

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appeal?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
Organisations and Agents																
SA 0027	D 2001	Dartmouth												Adequate sewage treatment works capacity will be available to meet the allocations up to 2016. Whilst capacity will also be made available to meet the development proposals beyond 2015 the timing of any improvements that may be required to meet the demand will be subject to approval of future business plans by OFWAT. The larger site D1 will however require investigations to establish capacity with the sewerage networks to which they would discharge. Water supply is available at source to meet the demands of the allocations although the need for some localised improvements cannot be ruled out.		
SA 0040	D 2002	Dartmouth	5.1		Vision for the South Hams									In order that the police can attract funding for CIL or request facilities such as CCTV where appropriate, there needs to be a statement in the LDF which endorses designing out crime. Requests the following words to be added and suggests that it could be placed in the "Vision for South Hams" section. <i>Sustainable developments is one of the core principles underpinning planning. Crime, the fear of crime and anti-social behaviour has the power to destroy communities, undermine the quality of life and damage community cohesion. To ensure a better quality of life for all, every opportunity within the planning system must be taken to design out crime. Ensuring designing out crime is considered at the pre-planning discussions will reduce crime, save on the costs of crime and reduce the carbon footprint of that area. In addition this statement will demonstrate compliance with Planning Policy Statement 1 paragraph 36 and 37 and ODPM Safer Places The Planning System and Crime Prevention.</i>		
SA 0139	D 2003	Dartmouth												Considers that there are a number of aspirations for transport in the DPDs but consider that the potential outcomes of the plans in relation to transport are uncertain. In particular, it is not clear how the development would may impact on the SRN or whether proposals will assist in minimising and mitigating potential impacts. As a general requirement, require applications which exceed indicative thresholds in DCLG/DfT Guidance on Transport Assessments (March 2007) to be supported by a Transport Assessment (TA) or Transport Statement (TS). In light of the predominantly rural nature of the district, the Local Authority will require a Transport Assessment for all proposals outlined in the DPD exceeding 25 dwellings and for some non-residential floor space schemes falling under the DfT indicative thresholds depending on the site's context. A Travel Plan will be required for all major developments in accordance with Good Practice Guidelines.		

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SA 0139	D 2004	Dartmouth	5.4										The vision for Dartmouth is supported, provided that future development within such locations is to meet local needs only and are accessible by a range of public transport, walking and cycling facilities.				
SA 0139	D 2005	Dartmouth	5.7										The objectives for Dartmouth, particularly objective DO5 are supported.				
SA 0139	D 2006	Dartmouth		D1									Given the distance of the site from the A381, the Highways Agency have no objection to the principle of the development. The Agency would welcome the opportunity to comment on the masterplan as and when it is produced for consultation.				
SA 0139	D 2007	Dartmouth		D2									There is no objection in principle to the development proposed and it is noted that planning permission has been secured for 45 of the 95 dwellings proposed.				
SA 0139	D 2008	Dartmouth		D3									There is no objection in principle to the development proposed.				
SA 0164	D 2085	Dartmouth											No site specific comments				
SA 0245	D 2013	Dartmouth	2.7				✓		✓				Considers the DPD is not legally compliant as many of the assumptions are based on RSS targets and therefore is not consistent with National Policy.		No		
SA 0247	D 2014	Dartmouth		D3									Proposal D3 is supported by the MOD. The forthcoming Strategic Defence and Security Review and expected increase in number of rationalisation opportunities and reduction in size of the Defence Estate may see the release of D3 Rock Park before 2016	Consideration should be given to including the following para, particularly in the context of a Core Strategy Review in 2011. "Where buildings and land in MOD establishments within or adjacent to settlements are declared surplus to military requirements, planning permission for the redevelopment, conversion and/or change of use for non-military purposes will be permitted where the development accords with the objectives of the Core Strategy and other policies contained within the LDF documents. It is accepted that due to their nature some MOD holdings are outside areas where development would normally be permitted. South Hams District Council will work with the MOD to ensure that any site deemed surplus to MOD requirements will be re-used or re-developed to ensure they continue to be of socio-economic benefit to the wider county."		No	

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SA 0247	D 2015	Dartmouth	6.3										Land in and around BRNC is currently required by the MOD but the future of all MOD establishments are being reviewed as part of the Strategic Defence and Security Review.	<p>Consideration should be given to including the following para, particularly in the context of a Core Strategy Review in 2011.</p> <p><i>"Where buildings and land in MOD establishments within or adjacent to settlements are declared surplus to military requirements, planning permission for the redevelopment, conversion and/or change of use for non-military purposes will be permitted where the development accords with the objectives of the Core Strategy and other policies contained within the LDF documents. It is accepted that due to their nature some MOD holdings are outside areas where development would normally be permitted. South Hams District Council will work with the MOD to ensure that any site deemed surplus to MOD requirements will be re-used or re-developed to ensure they continue to be of socio-economic benefit to the wider county."</i></p>	No	
SA 0247	D 2016	Dartmouth	7.7&7.8										The need for flexibility and adaption to future changes is supported, particularly in view of the fundamental changes to the Defence Estate that could arise from the Strategic Defence and Security Review.	<p>Consideration should be given to including the following para, particularly in the context of a Core Strategy Review in 2011.</p> <p><i>"Where buildings and land in MOD establishments within or adjacent to settlements are declared surplus to military requirements, planning permission for the redevelopment, conversion and/or change of use for non-military purposes will be permitted where the development accords with the objectives of the Core Strategy and other policies contained within the LDF documents. It is accepted that due to their nature some MOD holdings are outside areas where development would normally be permitted. South Hams District Council will work with the MOD to ensure that any site deemed surplus to MOD requirements will be re-used or re-developed to ensure they continue to be of socio-economic benefit to the wider county."</i></p>	No	

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SA 0263	D 2017	Dartmouth											Dartmouth and Kingswear Society welcomes the extension to the consultation period but sees few signs of this leading to proper and full consultation with residents and local councils. Disappointed at the lack of public exhibition or explanation and little publicity outside of the website. The whole Preferred Options Consultation has been omitted and results in concern about the legality of the exercise.			
SA 0263	D 2018	Dartmouth											Dartmouth and Kingswear Society question the basis for growth targets assumed or set given the new central government.			
SA 0263	D 2019	Dartmouth											The Society fully supports the need for limited, well defined development in Dartmouth, including the need for more affordable housing. One of the main concerns of the Dartmouth and Kingswear Society is the long, drawn-out process of the LDF which has left adopted Local Plans ineffective and very out-of-date, so completion of the new planning process is urgently needed. Despite this, the plans seem to have been completed in too short a time, leaving them open to criticism. The plans do not adequately consider alternative sites, some are very site specific, whilst others are over-generalized and lacking in vision detail. Most rely on green field sites. Considers the plans are unsound.			
SA 0263	D 2020	Dartmouth		D1									The Dartmouth and Kingswear Society raise concern that this is a considerably larger area than that needed, even for the 2026 requirement. The document presents no details on the layout of the site and where all of the infrastructure and facilities would be located or how the development would be phased. There is no indication of when, how and under what criteria the masterplan should be prepared. Considers that there is not enough information for the Society to be able to comment constructively on the proposals for Dartmouth.			
SA 0263	D 2021	Dartmouth	5.4										Concerns are raised about the vision which focuses solely on the new community hub at Townstal and fails to stress the need for much needed better linkage between the historic town centre and upper Townstal. There is a danger that the historic lower town will increasingly become a tourist attraction with depleted facilities for residents. There should be more stress on opportunities for employment linked to affordable housing for local people.	The vision should the opportunities for employment linked to affordable housing for local people more.		
SA 0263	D 2022	Dartmouth											Dartmouth and Kingswear Society considers the plan is unsound as it stands, not only because of the omission of the Preferred Options Stage, but also because it provides no detail or even an adequate indication of the plans and infrastructure for the area to be developed in Townstal. The D1 area should be much reduced to refine the proposed development and create a more unified and contained community.	D1 area should be redefined and much reduced.		

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SA 0263	D 2045	Dartmouth			All				✓		✓		Inadequate consultation, including Preferred Options Stage therefore may not be legally compliant. No masterplan for D1. Questions where infrastructure development will be sited. Overall area too large, too many houses, need greater proportion for employment. Lack of connection between historic lower town and new development zone. Possible ribbon development and isolated suburbs. Dartmouth and Kingswear Society supports need for mixed housing and local employment but considers proposals unsound.	Reduce D1 area to refine area and prepare detailed masterplan for consultation. The DPD may then be sound.	Yes	
SA 0271	D 2023	Dartmouth											The Site Allocations DPDs are not in proximity to and do not affect any statutory designated conservation sites. However the South Hams Special Area of Conservation (SAC) interest feature, Greater Horseshoe Bats, use the wider countryside within the South Hams for foraging, commuting to foraging sites and travelling between the constituent roots of the SAC. Some allocated sites could have adverse impacts on the SAC if the developments do not consider the Greater Horseshoe bats during the design and planning of the sites. Natural England was consulted by South Hams during the production of the HRAs and does not disagree with the findings.			
SA 0503	D 2025	Dartmouth		D1									Support the site(s) as logical area for inclusion in the plan, but the need for a cohesive masterplan is key. In light of current central government announcements, confirmation of partners on their commitment to implement plans is crucial. Re-iterate comments made previously on the importance of improving the Dartmouth economy, the need for housing for local people and bringing forward mixed and sustainable communities served well by public transport and other facilities.			
SA 0503	D 2026	Dartmouth		D2									Support the site(s) as logical area for inclusion in the plan, but the need for a cohesive masterplan is key. In light of current central government announcements, confirmation of partners on their commitment to implement plans is crucial. Re-iterate comments made previously on the importance of improving the Dartmouth economy, the need for housing for local people and bringing forward mixed and sustainable communities served well by public transport and other facilities.			
SA 0503	D 2027	Dartmouth		D3									Support the site(s) as logical area for inclusion in the plan, but the need for a cohesive masterplan is key. In light of current central government announcements, confirmation of partners on their commitment to implement plans is crucial. Re-iterate comments made previously on the importance of improving the Dartmouth economy, the need for housing for local people and bringing forward mixed and sustainable communities served well by public transport and other facilities.			

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SA 0529	D 2029	Dartmouth	2.1-2.11					✓					Basis on which Allocation DPD have been prepared is sound.			
SA 0529	D 2030	Dartmouth		DP2									Proposal D2 should not be allocated and the allocation at Townstal be increased.	Delete proposal D2. Increase D1 by 45 houses.		
SA 0529	D 2031	Dartmouth	3.1-3.14					✓					Site selection process is sound.			
SA 0529	D 2032	Dartmouth	4.1-4.13					✓					Evaluation of the local context is sound.			
SA 0529	D 2033	Dartmouth	5.1-5.7					✓					Vision and objectives are sound.			
SA 0529	D 2034	Dartmouth			Table 1			✓					Table 1 (page 23) is sound			
SA 0529	D 2035	Dartmouth		D1				✓					The requirements of the policy are informed by a sound evidence base.			
SA 0529	D 2036	Dartmouth						✓					Analysis conducted by the developer provides further evidence that the proposal is justified, effective and deliverable and accords with PPS12.			
SA 0529	D 2037	Dartmouth											The requirements of the allocation can not all be accommodated within the current boundary.	Extend the boundary of the site.		
SA 0529	D 2039	Dartmouth											Parts of Milton Farm should be included within the proposal	Amend site boundary of D1 to include some parts of Milton Farm.		
SA 0529	D 2040	Dartmouth											More detailed analysis of site suggests that some parts are too steep to be developed and that there is enough land in the vicinity to incorporate all the requirements, but not within the current site boundary.	Extend the boundary of the site.		
SA 0529	D 2041	Dartmouth							✓				In order to make the DPD sound, the boundary of the site must be extended.	Extend the boundary of the site.		
SA 0529	D 2042	Dartmouth											Additional site work conducted by the developer identified no constraints that would limit the potential of site D1 coming forward.			
SA 0529	D 2043	Dartmouth						✓					The monitoring mechanisms for the DPD is considered to be sound and based on a nationally accepted approach.			
SA 0529	D 2044	Dartmouth											Work to inform masterplanning of the site has been started by the developer. This shows the boundary of the site needs extending.	Extend the boundary of the site.		
SA 0585	D 2048	Dartmouth											Dartmouth and District Chamber of Trade and Businesses support proposals but have concerns: need improvements to main road in/out Dartmouth to support new employment and housing. Recent supermarket developments have added to traffic difficulties; Area of land proposed for employment insufficient; separation between historic lower town and higher part of town.			
SA 0774	D 2057	Dartmouth											GOSW welcome the publication of the DPDs which appear to be in accordance with the adopted Core Strategy, based on robust evidence and which also appear to be based on a robust and in depth engagement with the communities served by SHDC.			

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SA 0774	D 2058	Dartmouth											Paragraph 2.6 makes reference to the Regional Spatial Strategy (RSS). A letter from the Secretary of State for Communities dated 27th May 2010 sets out that the Government is committed to the early abolition of the Regional Strategies. This will apply to RPG10 as well as the emerging RSS for the South West. The Secretary of State has asked that LPAs and the Planning Inspectorate to have regard to this intention in decision making. Therefore the text in the DPDs may need to be amended once an announcement is made. The intention to abolish Regional Strategies is not in itself likely to be a soundness issue for these DPDs. The context for the plan is an adopted Core Strategy which provides the plan's essential framework to 2016. Planning for the delivery of homes remains an important objective. National policy will continue to provide the framework for local authorities in the absence of Regional Strategies and the evidence gathered to inform their preparation will be available to authorities. As you bring forward the DPD, you may wish to use this evidence or have your own.			
SA 0774	D 2059	Dartmouth											In the context of the DPDs, GOSW supports the approach which provides certainty of the allocations for the first five years, within the framework of the adopted Core Strategy, followed by an indication of the direction and quantum of development following 2016. The review of the Core Strategy will be achieved by 2016.			
SA 0774	D 2060	Dartmouth											Subject to the scrutiny of the Planning Inspector, the evidence base in support of the allocations appears to be robust and appropriate for the purpose. The Design Review Assessment process is very interesting and it appears to have enabled significant engagement with the people in the neighbourhoods served. It is noted by GOSW that the DRA has informed not only the choice of allocations but those smaller villages that might be more appropriate to accommodate development. The form of bottom up engagement in plan preparation is supported.			
SA 0774	D 2061	Dartmouth											GOSW note that there appears to be robust evidence on the type of infrastructure that is needed to support development and neighbourhoods. This evidence has been prepared with the County Council and other infrastructure providers. The Council will want to satisfy itself that the infrastructure expectations set out in appendix 1 of each DPD, particularly for 'big ticket' items such as schools, reflects or are flexible enough to respond to any funding programme changes that might be forthcoming following the Governments Budget announcements to significantly reduce public sector spending.			

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SA 0774	D 2062	Dartmouth											Employment and commercial allocations appear to be generally and broadly described as such in the plans proposals. The plan might be improved if it was possible to provide more policy guidance of the type/nature of employment and commercial development that would be appropriate at these allocations. PPS4 provides national guidance on these matters.			
SA 0774	D 2063	Dartmouth											Some site allocations include a 'grey' edge rather than a firm line. These appear to reflect that these allocations are development either wholly or partially beyond 2016. All allocations up to 2016 probably should have a firm definition. It might be that intended directions of locations of development beyond 2016 can be indicated, with the intention that they are firmed up following review of the Core Strategy. This might be a matter that the Inspector can provide more clarity on. It does not appear to be a matter which leads to question the soundness of the plan.			
SA 0774	D 2064	Dartmouth											It is presumed that the Development Policies DPD recently found to be sound will provide the framework for ensuring that the proposals emerging on the various allocations will be managed so as to provide for sustainable development. However, if there are any specific actions on sites that might address carbon reduction, the plan might be improved if these are included as part of the allocations.			
SA 0993	D 2056	Dartmouth											South West Councils Strategic Leaders Board and the South West Regional Board will only respond with a further letter if it is considered that there are significant issues relating to the implementation of the Regional Strategy.			
SA 0994	D 2055	Dartmouth											The Coal Authority have no specific comments to make on the document at this stage.			
SA 0995	D 2065	Dartmouth											The County Council is reaffirming the policies set out in the adopted Devon Structure Plan and these strongly support focussing development located at the main urban areas at the market towns. Similarly, it supports the broad scale of development being proposed in the context of the most recent assessments of housing needs within the south west Devon area. DCC has no strategically significant specific policy objections to the proposals.			
SA 0995	D 2066	Dartmouth											DCC has no overall objections to the proposals as Education Authority and increased housing development is not anticipated to require action except where appropriate requirements have been properly included in the Infrastructure Delivery programmes attached to each document.			
SA 0995	D 2067	Dartmouth											A number of sites have potential environmental and/or archaeological interest which will need to be considered when applications for development or the production of masterplans are proposed.			

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SA 0995	D 2068	Dartmouth		D1									The roundabout accessing the current car park and ride site should be the main point of entry. Access to residential, retail, healthcare and other community facilities should be separated from that for commercial elements and the relocated Park and Ride.			
SA 0995	D 2069	Dartmouth		D2									Given the currently approved development, it would be beneficial if employment uses were removed from the area and the whole given over to residential in order to avoid heavy goods traffic in a residential area.			
SA 0995	D 2070	Dartmouth		D3									Access should be from Archway Drive. The site is not suitable for employment purposes in order to avoid heavy goods traffic in a residential area.			
SA 1015	D 2072	Dartmouth											Where a site contains a watercourse or wetland features, opportunity to restore these and enhance biodiversity should be explored. A suitable buffer zone, usually at least 7m should be retained between watercourse/feature and development. The EA will need to see details of these as flood defence consent may be needed. Waterside wildlife corridors should be conserved and enhanced.			
SA 1015	D 2073	Dartmouth											Where a proposal falls within nature conservation sites, Devon Biodiversity Records Centre (DBRC) should be contacted to ensure no adverse impacts. Ecological assessment and mitigation/compensation may be necessary if protected species or BAP habitats are present.			
SA 1015	D 2074	Dartmouth		D1									Ensure no increase in run off and take account of climate change.			
SA 1015	D 2075	Dartmouth		D2									Ensure no increase in run off and take account of climate change.			
SA 1015	D 2076	Dartmouth		D3									Ensure no increase in run off and take account of climate change.			
SA 1015	D 2077	Dartmouth		D1									Need to ensure no significant issues relating to contamination from PDL land as the site lies within ground water vulnerable zone.			
SA 1015	D 2078	Dartmouth		D2									Need to ensure no significant issues relating to contamination from PDL land as the site lies within ground water vulnerable zone.			
SA 1021	D 2071	Dartmouth		D1									Support the aspiration for a swimming pool at Dartmouth in principle but request more details about the idea and the strategic thinking behind the scheme.			L
SA 1027	D 2079	Dartmouth	6.16	D1									Pleased to note that the football club has been excluded from the proposed development site. Considers the pitches should remain where they are due to their logical connection to the leisure centre. Wishes to see the pitches safeguarded from any potential threat of development.	Remove the existing pitches from the proposal to contribute to the "greenlung".		
Individuals																
SA 0227	D 2009	Dartmouth		D1		✓		✓					No mention of how Council will address problems on A3122 given additional traffic generated by development, especially pinch points such as Norton Park.		No	

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SA 0242	D 2010	Dartmouth	6.6			✓		✓					Is in agreement with the assessment of suitable sites for development. Considers there to be little or no scope to develop within the town centre and areas such as Jawbone Hill and Waterpool Lane are unsuitable due to poor access, visual intrusion etc. Feels it is important that the AONB is not spoilt.		No	
SA 0242	D 2011	Dartmouth	6.9			✓		✓					By default, agrees that the area to the west of Townstal is the most suitable area for new development. But does have the following reservations. Considers that the development quality is vital as the area is the gateway to the town and for visitors to Dartmouth. Would not wish to see the development become an edge of town retail park. Raises concern that there will be a lack of jobs for people moving to Dartmouth given the existing shortage of jobs in the town.		No	
SA 0242	D 2012	Dartmouth	6.1			✓		✓					Queries how the development at Noss Marina fits in with the numbers proposed in the document, yet there is 137 houses proposed.		No	
SA 0434	D 2024	Dartmouth	1.3			✓			✓		✓		DPD not sound as does not make firm provision for employment and infrastructure for occupiers of new houses, including those reliant upon public transport. No inclusion of Noss development included for facilities/workshops for skilled workers at Noss. Considers only non skilled workers being catered for. Lack of demand for skilled workplaces appears to run through LDF.		No	
SA 0471	D 2028	Dartmouth		D1									Traffic issues overlooked I the proposal. A new relief road would improve access to new secondary school and other new or relocated facilities.	Include a new link relief road between A3122 Totnes road and A379 Stoke Fleming road within the proposal.		
SA 0483	D 2080	Dartmouth							✓	✓	✓	✓	The proposals are too open ended with no consideration for infrastructure. Questions the location of new infrastructure provision.		No	
SA 0483	D 2081	Dartmouth		D1					✓	✓	✓	✓	Concerned about ribbon development and the proposed development remote and detached from main community and facilities. Concerned about impact on the AONB.		No	
SA 0565	D 2046	Dartmouth											Lack of privacy for existing and new houses, loss of view and new development will reduce value and attraction of house. Loss of industrial use of land and employment and suitable affordable units for businesses. Loss of green areas within Dartmouth and view into countryside from town will affect character of town.			
SA 0567	D 2047	Dartmouth		D2									Lack of public knowledge about proposal. Concerns relate to loss of privacy and view. Loss of heartland of real Dartmouth businesses and local employment, affecting young people and social problems. Empty homes in Townstal estate. Impact on infrastructure. Siting, appearance and layout unacceptable. lack of provision for open space, sport and recreation.			

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SA 0594	D 2049	Dartmouth		D2									Inadequate consultation with local residents. Local road system - use of Lord Nelson Road as short cut and non residents parking will increase. Loss of businesses on proposal site. Will have new dwellings have same height restriction as existing dwellings in Lord Nelson Drive.			
SA 0688	D 2050	Dartmouth							✓	✓	✓		Not justified due to little public consultation. Not effective as: D1 larger than required; lack of effective plan for area may lead to unacceptable wide variety of development, including isolated community at Venn Lane. No development layout thus lack of evidence of Sound Infrastructure Delivery Planning. DPD could deliver scattered unsustainable development not designed for easy pedestrian access.	Need comprehensive detailed masterplan for west Dartmouth, including layouts and phasing. Incorporate into revised DPD for consultation.	Yes	
SA 0697	D 2052	Dartmouth											At the publication stage of the DPD, members of local communities should not feel that they have to make as many changes to the DPD as is the case in the South Hams. This means the consultation process has not been as vigorous or as inclusive as it should have been which means the DPD is unjustified.			
SA 0697	D 2053	Dartmouth											Responding to the DPDs on the portal is difficult as it requires responses to specific paragraphs. This wouldn't be a problem if there were not huge gaps in the DPD which need addressing. Using the portal is frustrating and time consuming and the emails generated by this are significant. Sometimes commenting by paragraph isn't helpful when there are issues running through the DPD. SHFoE found that there are general issues which need to be responded to in all DPDs. It is time consuming and frustrating to get issues and changes across on the portal. Questions the cost of the portal and the number of people who have used the portal to make comments.			
SA 0697	D 2054	Dartmouth											The forms are difficult to complete. People do not feel as if they know what is going on. The DPDs should not be generating anxiety at this late stage because the meaningful community consultation should have been done. There is anger over the sites that have been selected, the building on greenfield sites, the lack of affordable housing and the scale of development and members of the public do not know which test of soundness their concerns relate to. Those who have filled in the form on line have found that there is not enough space to write, which requires an additional document to be attached which is complicated and could easily be simplified.			
SA 0792	D 2051	Dartmouth	6.5			✓		✓					Urgent need for affordable housing links with future employment opportunities and provision of more social infrastructure, including new Community College, development of Norton Sports and Leisure centre (swimming pool etc). Include Community energy project.	Include Community energy project in proposal.		

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SA 1028	D 2082	Dartmouth	5.7										Makes suggested changes.	Add DO6: Enhance and improve the Park and Ride facilities to encourage tourism to the town, and links with the old town.		
SA 1028	D 2083	Dartmouth	6.14										Makes suggested changes.	Add reference to the Park and Ride and links to the Dartmouth town centre.		
SA 1028	D 2084	Dartmouth	6.17										Makes suggested changes.	Add "the Park and Ride (current site and overflow site for Regatta traffic etc) should be enhanced and allowance made for extension.		