

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			
Organisations and Agents																	
SA 0027	R 5038	Diptford												Adequate sewage treatment works capacity in all the settlements will be available to meet the allocations up to 2016 with the exception of Blackawton, Diptford and Ermington where sewage treatment works improvements may be necessary subject to investigation. Whilst SWW will endeavour to meet the demand beyond 2015 being the next investment period, the timing of any improvements that may be required to meet the demand will be subject to approval of future business plans by OFWAT. Localised improvements to both the water distribution and sewerage networks may be necessary which will be assessed on a site specific basis.			
SA 0056	R 5069	Diptford	1.2			✓		✓						Having completed a Housing Needs Survey there is an obvious need for affordable housing and the Parish Council would support suitable development for local people.	No		
SA 0139	R 5160	Diptford		RA15										Whilst this site is close to the A38, the Highways Agency acknowledge the proposals are for a limited scale of development. Further comment is reserved until the necessary supporting information is available to consider the likely impacts on the SRN.			
SA 0995	R 51814	Diptford		RA15										Any footpath provision along the existing road would narrow the road to an unacceptable degree.			
SA 1015	R 53561	Diptford		RA15										Environment Agency: Need to ensure no increase in run off as result of development, taking into account potential impacts of climate change.		L	
Individuals																	
SA 0240	R 5271	Diptford		RA 15		✓		✓	✓	✓	✓			Not legally complaint as Parish Council did not consult with all residents affected, particularly those in the immediate vicinity. DPD not sound as village relatively isolated, with poor public transport and no shop. Limited employment. Access from narrow lane. The slope of site will lead to run off and flooding problems. Adverse impact on neighbouring properties. Previously land fill site which could have health problems.	Locate housing near to larger employment areas and better transport links. Better use of existing housing stocks with local resident clauses and increased council tax for second home owners.		
SA 0244	R 5274	Diptford		RA 15										Owns land within site. Confirms land is available for development.			
SA 0261	R 5283	Diptford		RA15										Supports the allocation in Diptford. The village has a thriving primary school which needs local children for its future to be secure. The site at Wheat Park has been in the local plan for some time. Support for 60% affordable housing. Only concern is that the houses will not be for local people despite the housing needs survey which showed a relatively large need. Looks forward to the site coming forward for development as soon as practicable.			

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SA 0494	R 53538	Diptford		RA 15		✓			✓	✓			Wheat Park Residents (WPR) 21 people Size and height of proposed development would have unacceptable impact on village and amenity of properties immediately adjacent to site (overlooking, loss of privacy, visually over bearing). Excessive provision of affordable housing beyond needs of village. Lack of guarantee of homes for local people, lack of local employment and public transport to support low cost housing could lead to social problems. Would cause unacceptable traffic movement/ parking on narrow lane. Site known to create flooding problems. Represents harmful development within Green Belt and AONB.	Scatter development within village and ensure any development in best interests of village and potential residents.	Yes	
SA 0504	R 53539	Diptford		RA 15				✓					Support for low cost housing in Diptford Parish if for families within Parish.	Ensure low cost housing for people from within Parish.		