

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 0027	R 5039	Ermington												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 <b>Ermington</b> 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 0139	R 5161	Ermington		RA16										As the village of Ermington is located approximately miles to the south of the A38, there is potential for significant development within this area to have a material impact on the function and capacity of the A38. The Highways Agency have previously expressed concern regarding this allocation, particularly as the village has limited facilities and public transport provision. It is noted that there are aspirations to deliver a new shop as part of the scheme and would expect this to be documented in the text of the site allocations. Further comment is reserved until additional evidence is provided demonstrating the likely impact.		
SA 0155	R 5194	Ermington	6.102	RA16		✓		✓						Ermington Parish Council wish to make the following observations: The PC consider the scale of development to be too high for the village. A lower number of houses is preferred with at least 25% affordable housing. The PC would wish to see sympathetic development to the existing surroundings. There is significant employment land adjacent to RA16. The PC would prefer the 0.1ha of employment land to be utilised for a village/community centre. The PC does not support the re-provision of a shop on RA16. There are significant parking problems in Ermington. The PC would wish to see sufficient parking provided within the new development.	No	

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SA 0719	R 53542	Ermington		RA16		✓		✓					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 1015	R 53562	Ermington		RA16									Environment Agency: Flood risk issues covered in para. 6.104			L
<b>Individuals</b>																
SA 0015	R 5020	Ermington	6.101			✓		✓		✓			Criticism around the consultation process and the lack of acknowledgment to the outcome of the parish council meeting where various "stipulations" were agreed should consent be granted. Given that the village did not appear on the original list this should be given particular attention. Queries why a town the size of Salcombe gets an allocation of 50 and yet a small village like Ermington gets 35.		Yes	