

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 5165	Kingswear		RA20										There is no objection in principle to the development of this site.			
SA 0162	R 5199	Kingswear		RA20										<p>Objects to the proposed development.</p> <p>The site is within an AONB. Development would be a significant blight on the landscape. The visual impact would be devastating.</p> <p>There are concerns over the impact of development on trees and wildlife.</p> <p>The steep topography of the site will make development difficult for access. There are concerns over the risk of erosion, subsidence and flooding.</p> <p>The site is on a sharp bend on Brixham Road. Traffic and pedestrians would have poor visibility on exiting the site. Cannot understand how the footpath can be realised.</p> <p>There have been previous reasons for refusal for access to Brixham Road and questions how the situation has now changed.</p> <p>The majority of members of the Waterhead Creek Preservation Society would be pleased to support affordable housing if it were for local families.</p> <p>Considers that insufficient has been paid to the two alternative sites for development.</p> <p>Questions whether it is sensible for SHDC to continue with the allocations process before the new government has made its policies known.</p>			
SA 0263	R 5287	Kingswear		RA20										<p>Dartmouth and Kingswear Society find it hard to see how the proposals would either conserve or enhance the special character and local distinctiveness of this important area of Kingswear.</p> <p>Concerned at the visual impact of the development and the precedent which would be set for building on sensitive sites close to the river.</p> <p>Considers that there has been a lack of meaningful consideration for the Noss development.</p> <p>Feel that alternative sites should be taken into account.</p>			
SA 0432	R 5327	Kingswear		RA20			✓	✓		✓		✓		<p>Kingswear Parish Council held an open session attended by members of the public. A number of concerns were raised.</p> <p>There are safety concerns regarding the access onto Brixham Road.</p> <p>There is no pavement provision for pedestrians.</p> <p>There are visibility restrictions for new and existing users along Brixham Road.</p> <p>Unsuitable topography.</p> <p>Lack of utilities.</p> <p>Lack of sustainability for solar energy.</p> <p>Flooding risk from run off from steep slopes, if the trees were to be removed.</p> <p>Scale of development within an AONB.</p> <p>Detrimental impact on wildlife.</p> <p>In addition, the development costs would be high, potentially reducing the percentage of affordable housing.</p>	<p>The parish council has recommended an alternative site. This site, known as "Wilful Murder" (opposite Longfield) can be accessed from Higher Contour Road. The site offers safer access, suitable topography, nearness to the village centre.,</p> <p>Recognising the need for affordable housing in the village, the site was also supported by the public who attended the meeting as well as the parish council. The owners of the site would be prepared to discuss development further and have made contact with the Forward Planning.</p>	Yes	

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SA 1015	R 53566	Kingswear		RA20									Environment Agency: No known flood risk. Need to ensure no increase in run-off as result of development, taking into account potential impacts of climate change.			L
<b>Individuals</b>																
SA 0003	R 5006	Kingswear		RA20									Expresses concern at seeing proposal since there was unanimous objection at previous parish council meetings, where an alternative site, known locally as "Wilful murder" was considered more appropriate. Frustration that previous correspondence from Parish Council had not received a reply.	Alternative site at Wilful Murder.		
SA 0003	R 5200	Kingswear		RA20									Objects to the proposed development. The area is an AONB and development would result in the loss of a woodland with wildlife. There have been previous planning applications refused along Brixham Road because development would be out of keeping with the surroundings and its location within the AONB. Brixham Road is a busy road that experiences speeding traffic. The site is on a sharp bend which is an accident spot. Supports the need for affordable housing in the right location. Questions why alternative sites have not been considered which would not have the same effect on the area.			
SA 0005	R 5009	Kingswear		RA20									Expresses concern at seeing proposal since there was unanimous objection at previous parish council meetings, where an alternative site, known locally as "Wilful murder" was considered more appropriate. Frustration that previous correspondence from Parish Council had not received a reply.	Alternative site at Wilful Murder.		
SA 0005	R 5184	Kingswear		RA20									Objects to the proposed development. Whilst it is recognised that provision of affordable housing is needed in the South Hams, this site is unsuitable. There are access concerns regarding safety from Brixham Road. There is a lack of pavement provision, and speeding traffic is a problem. Pedestrian and vehicular access in and out of this site would be dangerous. The site is in an AONB and development would have an effect on wildlife and trees. The topography of the site is unsuitable for development. Additional sites have been put forward by the Parish Council. If this site was to be developed, it would have a devastating impact on the whole area.			

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SA 0010	R 5016	Kingswear		RA20									Expresses concern at seeing proposal since there was unanimous objection at previous parish council meetings, where an alternative site, known locally as "Wilful murder" was considered more appropriate. Frustration that previous correspondence from Parish Council had not received a reply.	Alternative site at Wilful Murder.		
SA 0010	R 5089	Kingswear		RA20									Objects to proposed development. Considers the site to be on the most dangerous part of Brixham Road. Feels the site has been selected out of convenience. The topography of the land renders it unsuitable and costly for development. The site is liable to flood. Kingswear Parish Council are unanimously against this site for development. Access onto Brixham Road would be very dangerous. Previous applications have been turned down for this reason. Pedestrian access would pose a danger to pedestrians and children. The site is within an AONB and the removal of the trees would have a detrimental effect on the wildlife and environment.	Urges SHDC to consider proposals put forward by Kingswear Parish Council.		
SA 0028	R 5040	Kingswear		RA20									Objection to the proposed development for a number of reasons. Firstly, the location within the AONB area; The lack of main sewers to the site. Question if the mains sewer is extended where the pumping station will be located. Consider that the site will be expensive to develop and the major works needed will potential cause disturbance to neighbouring residents. Suggests an alternative site proposed at Waterhead Brake. Notes that the proposal considers four large detached dwellings which goes against the delivery of affordable homes.	Alternative site at Waterhead Break		
SA 0029	R 5041	Kingswear		RA20									Raise a number of objections to the proposed development. Considers the site is clearly unsuitable for an allocation and that the situation of 15 properties along Brixham Road is busy, dangerous and unrealistic. The topography of the site will make access difficult. Given that SHDC have previously refused applications along Brixham Road for the "significant increase in danger" for pedestrians and vehicles, the Council are now proposing 15 dwellings and the vehicles that go with them.			
SA 0031	R 5044	Kingswear		RA20									Objects for a number of reasons. Considers that exiting onto Brixham road could be hazardous and that creating a through road would lead to a "rat-run". The topography of the site will result in it being expensive to develop. A number of wildlife species are present on the site and there are trees with TPO's. Not against development in Kingswear but do not consider this to be the most suitable site.	Suggest that land between Kaywana Hall and Brixham Road and the Wilful Murder site at the top of Lower Contour Road would be more suitable and cheaper to develop.		

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SA 0037	R 5049	Kingswear		RA20									Objection to the proposal. Acknowledges that there should be some provision for affordable housing, but that the site proposed is not the site for new housing and that affordable housing provision will only be provided if the construction costs were kept to a minimum. The topography of the site is likely to mean it is expensive to develop and is at risk of destabilising the existing neighbouring properties. Concerned that the plans do not show parking provision. Access and egress would be dangerous and there is no access to mains sewerage. Considers that there are other suitable sites within the village. Queries what the four large dwellings are being built for.				
SA 0039	R 5050	Kingswear		RA20									Supports the decision of Kingswear Parish Council which is opposing the site proposed. Considers that the AONB will be blighted by the 15 dwellings which will also have an effect on trees and wildlife. Pedestrian and vehicular access would be dangerous with busy traffic along Brixham Road and the topography of the site is unsuitable for development. Suggests that the steep bank presents a flooding and erosion risk. Asks why the other two sites have been rejected and questions why previous applications have been refused due to the "significant increase in danger".				
SA 0042	R 5053	Kingswear		RA20									Objects to the proposed development. Vehicle and pedestrian access to the site would be dangerous. The proposed development would have a detrimental effect on local wildlife and vegetation in the Waterhead Creek area. Construction would be expensive on the steep site. Limited parking provision. Questions why this site can be proposed considering that planning applications have previously been refused. Considers that Kingswear is unsuitable as a location for new development because of its lack of facilities for children over the age of 11, there are limited employment opportunities, the roads do not appear to be suitable and that together with Dartmouth, Kingswear is a popular tourist area and overdevelopment will damage the tourist industry.				
SA 0043	R 5054	Kingswear		RA20									Object to the proposed development. The site is steep, there would be a significant loss of wildlife habitat, the access road from Lower Contour Road would be very challenging and the exit road onto Brixham Road would feed into the narrowest part of the road where there is no pavement provision and pedestrian movement could be hazardous. Questions where the additional cars would be parked. Considers that the proposals are not appropriate.				

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SA 0045	R 5058	Kingswear		RA20									Object to the proposed development. Vehicular access to the site is difficult and would create a dangerous junction. There is no pavement provision along Brixham Road and would be unsuitable to walk along. The site is very steep and the area is prone to flooding and erosion and anticipates development costs to be substantial and excessive. Suggests that there are alternative sites. Questions why SHDC are proposing this site given a number of properties along the same road have been refused permission as they would provide a 'significant increase in danger' for pedestrians and vehicles.			
SA 0046	R 5059	Kingswear		RA20									Objects to the proposed development when there are other suitable sites. The proposed site will have a detrimental effect on trees and wildlife in the Jubilee Park area. There would be congestion caused by pedestrian and vehicular movement and there would be a dangerous exit onto the main road. The steep bank could cause flooding and risk of erosion and thus the topography is unsuitable for development. Questions why the other sites have been rejected and why there have been previous refusals on the grounds of providing " a significant increase in danger" for pedestrians and vehicles.			
SA 0048	R 5061	Kingswear		RA20									Objects to the proposed development. Development of this size will blight the area of outstanding natural beauty. The development would be detrimental to wildlife and trees. Access in and out of the site would be dangerous. The steep bank presents flooding and erosion risk. The topography of the site is unsuitable for development. There has been no clear reason for rejecting the other sites. Suggests that until the new Government administration have defined their policy for rural development, no decisions on targets for affordable housing should be made.			
SA 0049	R 5062	Kingswear		RA20									Objects to the proposed development. Development of this size will blight the area of outstanding natural beauty. The development would be detrimental to wildlife and trees. Access in and out of the site would be dangerous. The steep bank presents flooding and erosion risk. The topography of the site is unsuitable for development. There has been no clear reason for rejecting the other sites. Suggests that until the new Government administration have defined their policy for rural development, no decisions on targets for affordable housing should be made.			
SA 0052	R 5064	Kingswear		RA20									Whilst aware of the need for affordable housing, raises objection to the proposed development on the grounds that it would destroy a wood which would be ecologically damaging. Considers there to be other less prominent sites in the village.			

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SA 0054	R 5065	Kingswear	6.123	RA20		✓		✓					The site proposed is the most practical. It is on the main bus route, gives level access to the school, shop, post office and ferry. Most importantly, respondent believes that the development lies within the existing village boundary/building line.		Yes	
SA 0059	R 5072	Kingswear		RA20									Objects to proposed development. Considers that developing along the one way system and providing access will be dangerous. Trees would be lost as a result. Queries where the green credentials are in the proposals. Suggests that affordable homes should be added to the riverside extension/complex passed by SHDC.			
SA 0062	R 5074	Kingswear		RA20									Objects to proposed development. The development will change the area completely and will have long term detrimental effects on the natural landscape of the valley. The creek is the home of many varied species of plant and animal life. The concentration of building would change the habitat and would result in an ecological damage to the creek. The area must be preserved for future generations.			
SA 0064	R 5077	Kingswear		RA20									Concerned that there are previous reasons for refusal along Brixham Road for a number of reasons including the effect on character and appearance of the site and the surrounding AONB, the detrimental effect to the visual amenity and the speed of traffic which could lead to increased danger to other road users. Objects to the proposed development because of the effect on the trees and wildlife which will be disturbed and destroyed, pedestrian safety, particularly for children wishing to use Jubilee Park. The road is very busy and risk of accidents will be high. There is a risk of erosion and flooding. Whilst appreciate the need for housing for local people, concerned that locals will not receive priority for the new houses.	If a scheme in the village is to proceed then a more suitable site would be at Waterhead Brake.		
SA 0074	R 5086	Kingswear		RA20									Opposes the proposed development. It is within an AONB which needs to be kept for wildlife habitats and future generations. Any new houses will become 'investments' and prices will be unobtainable to local people. The access to the village is already an issue and there is a limited space for traffic on the Brixham and Lower Contour Roads. This could open up more future building sites and threaten more wild unspoilt areas and set a precedent.			
SA 0075	R 5087	Kingswear		RA20									Opposes the proposed development. The building of 15 affordable houses does not address the much bigger issue of younger people purchasing homes. Feels that this will enable developers to build other larger houses on this site. The benefits of maintaining 'natural habitats' and woodland far outweighs the above.			

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SA 0079	R 5090	Kingswear		RA20									Objects to the proposed development in an AONB. The access is also on one of the worst accident spots in the village.			
SA 0080	R 5091	Kingswear		RA20									Objects to the proposed development. Considers that there are many reasons why the site is unsuitable but not least of all because of access to the site from Brixham Road.			
SA 0081	R 5092	Kingswear		RA20									Objects to the proposed development. The area is an AONB and is as such restricted to very limited development. There would be a detrimental effect on habitats of species and loss of woodland. Pedestrian and vehicular access in and out of the village is dangerous due to poor footpaths and speeding, plus the seasonal traffic. The access to the site is unworkable and the development is excessive for a small village and out of context for a rural area.			
SA 0082	R 5093	Kingswear		RA20									Objects to proposed development. Considers the site to be on the most dangerous part of Brixham Road. Feels the site has been selected out of convenience. The topography of the land renders it unsuitable and costly for development. The site is liable to flood. Kingswear Parish Council are unanimously against this site for development. Access onto Brixham Road would be very dangerous. Previous applications have been turned down for this reason. Pedestrian access would pose a danger to pedestrians and children. The site is within an AONB and the removal of the trees would have a detrimental effect on the wildlife and environment.			
SA 0086	R 5097	Kingswear		RA20									Objects to proposed development. Feels we should not be cutting down all of the trees. Considers there to be an alternative site that should be pursued.			
SA 0097	R 5099	Kingswear		RA20									Questions what is meant by the term affordable housing. Feels that the access from Lower Contour Road into Brixham Road is dangerous. The public sewer will not serve the proposed development. Considers it not to be an appropriate site for development.			

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SA 0106	R 5115	Kingswear		RA20									<p>Objects to proposed development.</p> <p>Pedestrian access would be dangerous in the location on one of the main roads in Kingswear. Planning permission has been refused previously for these reasons.</p> <p>The site is susceptible to flooding given its location near the creek.</p> <p>The development would result in loss of woodland, and would worsen the flood risk.</p> <p>The topography of the site would increase the development costs and thus queries how this can be "affordable".</p> <p>The beauty of the area will be lost through the removal of the woodland and damage the wildlife habitat.</p> <p>Questions why more suitable sites have not been considered.</p>			
SA 0107	R 5116	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The development of 15 houses would have an effect on the AONB.</p> <p>There would be a detrimental effect on wildlife and trees.</p> <p>Pedestrian and vehicular access would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk.</p> <p>The topography of the site is unsuitable for development.</p> <p>Development costs for the site would be excessive.</p> <p>Questions why alternative sites have been rejected.</p> <p>Brixham Road is a busy road. Previous applications have been refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			
SA 0108	R 5117	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The development of 15 houses would have an effect on the AONB.</p> <p>There would be a detrimental effect on wildlife and trees.</p> <p>Pedestrian and vehicular access would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk.</p> <p>The topography of the site is unsuitable for development.</p> <p>Development costs for the site would be excessive.</p> <p>Questions why alternative sites have been rejected.</p> <p>Brixham Road is a busy road. Previous applications have been refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			

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SA 0109	R 5118	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The development of 15 houses would have an effect on the AONB.</p> <p>There would be a detrimental effect on wildlife and trees.</p> <p>Pedestrian and vehicular access would be dangerous. The steep bank presents a flooding and erosion risk.</p> <p>The topography of the site is unsuitable for development.</p> <p>Development costs for the site would be excessive. Questions why alternative sites have been rejected. Brixham Road is a busy road. Previous applications have been refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			
SA 0112	R 5120	Kingswear		RA20									<p>Concerned that this proposal will increase traffic on an already busy road and would pose a danger to pedestrians and other road users.</p>			
SA 0113	R 5121	Kingswear		RA20									<p>Concerned that this proposal will increase traffic on an already busy road and would pose a danger to pedestrians and other road users.</p>			
SA 0123	R 5128	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The land owner has presented the parish council with a sketch of the layout of the site. Queries where the parking provision for the houses are. Raises concern about the road joining Brixham Road.</p> <p>Questions why alternative sites have not been discussed.</p>			
SA 0126	R 5131	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Concerned over access to the site which is dangerous for vehicles and pedestrians.</p> <p>The roads in and out of the village are narrow and winding and there is often congestion. Concerned over large vehicles accessing the site during construction stage.</p> <p>The removal of the trees will spoil the natural beauty of the area and destroy wildlife habitats.</p>			
SA 0127	R 5132	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Pedestrian and vehicular access would offer road danger.</p> <p>A large number of trees will have to be cut down in an area of mature woodland in an AONB and there will be an irreversible effect on the flora and fauna in the area.</p> <p>The topography of the site would pose environmental risks in terms of flooding and run off through the impervious surfaces. Erosion is also a possibility on the steep site.</p> <p>Traffic congestion in Kingswear is an issue.</p>			

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SA 0131	R 5136					Kingswear		RA20								
SA 0133	R 5137	Kingswear		RA20									Object to proposed development as the infrastructure is not able to cope.			
SA 0134	R 5138	Kingswear		RA20									<p>Objects to proposed development.</p> <p>The site is within an AONB and development would affect woodland and wildlife. The development would be detrimental to the peace and beauty of Waterhead Creek.</p> <p>Supports Kingswear Parish Councils objection to this site and supports the proposed alternatives.</p>			
SA 0135	R 5139	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Parking provision for the new development would be difficult due to access and topography. There is already a parking problem in Kingswear.</p> <p>Access difficulties during construction will disrupt the traffic flow.</p> <p>The site is a greenfield site, whereas the site at Waterhead Brake is brownfield.</p> <p>Aware that the parish council do not support the site.</p> <p>The topography will restrict the ability to deliver low cost housing.</p> <p>Acknowledges the need for affordable housing but not on this site.</p>	Yes		

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SA 0136	R 5140	Kingswear		RA20									<p>Objects to proposed development.</p> <p>The site lies outside of the settlement boundary and is within an AONB.</p> <p>Considers that the evidence base adopts a broad brush approach using a basic set of criteria.</p> <p>Considers that the DRA is flawed.</p> <p>Suggests that the site should not be developed for a number of reasons.</p> <p>The topography and the dense woodland form an important visual background to Waterhead Creek and the setting of Kingswear within the AONB. The development of the site would lead to an unacceptable loss of trees and visual amenity and be of detriment to the AONB, as well as the loss of wildlife habitats.</p> <p>The site is prominent within Kingswear and would lead to a significant loss of amenity within the village.</p> <p>There are topographical constraints.</p> <p>Achieving safe and satisfactory vehicular access would be difficult.</p> <p>The proposal is contrary to the views of the vast majority in the village.</p> <p>Many of the properties in the vicinity are not connected to mains drainage and suggests the cost of providing services at this location would be high.</p>				
SA 0137	R 5141	Kingswear		RA20									<p>Objects to proposed development.</p> <p>The site is within an AONB and there will be a detrimental effect on trees and wildlife.</p> <p>Access would be dangerous.</p> <p>The topography would cause flooding and landslip dangers and as such is unsuited to this development.</p> <p>Kingswear Parish Council have suggested two alternative sites which have community support.</p> <p>Brixham Road can get congested.</p> <p>Site development costs would be excessive.</p> <p>Previous refusal for applications along Brixham Road due to the "significant increase in danger" for pedestrians and vehicles.</p>				
SA 0138	R 5142	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site is within an AONB. Development would compromise the amenity and character of the surroundings and form a visual intrusion at Waterhead Creek.</p> <p>It would establish a precedent for ribbon development along Brixham Road which would be detrimental to the natural space of the creek and the village as a whole.</p> <p>Development would destroy hedgerows which provide a valuable habitat for species and plants.</p> <p>Access to Brixham Road is potentially dangerous and will lead to more accidents.</p> <p>Considers there are more appropriate sites which would not involve such unsuitable topography.</p>	Brownfield site at entrance to village opposite cemetery is more appropriate.			

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SA 0140	R 5176	Kingswear		RA20									Objects to the proposed development. Brixham Road is busy and dangerous. Considers that there are other sites in the village. Notes that previous planning permission has been refused in the area of the proposal.			
SA 0141	R 5177	Kingswear		RA20									Objects to the proposed development. Considers that it is destruction of a natural and attractive area of woodland. It would generate extra traffic entering a narrow and busy road which would be dangerous. The steep nature of the site will be expensive to develop. There are already Devon residency properties for sale in the village which have not sold.			
SA 0143	R 5178	Kingswear		RA20									Objects to the proposed development. The site is within an AONB. There will be a detrimental impact on trees and wildlife. Pedestrian and vehicular access from Brixham Road would be dangerous. The steep bank presents a flooding and erosion risk and the topography is not ideal for development. Brixham road is already busy with traffic. Site development costs will be excessive. There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles. Concerns that this development will set a precedent.			
SA 0144	R 5179	Kingswear		RA20									Objects to the proposed development. The site is within an AONB. There will be a detrimental impact on trees and wildlife. Pedestrian and vehicular access from Brixham Road would be dangerous. The steep bank presents a flooding and erosion risk and the topography is not ideal for development. Brixham road is already busy with traffic. Site development costs will be excessive. There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles. Concerns that this development will set a precedent.			

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SA 0146	R 5185	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The topography of the site is unsuitable for development. Development costs will not make them affordable.</p> <p>Development of the site would increase danger to all road users and pedestrians as there are no pavements. There is a risk of erosion from the steep slope.</p> <p>The site is covered in trees and is an attractive lung. Dense housing development would be detrimental to the visual amenity in the area.</p> <p>It is noted that there are previous reasons for refusal for properties on Brixham Road and considers that it should apply to this proposal also.</p>			
SA 0148	R 5187	Kingswear		RA20									<p>Considers that the proposal is over development.</p> <p>Has concerns about the access on to Brixham Road which is dangerous.</p> <p>Lack of pavement provision makes pedestrian access difficult.</p> <p>In principle, would welcome much needed affordable housing, but considers that there is a more suitable site where there is safer access.</p>			
SA 0150	R 5189	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Previous planning applications have been refused along Brixham Road because of the dangerous road conditions. Questions why the proposal is being considered when the situation hasn't changed.</p>			
SA 0151	R 5190	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Considers the STA to be incorrect and offers view on what the assessment should be.</p> <p>The visual impact of the homes would be unacceptable from Jubilee Park and would ruin the ambience.</p> <p>Development would not conserve or enhance the landscape character. Fear of precedent being set.</p> <p>Lack of pavement provision to access the village centre along a busy road.</p> <p>Cycling in the village would have to be around the one way route and therefore it would be unlikely for anyone to cycle to the village centre.</p> <p>Previous applications have been refused because of the location on Brixham Road.</p> <p>The site is north facing and steep and gets very little sun.</p> <p>The parish council put forward alternate sites in the village and consider that site 5 has been incorrectly assessed through the STA and the characteristics are not dissimilar to Wilful Murder (the site favoured by the Parish Council).</p>			

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Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 0152	R 5191	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Considers the site is not suitable for housing development of such high density.</p> <p>This area currently provides a natural background to the creek and development would have a detrimental effect on the trees and wildlife in the area.</p> <p>The steep site will present a serious flooding and erosion risk if the natural habitat is removed. Concerns over water run-off.</p> <p>Vehicular and pedestrian access is dangerous.</p> <p>It is noted that there have been previous applications refused for this reason.</p>			
SA 0160	R 5197	Kingswear		RA20									<p>Expresses concern at the proposed development.</p> <p>The plans circulated by the owner propose a road from Lower Contour Road to Brixham Road. There are concerns that this would become a rat run.</p> <p>The topography of the site is at serious risk of landslip and erosion.</p> <p>Tress would be felled and would ruin the attractive entry to Kingswear from the top of Lower Contour Road.</p>			
SA 0163	R 5201	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site is within an AONB.</p> <p>There will be a detrimental impact on trees and wildlife.</p> <p>Pedestrian and vehicular access from Brixham Road would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk and the topography is not ideal for development.</p> <p>Brixham road is already busy with traffic.</p> <p>Site development costs will be excessive.</p> <p>There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			
SA 0165	R 5205	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>Considers that there has been no consultation with the residents of Kingswear.</p> <p>Notes that there are previous refusals for planning permission along Brixham Road.</p>			
SA 0166	R 5206	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site is within an AONB.</p> <p>There will be a detrimental impact on trees and wildlife.</p> <p>Pedestrian and vehicular access from Brixham Road would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk and the topography is not ideal for development.</p> <p>Brixham road is already busy with traffic.</p> <p>Site development costs will be excessive.</p> <p>There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			

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SA 0168	R 5208	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site is within an AONB.</p> <p>There will be a detrimental impact on trees and wildlife. Pedestrian and vehicular access from Brixham Road would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk and the topography is not ideal for development.</p> <p>Brixham road is already busy with traffic.</p> <p>Site development costs will be excessive.</p> <p>There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			
SA 0169	R 5209	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The level of development would appear excessive for the site.</p> <p>The site is steep which would cause parking and access difficulties.</p> <p>Parking provision for 30 vehicles would need to be found in the site as there is no space within the remainder of the village to accommodate the cars.</p> <p>Fears over rat run and access from the landowners plans.</p> <p>A large area of wildlife habitat and trees would be lost.</p>			
SA 0170	R 5210	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site will not receive any sun until the end of the day and therefore will be damp and unattractive properties to live in.</p> <p>Brixham Road is narrow and pavement provision is limited.</p> <p>Delivery vehicles during construction will cause congestion.</p> <p>There is no possibility of providing parking at Brixham Road level.</p> <p>Fears over rat-run using road link illustrated on landowners plans.</p>			
SA 0171	R 5211	Kingswear		RA20									<p>Objects to the proposed development.</p> <p>The site is within an AONB.</p> <p>There will be a detrimental impact on trees and wildlife. Pedestrian and vehicular access from Brixham Road would be dangerous.</p> <p>The steep bank presents a flooding and erosion risk and the topography is not ideal for development.</p> <p>Brixham road is already busy with traffic.</p> <p>Site development costs will be excessive.</p> <p>There have been previous planning applications refused due to the "significant increase in danger" for pedestrians and vehicles.</p>			

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SA 0172	R 5212	Kingswear		RA20									Objects to proposed development. Pedestrian and vehicular access is of prime concern for safety reasons. The site is within an AONB and this development would result in a scar on the landscape. The removal of a large area of trees would have a detrimental impact on wildlife in the area. The topography of the site is steep and would result in high development costs. There is the risk of erosion or subsidence. There is a flood risk along Brixham Road.			
SA 0175	R 5213	Kingswear		RA20									Development would destabilise area, nuisance of construction vehicles, danger of additional traffic on Brixham Road from new access, visual impact on Waterhead Creek. Questions whether housing would benefit locals.			
SA 0183	R 5219	Kingswear		RA20			✓			✓			Considers there has not been any proper community involvement and there has been a failure to take account of the representations made by the parish council who propose other acceptable sites.	Proper community involvement and appropriate consideration for local opinion.	No	
SA 0188	R 5224	Kingswear		RA20									Objects to the proposed development but is not apposed to the principle of trying to provide affordable housing in the village. The site is within an AONB and the land at Waterhead Creek provides an important habitat for wildlife which would be impacted with any new development. Kingswear already suffers with congestion and volume of traffic. Brixham Road is challenging for pedestrians and vehicles. The infrastructure of the village is not designed to cope with the increase in traffic. There have been previous refusals for planning along Brixham Road and there are concerns that this will set a precedence. The site is steep and is prone to erosion and would be costly to develop. The site is unsuitable and development would cause disruption to the rest of the village. Questions why more appropriate sites were rejected. Suggests that most obvious land would be on a flat area at Cemetery Corner along from Waterhead Creek.			

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SA 0189	R 5225	Kingswear		RA20									<p>Objects to the proposed development, although is fully supportive of an affordable housing initiative. Proposed access would be on a dangerous bend, where speeding is frequent. This danger is further exacerbated by the lack of a footpath into the village. The site is in an AONB and development of this site would have a devastating impact on local flora and fauna.</p> <p>The site is steep with a stream running through it. It would be costly to develop. There is a risk of erosion and subsidence.</p> <p>There is a risk of flooding, particularly when there are high tides. Drainage is an issue.</p>				
SA 0190	R 5226	Kingswear		RA20									<p>Objects to the proposed development but fully supportive of the need to build affordable houses. Considers the site is unsuitable.</p> <p>The topography of the site will require considerable groundworks.</p> <p>The site on a corner of Brixham Road is dangerous and pedestrians would have to cross this road to get to the footpath to the village centre.</p>				
SA 0192	R 5228	Kingswear		RA20									<p>Objects to the proposed development but is not apposed to the principle of trying to provide affordable housing in the village.</p> <p>The site is within an AONB and the land at Waterhead Creek provides an important habitat for wildlife which would be impacted with any new development. Kingswear already suffers with congestion and volume of traffic. Brixham Road is challenging for pedestrians and vehicles. The infrastructure of the village is not designed to cope with the increase in traffic.</p> <p>There have been previous refusals for planning along Brixham Road and there are concerns that this will set a precedence.</p> <p>The site is steep and is prone to erosion and would be costly to develop. The site is unsuitable and development would cause disruption to the rest of the village.</p> <p>Questions why more appropriate sites were rejected. Suggests that most obvious land would be on a flat area at Cemetery Corner along from Waterhead Creek.</p>				

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SA 0215	R 5245	Kingswear		RA20									<p>Supports the site chosen by SHDC if the choice is between the land at Waterhead Creek or Wilful Murder. Site RA20 is an infill site close to the village centre with minimum impact from the river and has the least impact on the AONB and CPA.</p> <p>The proposal is a site put forward by the parish council some years ago.</p> <p>The site at Wilful Murder would have much greater impact on the river scene as it is above the building line in open fields directly breaking into the CPA. It does not address the concerns of the village regarding the road because the site is still on the main route into the village on a bend.</p> <p>Also suggests development to the north of the creek in Parish Council ownership. The site is in the AONB is within easy access of the village and road access already exists and would not increase traffic in the village.</p> <p>However, the respondent questions the needs for suitably placing affordable housing in Kingswear. Considers that they are part of Dartmouth and suggests that the development is incorporated in to Dartmouth where the facilities already exist. There is no evidence to suggest that Kingswear needs ten affordable houses.</p>			
SA 0241	R 5272	Kingswear	6.121	RA 20			✓		✓	✓			Inadequate public consultation to identify alternative sites. Alternative sites are available.	Consider all alternative sites.	No	
SA 0241	R 5273	Kingswear	6.123	RA 20			✓		✓	✓			AONB waterside location should be identified as having high development land value. For this reason not suitable for affordable housing and does not meet developer subsidised requirements for affordable housing. No guarantee that affordable housing would remain affordable. Questions who would provide footpath/sewer and costs.	Resubmit proposed development with housing numbers in accord with national policy. Examine of site costs and subsidy.	No	
SA 0487	R 5352	Kingswear		RA20									Co-owner of site: 15 units on proposed site too many; request inclusion of all land in ownership; propose terrace and 4 larger houses at top of land both in keeping with adjacent houses to increase viability with a total 15 ; access from both Lower Contour Road and exit from Brigham Road; tree planting as part of scheme; car parking for new development away from Lower Contour Road/ Brixham Road; design considerations to blend in.			