



Comment

Consultee

Mr James Brown (426781)

Email Address

Address

Event Name

Dartmouth Site Allocations DPD

Comment by

Mr James Brown

Comment ID

1

Response Date

09/06/10 20:07

Consultation Point

1.2 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?

Yes

Unsound

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

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).

There is no mention of how the Council will address the problems on the A3122 with extra traffic generated by the scheme, especially the pinch points, and in particular the one at Norton Park.

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.

SA/0242^①



Comment

Consultee Ms F Cooper (182135)

Email Address

Address

Event Name Dartmouth Site Allocations DPD

Comment by Ms F Cooper

Comment ID 2

Response Date 16/06/10 13:52

Consultation Point 6.6 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? Yes

Unsound

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

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 agree with the assessment of suitable sites for development. There is little or no scope to develop within the town centre and areas such as Jawbone Hill and Waterpool Lane are completely unsuitable due to poor access, visual intrusion etc. It is important that this Area of Outstanding Natural Beauty is not spoiled.

Participation at oral part of examination

SA / 0242

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

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

SA/0242²



Comment

Consultee Ms F Cooper (182135)

Email Address

Address

Event Name Dartmouth Site Allocations DPD

Comment by Ms F Cooper

Comment ID 3

Response Date 16/06/10 13:59

Consultation Point 6.9 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? Yes

Unsound

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

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).

By default therefore I agree that the area to the west of Townstal adjacent to the main road is the most suitable area for new development but with the following reservations: - this area is the gateway for visitors to Dartmouth so the nature and quality of the development is vital. It is critical that it does not become an edge-of-town retail park along the main road consisting of drive-thru McDonalds and D-I-Y stores. - I am concerned that new homes will be built which attract people to move to dartmouth but

SA10242

there will be no jobs for them. The town already has a shortage of jobs so it would be more sensible to create the jobs and then build the homes.

Participation at oral part of examination

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

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

SA/0242



Comment

Consultee

Ms F Cooper (182135)

Email Address

Address

Event Name

Dartmouth Site Allocations DPD

Comment by

Ms F Cooper

Comment ID

4

Response Date

16/06/10 14:01

Consultation Point

6.10 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?

Yes

Unsound

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

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).

How does the proposed development of Noss Marina fit into these numbers? I could not find it mentioned yet it is proposed that there will be 137 new homes there.

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.

SA/0242

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



Comment

Consultee	mr robin sjoberg (443714)
Email Address	
Address	
Event Name	Dartmouth Site Allocations DPD
Comment by	mr robin sjoberg
Comment ID	6
Response Date	30/06/10 08:56
Consultation Point	1.3 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).

I cannot judge whether the plan is legal. However it is unsound because it makes no firm provision for the employment and the infrastructure required for those to occupy the houses planned, particularly the affordable sector who, by definition, will need public transport to very local work. No inclusion of the Noss development seems to be included where no provision for the skilled workers needed to maintain the 370 or so boats that will occupy the marina, each of these boats will annual antifoul paint to their bottom, their engines will need service and repair and there increasingly complicated electronics

SP1043A

fitted and maintained. These are skilled jobs that do not need vast workshops because most work is done on board the boat but a nearby hightech base ie within the Noss site is needed to support this work. Currently only low paid menial work, waiters and hotel staff seem to be catered for. This same lack of demand for skilled workplaces seem be present throughout the Local Framework.

Participation at oral part of examination

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

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

SA/0471

RECEIVED
30 JUN 2010

Dartmouth Site Allocations Development Plan Document

Dear Team,

I have read this document and notice that it encompasses all the likely future changes, including those for which SHDC is not directly responsible. It seems there is one issue that has not been addressed. There is no mention of roads. I think there should be a link road to the south of proposed development site D1. This would link the A3122 Totnes road with the A379 Stoke Fleming road. In this way the traffic that transits between these two roads would not have to enter the Townstal area. It would provide access to the increased capacity new academy, and all the other new, or moved facilities that are to be provided. It would reduce the pressure on the west end of Townstal Road, and take Milton Lane out of the equation entirely, rendering the lane safer for pedestrians. Please bear in mind that Milton Lane has recently been reduced in width by widening the footpath at one point.

Please would the Council consider including such a relief road in these proposals, rather than letting it follow on in retrospect as would be inevitable,

Yours faithfully,

Adrian Booker

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/0483

Date Acknowledged

Please read the guidance notes before completing this form.

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

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

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

PART A

1. Personal Details		2. Agents Details (if applicable)
Title	Mr.	
First Name	L Nicholas	
Last Name	Wood	
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) 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:

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

Dartmouth	<input checked="" 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"/>	

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

Paragraph No.	<input type="text"/>	Proposal No.	<input type="text"/>	Other	<input type="text"/>
				General	

4. Nature of Representation

Do you consider the DPD is:

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

(1) Justified	<input checked="" type="checkbox"/>	(2) Effective	<input checked="" type="checkbox"/>	(3) Consistent with National Policy	<input checked="" type="checkbox"/>
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* 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 proposals are too open-ended, with no realistic consideration for the existing infrastructure, never mind the enhancements that would be required. Do you propose that the 'community hub' comprising such services as the cottage hospital/clinic/doctors' and dental surgeries, police station, indoor swimming pool, fire station and developments for employment initiatives linked to the additional housing should be at and adjacent to the existing park-and-ride site? You don't clearly commit yourselves, even though there might well be general agreement to such an approach. Furthermore, you seem to be preparing for a ribbon development of housing along the A3122 (straying, by the way, well into the Stoke Fleming parish whose residents were asked only consider proposals close to the village centre) that will make residents at the Venn Lane end of the proposed development land detached and remote from the main community and facilities. You don't even attempt to explain how you would avoid such undesirable outcomes. Such an expansive urban sprawl of excessive numbers of dwellings that your present proposals appear to tolerate would be quite out of keeping with policies proper to an AONB, and are probably contrary to SHDC's existing policy priorities in that regard. Altogether much too vague.

I wish I had more time to put 'pen to paper', but pressure of work will not afford me enough opportunity until after your deadline of 2nd July.

PART B

YOUR NAME:

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 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

L. N. Wood

Date

30/06/10

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

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

Email: forward.planning@southhams.gov.uk

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

Fax: Marked Forward Planning (01803) 861404

For any enquiries please call **01803 861202**

Kim Rhodes

SA/OS65

From: anne lavers
Sent: 01 July 2010 23:25
To: chris lavers; Forward Planning

Subject: RE: Dartmouth Site Allocation DPD Proposal D2 Collingwood Road

I have only today become aware of the proposed plans for the areas close to our residence and I am surprised that planning permission has already been granted for collingwood road site particularly because we had raised objections in March 2008 and were assured that planning permission had been refused on that occasion(KO/JC/15/2064/06/F).

My concerns are for firstly the privacy of our home. Lord Nelson Drive homes have balconies which overlook Collingwood Road. We would look directly into houses built behind us. Secondly, the value and attraction of our house depends in part on the view from the balcony. Large scale development, particularly with several stories would diminish the outlook and would definitely pose problems with privacy.

Thirdly, I am concerned about the loss of industrial use for the area and whether firms would be able to find affordable units in the future. I am aware that some businesses have relocated to totnes where rents are lower. In this fragile economic environment, I would worry about the further loss of employment.

Fourthly, I am concerned about the loss of green areas within the area of dartmouth. The amount of housing and other dwellings seem condensed for such a small area and will result in a very urban appearance. Dartmouth is beautiful because of its many green areas along with views of the countryside and is the reason why many locate here. What a pity to lose all that with these far reaching proposals. It will completely transform the landscape. TOO much and TOO quickly!

Faithfully Anne Lavers

Kim Rhodes

SA/0567

From: Chris Lavers
Sent: 01 July 2010 22:26
To: Forward Planning; anne lavers; me
Subject: Dartmouth Site Allocation DPD Proposal D2 Collingwood Road

Thursday 1st July

21:22

Dear Sir,

I am writing to you at this late hour, as I have only become informed of the Dartmouth site Allocation DPD earlier today, re: **Proposal D2** Collingwood Road to register my comments before the consultation period is closed tomorrow Friday 2nd July. As a resident who backs directly onto this proposed site, living at 9 Lord Nelson Drive, and as one of the residents who responded to the last proposed redevelopment of Collingwood Road, Townstal in April 2008 (Your Reference: KO/JC/15/20064/06/F) I am surprised that I have not heard anything about this development by South Hams District Council. In fact none of our neighbours were aware of this planned development, and I will be surprised if many therefore are in any place to participate in this consultation, particularly via the Internet web-site which has been anything but easy to navigate and examine the proposals!

My comments and questions re: the Collingwood Road site will be brief and to meet the deadline. If you wish to discuss this with me further then please feel free to do so.

The proposal for the area behind Lord Nelson Drive, and that encompassing the other existing industrial sites is earmarked for 45 dwellings, in contrast to the original refused development of 9 dwellings directly behind our row of 10 houses.

My first concern must be as it was then in 2008 for the privacy of the dwellings in Nelson Drive- both for us and for any prospective residents living in the 45 proposed dwellings. The 10 houses in Lord Nelson Drive have balconies overlooking this site and the distance between us and the site raises the real question of whether we and they would look into each others houses respectively, lounge to lounge or bedroom to bedroom. It is likely that the building of additional dwellings will not only seriously degrade the quality of view, part of our lifestyle in these houses, but may result in an appreciable devaluation in the price of all our properties. We are less likely to have breakfast on the balcony in the direct sight of numerous nearby neighbours' bedroom windows! The building of houses is certainly not likely to enhance the landscape for us, and indeed for other existing residents of Britannia Avenue, who love their unimpeded view across the river Dart and towards Torquay.

The proposed site encompasses much of the existing heartland of real Dartmouth businesses, which have been employing local people over several generations. I have immense concern that if they go ahead is given for this particular development there must be real guarantees regarding relocation of businesses. The development will potentially create a negative impact on local businesses, especially as there is already a limited diversity of work opportunities in this area. Such job losses and the loss of younger people from the town of Dartmouth will further exacerbate problems highlighted by a past report produced by Devon Primary Care Trust and Devon county Council which were raised at the last unsuccessful planning consultation. The town is still mid-table for social problems such as low incomes, poor health and high unemployment. Although Townstal itself was not named, the worst area was widely believed to be here. It is expected that there will be a 3% decrease in the 0-17 year age group by 2021 and a 35% increase in the over 65 age group in Dartmouth by this time. It was previously acknowledged by District and County Councillor for Dartmouth Jonathan Hawkins, that "one of the main things is to develop Dartmouth as an employment centre, for which we need to extend the marked development boundary in the new district local development framework." The loss of boat building/boat storage jobs,

02/07/2010

and loss of workers in existing industrial units will actually have a negative impact on this strategy.

The lure of possible future jobs in the community cannot be offset against the loss of existing jobs- many of who live already on the Townstal estate. Real jobs need to be established in a town which is currently disconnected in very real ways from the rest of Devon, by 2 limited hours of operation ferry services (reminiscent of a bygone era!) and twisting dangerous roads towards Totnes and Kingsbridge on the other hand. A decent BRIDGE development for Dartmouth is long overdue to establish the needed connectivity for this region 24/7, but that is another issue that should be addressed at a higher level

Building more houses when there are already many houses for sale on the existing estate would also seem to be an unnecessary act. I find it hard to see how this particular development will improve the character of the area. The change to the landscape and the views would be drastic and detrimental to all the existing residents, and are unlikely to help ease the need for affordable homes in the larger urban areas such as Plymouth.

I also have some concern with how the existing sewage in the area will be dealt with. The land of the proposed site has a pretty constant water run off most of the year near the RGC Building entrance to the Collingwood Road; the dampness is likely to generate some potential health issues. Increases in dwelling density will additionally put greater pressure on other forms of existing infrastructure generally.

I believe the planning permission consultation should be refused by virtue of its siting, appearance and layout, as the proposal for Collingwood Road does not contribute positively to making the area better for existing local residents, and is inappropriate in its context and fails to satisfactorily improve the character and quality of the area based upon existing employment of local residents in these businesses. By virtue of its close proximity to existing residential housing it will result in an unacceptable detriment to future owners/occupiers of many of the dwellings, in our case within Nelson Drive and Britannia Avenue, which is surely contrary to adopted Structure and Local Planning Policies, and relevant Central Government guidance.

The proposal makes no provision, as stands, for open space, sport and recreation contributions within the proposed area of development. The recent refurbishment of the Collingwood Road park meets existing local needs, yet should not only be safeguarded, but further open spaces created and enhanced where possible for both young and old, which is entirely consistent with the PPG 17 "Planning for Open Spaces, Sport and Recreation" document. Finally the colocation of the NHS Dental practice at the Collingwood Road park also raises my concerns for the continued status of the NHS Dentist on this estate; the Dental practice provides vital dental healthcare to the Townstal community and beyond. Anything which puts the Dental practice at risk should be avoided at all costs.

I would be grateful if you would take these views into account when considering this DPD D2 Collingwood Road proposal and ensure in future that local residents, especially those directly impacted by these planning proposals are better informed throughout the process.

I knew nothing of these proposals until today, this is unacceptable.

Yours sincerely,

Dr Chris Lavers

Kim Rhodes

SA/OS94

From: BRNC-RM
Sent: 02 July 2010 10:39
To: Forward Planning
Subject: planning permission

Dear Sir/Madam,

I do not think you sufficiently advertised the current planning consultation.

I live in Lord Nelson Drive which directly backs on to one of the proposed development sites for Dartmouth and yet there are no notices around my property and no notification has been put through my door. I have just found out about it and as today is the deadline I do not have time to properly submit my views.

Last time this site was proposed there was a planning meeting which my husband attended.

I am worried about the infrastructure around the area. The road outside my house is already used as a "short-cut" to get to the main road and this would only get worse, as would the parking situation. There are single yellow lines outside, but everybody parks on them and nobody is ever fined. It is sometimes difficult to get out of the drive to our houses when there are cars parked directly opposite. More houses leading to more traffic and more parked cars would inevitably make this worse.

What is going to happen to the businesses currently on the proposed site and the jobs? The last thing Dartmouth needs is more businesses to relocate elsewhere leaving the town bereft of any useful business.

Our houses were built subject to strict controls over height so as not to obscure the view or lead to privacy issues. Is the same going to be true of the new development?

As I have said I don't feel I have enough time to put my views across fully and I am disappointed this has been done almost "on the quiet". Why no contact with local residents?

Yours,

Rebecca Millard

Kim Rhodes

SA/0688

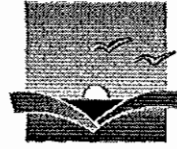
From: Doug Twigg
Sent: 02 July 2010 12:54
To: Forward Planning
Subject: DPD Representation Form
Attachments: sa_dpd_representation_form_-_revised_date-2 DT.pdf

Please find the attached Representation Form for the Dartmouth DPD.

Regards
Doug Twigg

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/0688

Date Acknowledged

Please read the guidance notes before completing this form.

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

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

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

PART A

1. Personal Details		2. Agents Details (if applicable)
Title	Mr	
First Name	Doug	
Last Name	Twigg	
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) 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:

R D H Twigg

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

Dartmouth

Totnes

Ivybridge

Rural Areas (please specify which settlement below)

Kingsbridge

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

Paragraph No.

Proposal No.

Other

All

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 DPD is not 'justified' since there has been very little participation by the general community --- and little evidence of it.

The DPD is not 'effective' for a number of reasons:

- The main area identified (D1) is far larger than required, with the result that there is no effective plan for the area. The current DPD would therefore permit an unacceptably wide variety of different developments; some of these might be totally inappropriate, for example a new community at the Venn Lane junction completely isolated from the rest of Dartmouth.

- There is no indication of any proposed development layout, particularly in area D1, and thus no information on the infrastructure which would be required --- for example roads. Thus there is no evidence of 'Sound infrastructure delivery planning'.

- The DPD could permit development which would not meet environmentally sustainable requirements; for example it could permit scattered development not designed for easy pedestrian access.

PART B

YOUR NAME:

R D H Twigg

DPD:

Dartmouth

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 comprehensive detailed Master Plan for the West Dartmouth area needs to be prepared, showing layouts and phasing of all the key elements. This should be incorporated into a revised DPD which should be open to full consultation with the general public. Careful completion of these steps could then result in a legally compliant and sound DPD.

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:

To emphasise that very substantial changes are needed to the Dartmouth DPD and to amplify my suggestions of what these might be.

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

R D H Twigg

Date

2nd July 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 2nd July 2010 to:

Email: forward.planning@southhams.gov.uk

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

Fax: Marked Forward Planning (01803) 861404

For any enquiries please call **01803 861202**

Kim Rhodes

DARTMOUTH

SA/0697

From: Kate Wilson and Graham Deane

Sent: 02 July 2010 15:49

To: Forward Planning

Subject: DPD responses

Attachments: Response to all the Site Allocation DPDs.doc

Please find attached my response to responding to the site allocation DPDs

Kate Wilson

Response to the process of responding to all the Site Allocation DPDs

On behalf of South Hams Friends of the Earth I have responded to the Totnes Site Allocation DPD in full and I have made some representations to the other Site Allocation DPDs using the online portal. The process has been extremely frustrating. This response is a personal response. I have not had time to consult FoE members about it, but I do know that many people share my frustrations and feel as I do.

1. At the publication stage of a DPD the affected communities should not feel that they have to make as many changes to a DPD as is the case in the South Hams. The fact that this is so means that the consultation process has not been as rigorous or as inclusive as it should have been which means that the DPDs are unjustified.
2. Responding to any of the DPDs is almost impossible on the portal because of the need to respond to paragraphs. This would be acceptable if all that needed changing was a word here or there but the fact is that there are huge gaps in all the DPDs which need addressing. Using the portal is frustrating and time consuming and the emails generated by this are significant.
3. Sometimes commenting paragraph by paragraph is not helpful. There are issues which run through a DPD – provision of cycle routes in relation to specific sites let's say - which need to be dealt with once, as opposed to having to repeat the same response for each site. SHFoE found that there are general issues which need to be responded to in all DPDs, for example, sites have been selected without meaningful consultation, the traffic implications of development have been overlooked, infrastructure requirements are not rigorous enough, protection of the landscape and biodiversity is not considered at a local level, the objectives for delivering development being too general and being applicable anywhere. These points alone make all the DPDs unjustified and ineffective, and although in some cases there are ways of making the DPDs sound, it is too time consuming and frustrating to get them across on the portal. Most of us are not planners; we just want to respond to a plan in a way that is straightforward.
4. I note that the Council has contracted out this consultation portal work. How much did this cost? Could the money have been better spent on proper consultation? Is it effective? How many people have made responses via the portal?
5. Many people have contacted me to say that the forms are too difficult to complete. Although I know it can be hard to differentiate between the different tests of soundness if you are not used to doing so, this is not the real problem. The real problem is that the DPDs have got to the Examination stage and people do not feel as though they know what is going on. The DPDs should not be arousing so much anxiety at this late stage because the meaningful community consultation should

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have been done, the community should have been listened to and the DPDs should be a joint community and planning authority document. However, this hasn't happened and people want to be heard but can't fill in the forms. They feel angry about the sites that have been selected, or building on Greenfield sites, or the lack of Affordable Housing, or the proposed number of houses, but they don't know which test of soundness their concerns relate to. This means that they have not been meaningfully consulted in spite of all the so called evidence to the contrary.

6. Those that have managed to fill in the forms, myself included, have found that there is not enough space in which to write on the online form so we have to attach a document to our response form email. This is another complicated procedure which could easily be simplified.

Kate Wilson

2/7/10



Comment

Consultee dr brian boughton (445238)

Email Address

Address

Event Name Dartmouth Site Allocations DPD

Comment by dr brian boughton

Comment ID 7

Response Date 02/07/10 11:48

Consultation Point 6.5 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? Yes

Unsound

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

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:

The desperately needed new affordable housing in Dartmouth /Townstal has links with future employment opportunities and the provision of more social infrastructure. The latter includes a new Community College and further development of the Norton Sports and Leisure centre complex and especially a new heated indoor swimming pool. These need to be included in the LDF and consideration given to the best designs for future operating costs. In both cases but especially in the case of the swimming pool, staffing and energy costs are the most important design considerations. As regards the energy requirements these are likely to increase indefinitely and provision must be made for this. The land at Norton is ideally suited to renewable energy technology as evidenced by the new wind turbines at the Sainsburys supermarket. Since energy conservation must be an important feature of the new housing, the LDF should consider a Community Energy project which includes the housing and the social infrastructure projects. This should include a major wind energy component but also solar and geothermal energy. At present the cost of a Community Energy component to this development can be offset through the major energy suppliers and these need to be consulted throughout the preparation period. With the insulation standards set by the Lidl's supermarket and the renewable energy used by Sainsburys, a high standard of energy efficiency is already in use on this site and my proposal is in keeping with this. Brian Boughton

SA/1028

Jenny Farmer

From: Rebecca Black
Sent: 29 July 2010 10:34
To: Jenny Farmer
Subject: FW: LDF Consultation: Dartmouth DPD

Rebecca Black | Forward Planning
South Hams District Council
Follaton House, Plymouth Road, Totnes, TQ9 5NE
01803 861202 ext 1505 | rebecca.black@southhams.gov.uk

From:
Sent: 30 June 2010 13:02
To: Forward Planning
Subject: LDF Consultation: Dartmouth DPD

Re: DARTMOUTH DPD.

I suggest the following additions/qualifications to this document:-

Para 5.7: Add policy D06: Enhance and improve Park and Ride facilities to encourage tourism to the town, and links with the old town.

Para 6.14: Add reference to the Park and Ride and links to the Dartmouth town centre.

Para 6.17: Add "the Park and Ride (current site and overflow site for Regatta traffic etc) should be enhanced and allowance made for extension.

Yours sincerely,

Eric Preston (D & K Society)