the needs of the Parish. Connectivity can be achieved with shop, Memorial Hall, Public Transport, Pre School Centre, Primary School and centre of village. This site will also provide village car parking and supporting refurbished Memorial Hall. The site at Homefield for 30 dwellings is rejected as part of the Parish consultation.			L

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 1015	R 53556	Aveton Gifford		RA9									Environment Agency: Part of area identified is within Flood Zone 3 and there is one record of historic flooding. A Flood Risk Assessment will be required to determine extent of risk. Development must be laid out to ensure most vulnerable within lowest risk area. Also need to ensure no increase in run-off as result of development, taking into account potential impacts of climate change.			L
SA 1040	R 53577	Aveton Gifford	6.58 - 6.63	RA9									Both landowners of RA9 confirm the area is available for development and are keen for it to proceed in the short term. The site is close to primary facilities of the village, would have less visual impact upon the conservation area and AONB. Both fields are situated outside of the AONB and village conservation area. New vehicle access could be provided to Millhay on the north side of the village.			
SA 1040	R 53578	Aveton Gifford	6.58 - 6.63	RA9									Understand that the Parish council prefers Millhay. This site would only isolate and prejudice the future use of the field adjacent to Homefield/Little Court.			
<b>Individuals</b>																
SA 0307	R 5321	Aveton Gifford		RA9									Viability issues with 50% targets of affordable housing and provision of additional infrastructure required, archaeological assessment required and site considerations such as landscaping. Traffic increase and parking problems, water run off, overdevelopment, density too high. Questions affordability of new house. Home field - dangerous bend, water run-off, dangerous access. Spoil character of village. Possible need for street lighting.			
SA 0312	R 5325	Aveton Gifford		RA9									Flooding problems. Has experienced flooding in own home, Old Mill Cottage			
SA 0347	R 5331	Aveton Gifford		RA9									Generally in favour of the proposed development plan and asks for a quick resolution to the proposal. Accepts that the village needs to grow a little to keep the school, pub and shop viable. Requests some consideration to respondent as a land owner of part of the proposal since the proposals will alter the nature of their property. The proposal will affect the open, green aspect which the property enjoys, but nevertheless, the land owner supports the proposals as shown.			
SA 0348	R 5332	Aveton Gifford		RA9		✓		✓					Questions why South Hams have gone against the public consultation which rejected the land known as Homefield and asks for a clear explanation. Considers the land known as Barnfield provides more suitable access and would have less impact on the village. Considers that Homefield is the wrong location at this time.	No		

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 0352	R 5333	Aveton Gifford		RA9									<p>Considers the proposal is lacking in any economical or technical consideration and avoids environmental issues.</p> <p>Concerns over flooding at Millfield and Homefield.</p> <p>Considers the road bridge to be inadequate and effectively acts as a dam allowing water to build up behind it.</p> <p>The proposal states that access is possible from the layby above the village, but this access takes you into Barnfield which is not part of the proposal.</p> <p>The proposal would have pedestrians exiting on to a sometimes busy road near a blind corner.</p> <p>Questions whether people will park their cars at the top of the hill to walk back into the village.</p> <p>Questions the viability of the proposal given the difficult nature of the site.</p>			
SA 0419	R 5334	Aveton Gifford		RA9									<p>Aveton Gifford is a sustainable village with the shop, school, church and pub. Recognise that in order for the village to maintain its sustainable status it must expand a little. However, there are a number of potential constraints including the location within the AONB, flooding and nature conservation/wildlife issues.</p> <p>In July 2009, the village rejected Homefield as a development option for a number of reasons. These include the poor visibility and unsafe vehicular access, visible sky-line development, limitations to the views of the church, increased traffic flow in the centre of the village and increased risk of injury at peak times around the bus stop.</p> <p>In January 2010, the village consultation supported the potential development of Millfield and Barnfield (the field to the north of the proposal).</p> <p>Reasons include the potential to gain access from the lay-by above Aveton Gifford which minimises the need for access roads, minimal changes in traffic in the village centre, minimal disturbance to existing residents, the site provides opportunity for a car park to be created to deal with the insufficient parking provision in the village. The walkway to the centre of the village could be developed as an additional play/recreation area. If developed sympathetically, flood risk will not be increased. The site offers ample space for development for market and affordable housing. There have even been talk about small industrial units to the north of the site.</p>	Request that the plans change to exclude "Homefield" and instead include Barnfield as well as Homefield.		

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 0423	R 5335	Aveton Gifford		RA9									<p>Objects to the proposed development.</p> <p>Does not consider it possible to achieve 50% affordable housing in view of the high infrastructure costs of developing an unsuitable site.</p> <p>There is poor and unsafe access onto narrow bending roads and it is not clear to see how safe access can be achieved.</p> <p>Any development would be highly visible from most directions.</p> <p>There is a flood risk problem on the site and development would increase the amount of surface water.</p> <p>Considers the proposals to be overdevelopment on an unsuitable site.</p>	<p>Considers the cricket pitch at Icy Park to be a realistic alternative and is within the same ownership as the land proposed.</p>		
SA 0429	R 5336	Aveton Gifford		RA9									<p>Feels development like that proposed should be encouraged. Asks that the houses proposed be affordable to first time buyers/renters/part buy part rent.</p> <p>Considers the location of Aveton Gifford allows easy access to most places.</p> <p>Suggests the houses need not be grand, but suitable for first time buyers.</p> <p>Requests that the houses be for locals only and not second homes.</p>			
SA 0430	R 5330	Aveton Gifford		RA9									<p>Acknowledges the need for affordable rented accommodation in the area.</p> <p>Requests that the layby near Icy Park is the entrance to the development and the road comes out in the village near the bridge over the stream known as Parson's Brook.</p> <p>Would encourage renewable energy technologies on new builds.</p> <p>Encourages a well planned development for affordable rent in the village.</p>			
SA 0484	R 53505	Aveton Gifford		RA9									<p>Support affordable housing in village and relaxing planning restrictions for Millfield (site 1) and Homefield (site 2) sites with reservations (see suggested changes). Maintain village green area and left bank of stream undeveloped with housing on right.</p>	<p>Small phased development of no more than 15 houses on Homefield site. If additional housing needed develop Millfield.</p>		
SA 0517	R 53506	Aveton Gifford		RA9									<p>Support growth in reasonable and sustainable rate.</p> <p>Support Millfield as has good access, integration without visual impact, pedestrian links, provision of village car parking. Objects to Homefield (site 2) for following reasons; access, increased traffic, visual impact, uncharacteristic cul -de -sac development.</p>			