

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 5032	Modbury		RA1 & RA2										Adequate sewage treatment works capacity in all the settlements will be available to meet the allocations up to 2016. 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 5146	Modbury		RA1										The Highways Agency have previously expressed concern at the potential for significant development within this location to have a direct impact on the function and capacity of the SRN given that it is located approximately 3 miles only to the south of the A38.		
SA 0139	R 5147	Modbury		RA2										Proposals for this site are supported given its central location and previously developed nature. It is considered that the delivery of a small scale mixed use scheme will enhance the self sufficiency of the village.		
SA 0164	R 5204	Modbury		RA2										Although acknowledged that this site is proposed beyond 2016, it should be pointed out that development in Modbury does have the potential to impact upon the setting and historic character of the Grade I listed Church of St George (LB UID 99708). Whilst the locality of this highly graded asset does not prevent the allocation of this land, its setting and any potential harm to it should be considered and a high quality scheme that is appropriate to the character of the area ensured.		
SA 0596	R 5423	Modbury	2.9			✓		✓						It is paramount that a high level of rented social housing is achieved on RA1 by 2016. It would be unacceptable for the development to progress without this high level.	Yes	
SA 0596	R 5424	Modbury	2.7			✓		✓						Any further development on RA1 should be comprehensively planned to avoid piecemeal development. An overall vision of the complete development to incorporate a community centre, a play park and other facilities required by the community should be incorporated at this stage. Refers to Modbury Local Plan as reference.		
SA 0596	R 5425	Modbury	3.5			✓		✓						The principles set out in the Modbury Village Design Statement should be followed when the plans are drawn up and the Society would be happy to work with the planners to ensure an acceptable development.		
SA 0596	R 5426	Modbury	3.6			✓		✓						The status of Modbury being a local centre needs to be upheld to ensure the viability of the community.		
SA 0596	R 5427	Modbury	3.15			✓		✓						The site RA1 identified for development is the most appropriate site. A comprehensive highways scheme needs to be developed which can improve access to the A379 and improve safety on Barracks Road adjacent to the primary school.		
SA 0596	R 5428	Modbury	5.7			✓		✓						Agree with the objectives for the Rural Areas DPD.		

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SA 0596	R 5429	Modbury	6.10			✓		✓					The Modbury Society are pleased that the Parish Plan and Village Design Statement are being noted. Agree with the key local issues.			
SA 0596	R 5430	Modbury	6.11			✓		✓					In letter dated 03/02/2010 Modbury Society recognise that policy CS2 calls for 50 households to be built by 2016. However, there have been a significant number of windfall gains (20 at The Orchard since 2006). Therefore, the Society ask that the number of dwellings at RA1 be reduced by 20 to 30. It is further recognised that there should be provision for further housing growth beyond that and a need to provide for employment in sustainable locations.	Reduce number of dwellings at RA1 by 20 to 30		
SA 0596	R 5431	Modbury	6.14			✓		✓					Modbury Society are supportive of this paragraph.			
SA 0596	R 5432	Modbury	6.16			✓		✓					Modbury Society agree with the paragraph regarding infrastructure provision.			
SA 0596	R 5433	Modbury	6.17			✓		✓					Modbury Society support the overall aspirations for south of Poundwell Street. A comprehensive study should be undertaken.			
SA 0596	R 5434	Modbury	6.18			✓		✓					It is important to retain the light industrial use of this area. Any housing should not be at the expense of existing commercial sites.			
SA 0664	R 53045	Modbury					✓	✓	✓	✓	✓		The evidence is not accurate, credible or robust. The STA and SHLAA are inconsistent. Appendices included which offers alternative suggestions for delivering housing, along with extracts from the evidence base and local publications.			
SA 0664	R 53046	Modbury					✓	✓	✓	✓	✓		The consultation process has not involved all of the key stakeholders and was not effective and is therefore unsound.			
SA 0664	R 53047	Modbury					✓	✓	✓	✓	✓		The process has not been in line with most relevant key national policy requirements.			
SA 0664	R 53048	Modbury					✓	✓	✓	✓	✓		The DPD lacks an overall strategic design and there is not the required recognition of local distinctiveness (revised PPS12).			
SA 0664	R 53049	Modbury					✓	✓	✓	✓	✓		Timescales have been too short and not allowed meaningful consultation.			
SA 0664	R 53050	Modbury					✓	✓	✓	✓	✓		Questions the delivery of affordable housing on greenfield sites.			
SA 0664	R 53051	Modbury					✓	✓	✓	✓	✓		Considers the strategy for allocation of sites is crude and will be detrimental to the regional character.			
SA 0664	R 53052	Modbury					✓	✓	✓	✓	✓		Questions the apparent change in Council approach to suitable sites in Modbury.			
SA 0664	R 53053	Modbury					✓	✓	✓	✓	✓		Includes 7 point plan suggesting an alternative way forward utilising existing buildings and land within the settlement boundary to avoid the need for greenfield sites. (Note for inspector - SHDC and Modbury Town Council have been in discussions to explore various infill/reuse options for delivering housing, none of which, in isolation or combination, would deliver the number required in the core strategy or be of sufficient scale to warrant allocating in the DPD).	Suggests an alternative approach which eliminates the need to use greenfield land (many of the suggestions fall outside the scope of the DPD and/or the planning process).		
SA 0995	R 51816	Modbury		RA2									This site is not supported because of potential traffic impacts.			
SA 1015	R 53550	Modbury		RA1									Environment Agency: Need to ensure no increase in run off as result of development, taking into account potential impacts of climate change.			L

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SA 1015	R 53551	Modbury		RA2									Environment Agency: There may be some flood risk associated with the watercourse which runs through local area. This has not been assessed.			L
SA 1025	R 53234	Modbury											Site off Galpin St is available and deliverable. Potential exception site. Site is generally level, does not impact on character of Modbury, land is open and only has hedgerows at boundary, not liable to flooding, desktop assesemnt does not suggest contamination or other environmental reason, direct pedestrian and vehicular access, would reinforce servcies and facilities of village.			L
<b>Individuals</b>																
SA 0047	R 5060	Modbury	6	RA1		✓		✓					Hopes that the proposal for mixed use development would include as large a proportion of affordable/council housing as possible. The primary school is already suffering from a drop in numbers. Appropriate pedestrian and road infrastructure could greatly improve road safety, especially with regards to Modbury Primary School. If this site were to be comprehensively redeveloped, several community and safety problems could be alleviated.			
SA 0076	R 5088	Modbury	6.15	RA1		✓		✓					Interests relate to the road link between RA1 and Barracks Road. The site from which respondents business operates would appear to be an obvious route. Intends to continue trading in Modbury, expand business and local employment opportunities. Whilst not opposed to the link in principle, would wish to know what provision by SHDC will be made for the relocation of any business and its future needs before giving the issue any further consideration.	No		
SA 0210	R 5240	Modbury		RA1									Representation makes general comments about the development under a series of question headers. The architectural character of Modbury has not changed in 40 years but the socio economic community has significantly changed. The development of second homes far outweigh the new proposals and were responsible for the positive progress to date. The infrastructure will continue to change. The greatest increase in traffic will be at Deep Lane in Plympton. The character of the development site is no different to any other within the surrounding area of the town and will not be very apparent from any major roads. The school needs to increase its numbers if it is to successfully survive and develop its potential. The proposed development will help to ensure the commercial future for the many traders and service providers. It is hoped that the new development would enable a community centre to be incorporated to serve the needs of community groups and provide a programme for all in the town, particularly the young people of Modbury.			

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SA 0212	R 5242	Stokenham		RA6									Objects to the proposed development. Considers that the development will lead to traffic congestion and over population. There are concerns over schooling, road safety and the farmland environment. The health centre is already working to capacity. Raises queries about the sewage and water works.			
SA 0213	R 5243	Modbury		RA1 & RA2							✓	✓	The scale of the development is too much. Considers that 50 is too much and that it should be a maximum of 30, 5 of which should be for residents of the South Hams and the rest for people with relatives in Modbury. Affordable homes should be a maximum price of £120,000 because of the low wages for people in the area.		No	
SA 0236	R 5267	Modbury		RA1 & RA2		✓		✓		✓			Negative impact on character of village, it's community and facilities. Increase in traffic.	Expand Plymouth and immediate areas and Ivybridge so that population continue to be connected with own family and employment areas and do not bring differences to Modbury which change the Town.	No	
SA 0237	R 5268	Modbury		RA1 & RA2									Against new development in Modbury, especially on green fields which should be preserved for food production to support future generations given global warming.		No	
SA 0238	R 5269	Modbury		RA1 & RA2		✓		✓		✓			Plan is based on government targets and not needs of local community. Existing traffic problems would be increased. Development will not bring prosperity to town as intended to meets needs of Plymouth.	If housing needed within town these should be built on infill/ brownfield sites.	No	
SA 0248	R 5275	Modbury		RA1 & RA2		✓		✓			✓		Objects to the proposed development. Feels there is not capacity in the medical practice to cope with the additional population. The school is at capacity. Public transport provision is limited. The development will lead to an increase in traffic. Green spaces are needed and should be retained for personal health reasons. The town has insufficient shopping facilities and there is a lack of facilities for the young and old members of the population.		No	
SA 0253	R 5277	Modbury		RA1 & RA2		✓		✓			✓		Considers that there is insufficient affordable housing. There is a sparse availability of jobs. Safety issues arise from the increase in traffic. Feels there will be an overloading on the school places. There is inadequate GP support. The town offers limited shopping facilities. Considers the development to be a vandalism of the countryside. Feels there is inadequate leisure facilities for the young and old.	Reconsider the plan taking into account what local residents want and the inadequate infrastructure.	No	
SA 0257	R 5279	Modbury		RA1									As a member of Modbury Society, wishes to endorse the views expressed by the Modbury Society supporting any further development in the area adjacent to Modbury Industrial Estate.			

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SA 0320	R 5338	Modbury	6.13 - 6.16	RA1		✓		✓		✓		✓	<p>Considers the DPD is not legally compliant on the grounds that the RSS is no longer national policy and the criteria for housing requirements abandoned.</p> <p>The selection of RA1 is unsound as it not necessarily the most suitable site and its selection has not been adequately considered against reasonable alternatives. Land part of Old Traine Farm (STA site 2) would seem to be preferable and has been identified for housing since the 1973 Modbury Outline Development Plan. The background information of the STA has been misinterpreted on STA site 2 as it implies that there would be constraints on vehicular access limiting access to services and facilities, which is not correct. Good pedestrian links already exist through Tuckers Brook and Millennium Garden at STA 2 which would not be applicable to RA1.</p> <p>There is no indication that landowners of STA 2 have been approached.</p> <p>Concerns over the visual impact from DNP on RA2. These concerns would not apply to STA 2 as the site is contained within the higher ground which forms the bowl of Modbury.</p> <p>There is no indication as to how the improved safety measures and cycle/footpath links will be achieved. Notes that the indication of a link to alleviate the pressure at Palm Cross Green is not mentioned in the proposal.</p>			
SA 0323	R 5339	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2. The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0324	R 5340	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0332	R 5341	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p>			

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SA 0421	R 5345	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0422	R 5344	Modbury		RA1 & RA2									<p>Does not consider that there is sufficient evidence to support the choice of sites as the most suitable for development in Modbury. The proposals will destroy the character and nature of the village.</p> <p>There is no evidence that the proposals will provide affordable housing and there is no certainty that priority would be given to allocating such housing to those with a connection to Modbury.</p> <p>RA1 poses a serious threat to the Palm Cross Green area of the town due to its historical importance. There is also no argument to support alterations to the highways junction at Palm Cross Green.</p> <p>The process of allocating sites is flawed. Development should be spread more evenly across the district so that smaller villages and hamlets receive some development.</p> <p>Requests revisiting the plans for South Hams and Modbury.</p>			

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SA 0424	R 5343	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0425	R 5342	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p>			

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SA 0437	R 5346	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0438	R 5435	Modbury	6.15	RA1		✓		✓					<p>One of the three joint land owners of the only site that could link the housing site to Barracks Road. Willing in principle to allow this to happen and believe the other two owners share this view.</p> <p>This is the only solution to the problems of the junction at Palm Cross and would reduce the traffic around the school.</p>			

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SA 0440	R 5400	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0441	R 5401	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0443	R 5402	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0444	R 5436	Modbury	6.17	RA2			✓		✓	✓			<p>The proposal is vague. There is no indication of where the 20 homes will be sited. There are currently bungalows in the ownership of Tor Homes on the site. Much more car parking will be needed.</p> <p>Drainage, sewage and water systems will have to be modernised to accommodate the new development.</p>			

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SA 0447	R 5403	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0450	R 5404	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in</p>			

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SA 0459	R 5422	Modbury		RA1 & RA2			✓	✓	✓	✓	✓	<p>Objects to the proposed development. Does not consider there to be enough accurate or detailed evidence to support the proposals.</p> <p>Feels it is difficult to make a representation without knowing detailed plans of the proposed houses and how many will be affordable and where the access to RA1 will be.</p> <p>The majority of the population in Modbury are opposed to a large development. Modbury Parish Council have put forward suggested alternative sites within the boundary. Requests that these sites are considered.</p> <p>The proposals do not conform to the key national planning policy areas which are important to Modbury. The site is a green field full of wildlife.</p> <p>The site is outside of the boundary of the town.</p> <p>The town already suffers with traffic problems without further development.</p> <p>Development outside of the development boundary will have an adverse effect on the character of the town and reduce the attraction as a tourist destination.</p> <p>Not opposed to sensitive development, particularly if good affordable housing levels can be achieved.</p>	Consultation with residents of Modbury to establish available infill sites in keeping with the shape of Modbury.	Yes		
SA 0462	R 5405	Modbury		RA1 & RA2								<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>				

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SA 0463	R 5406	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0466	R 5407	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p>			

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SA 0467	R 5408	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0472	R 5347	Modbury		RA1 & RA2									<p>Objects to the proposed development.</p> <p>The area is outside of the natural bowl shape of Modbury and is considered an unwarranted encroachment into the countryside.</p> <p>The location would result in skyline development with a high visual impact.</p> <p>A starter home is currently available in Modbury and is not being sought after by local people.</p> <p>A petition last year showed a large number of Modbury residents were against the proposed development.</p> <p>Questions why these views are being ignored.</p> <p>There is little employment available in the town.</p> <p>Does not wish to see Modbury extended beyond existing boundaries.</p>			

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SA 0480	R 5437	Modbury		RA1 & RA2									<p>Objects to the proposed development.</p> <p>The consultation process did not engage local people and was restrictive.</p> <p>The judgements made on the Sustainability Appraisal with respect to the attributes and constraints of sites 1 and 2 are not correct. There are other irregularities with regards to the evaluation.</p> <p>The proposals will have a big impact on the town.</p> <p>Questions why we are unable to plan for alternative accommodation for those living on their own, in smaller plots, so as to release more housing on the market.</p> <p>Asks whether there is an incentive to downsize.</p> <p>The shape and location of Modbury is very much part of the character of the town. Does not want development that distorts this and faces away from the town.</p> <p>The respondent is critical of the parish plan questionnaire.</p> <p>Questions the levels of affordable housing and whether it will remain so in perpetuity.</p>				
SA 0488	R 5409	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>				

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SA 0499	R 5410	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0501	R 5438	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p>			

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SA 0502	R 5411	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0505	R 5412	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p>			

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SA 0507	R 5413	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0508	R 5414	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The steps which led to the proposals are unsound (consultation, inaccurate information, inconsistencies between key documents). This is a flawed planning process.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for l</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0510	R 5415	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0512	R 5416	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0513	R 53016	Modbury	2.4			✓		✓	✓	✓	✓		Questions consultation process for EbD. Queries those invited and the information provided to the PFBE.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53017	Modbury	3.4			✓		✓	✓	✓	✓		Questions the outcomes of the STA, particularly in relation to the 1996 Local Plan which suggests that land to the east of Brownston Street is the only area which can be developed without serious detriment to the character of the town.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53018	Modbury	4.5			✓		✓	✓	✓	✓		There is already vacant employment premises in the town. Concerned that more provision will lead to increased competition for jobs.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53019	Modbury	5.1			✓		✓	✓	✓	✓		The proposals will not protect and enhance the environmental heritage of the area. The main appeal of Modbury as a tourist attraction will be affected, in the same way as Ivybridge.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53020	Modbury	5.4			✓		✓	✓	✓	✓		Questions whether the proposals will deliver homes for local people. Queries the current affordable housing being achieved. Questions the provision of local jobs and raises concerns that the proposals will not enhance rural character and local distinctiveness.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53021	Modbury	5.7			✓		✓	✓	✓	✓		The site is not well suited to the existing settlement pattern and walking into the town will not be easy. Concerns that people will use their cars and travel to nearby supermarkets.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53022	Modbury	6.1	RA2		✓		✓	✓	✓	✓		The inclusion of this site has never been a key issue to the majority and seems to have been added at the last minute.	Revisit the consultation process with community before engaging with developers.	No	

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SA 0513	R 53023	Modbury	6.11				✓		✓	✓		✓	Questions the development requirement for 50 houses in Modbury. Considers it an arbitrary figure that has been imposed without consultation.	Sensitive development on a smaller scale. Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53024	Modbury	6.13				✓		✓	✓		✓	Road access to the A379 may be achievable, but without detailed plans, questions how comments can be made.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53025	Modbury	6.14				✓		✓	✓		✓	Does not consider there to be a local aspiration for road access to Barracks Road. Concerns about the adjacent school access.	Revisit the consultation process with community before engaging with developers.	No	
SA 0513	R 53026	Modbury	6.18	RA2			✓		✓	✓		✓	The proposals do not seem practical as it would detract from car parking provision. There are suspicions that this proposal will be dropped and the 20 houses added to proposal RA1.	Revisit the consultation process with community before engaging with developers.	No	
SA 0518	R 5417	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in</p>			

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SA 0519	R 5418	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0520	R 5419	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The steps which led to the proposals were un-sound (consultation, inaccurate information, inconsistencies between key documents). This is a flawed planning process.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p>			

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SA 0521	R 5420	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The steps which led to the proposals were un sound (consultation, inaccurate information, inconsistencies between key documents). This is a flawed planning process.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			
SA 0573	R 53027	Modbury											<p>There has been inadequate and ineffective consultation with the local community. In particular the issues highlighted in the Village Design Statement have not been taken into account.</p>			
SA 0573	R 53028	Modbury											<p>Cocerns at public meetings that the proposals are contrary to the Village Design Statement and national policy in terms of sustainability. Alternative sites put forward to SHDC but with no response.</p>			
SA 0573	R 53029	Modbury											<p>Concerns over impact on carbon footprint. Proposals will attract new people to the town which will lead to an increase in traffic in and out as people access employment.</p>			
SA 0573	R 53030	Modbury											<p>Questions employment opportunities in the town which will create added pressure with a larger population.</p>			

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SA 0573	R 53031	Modbury											Lack of detailed evidence to support RA1 and RA2 and considerable confusion as to the boundaries of the sites.			
SA 0573	R 53032	Modbury											Proposals are unimaginative and offer the easy option. There are a number of smaller plots of land which could be developed.			
SA 0690	R 53033	Modbury											Supports the text contained within the standard letter (see SA 0323 as example of standard letter).			
SA 0690	R 53034	Modbury											Development at Palm Cross Green would spoil the character and charm of the town. The views from Dartmoor National Park will be changed and no amount of landscaping will hide the new development.			
SA 0690	R 53035	Modbury											Questions where people are going to work. Concerns about increase in traffic and sustainability.			
SA 0690	R 53036	Modbury											Concerned about proposed access onto Barracks Road and proximity to school entrance.			
SA 0690	R 53037	Modbury											Questions the results and use of information from the 2006 Parish Council questionnaire.			
SA 0690	R 53038	Modbury											Objects to the arbitrary allocation of 50 houses for Modbury which does not take into account the needs of the town nor the recent developments which have taken place in the town in recent years.			
SA 0690	R 53039	Modbury											Representation form is off-putting to use and concerned that many have not made their feelings known and as such there is not a true representation of the people of Modbury.			
SA 0695	R 5421	Modbury		RA1 & RA2									<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The steps which led to the proposals were un sound (consultation, inaccurate information, inconsistencies between key documents). This is a flawed planning process.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy and against the Council's own vision to protect the heritage of the District.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0764	R 53040	Modbury		RA1		✓		✓					The site has long been a possible option for development. The 2006 Parish questionnaire found that more people in the Parish supported RA1 than any other site.			
SA 0764	R 53041	Modbury		RA1		✓		✓					In light of no other sites being available, the potential development of site RA1, the site favoured by the majority, was seen as the fastest way to achieve the affordable housing that Modbury needs.			
SA 0764	R 53042	Modbury		RA1		✓		✓					There has long been concerns about the traffic junction at Palm Cross Green both for vehicles and pedestrians. The development at RA1 can provide a relief road which would result in much less traffic passing the school.			
SA 0764	R 53043	Modbury		RA1		✓		✓					There are concerns over the impact of development on flood risk in the town. However, site RA1 will drain away from the town and so not add to the flood risks.			
SA 0764	R 53044	Modbury				✓		✓					Additional housing, particularly affordable housing, will help to sustain the local community. However, concern over wording of the Core Strategy which fails to take into consideration the windfall sites which have been developed in the town.			
SA 0787	R 53054	Modbury											Does not consider the STA analysis to be accurate.			
SA 0787	R 53055	Modbury											Biodiversity field study would show the site is home to the endangered slow worms.			
SA 0787	R 53056	Modbury											Details on access are not known. Concerns over increase in traffic on Barracks Road.			
SA 0787	R 53057	Modbury											Not aware of local aspirations to put a road through RA1 to link with Barracks Road, nor is there any evidence to support this.			
SA 0787	R 53058	Modbury											Ineffective consultation process.			
SA 0808	R 53059	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2. Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p>			

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SA 0809	R 53060	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			

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SA 0810	R 53061	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>					
SA 0812	R 53062	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2.</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p>					

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SA 1006	R 53249	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2. Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas. Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town. Previous SHDC documents and the Village Design Statement recognises this. This is against national policy.</p> <p>The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			L

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SA 1007	R 53250	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2. Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town.</p> <p>Previous SHDC documents and the Village Design Statement recognises this. This is against national policy. The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p> <p>There are alternative methods for delivering affordable housing.</p> <p>A more incremental approach in smaller plots of affordable housing for local people would be more in keeping with the character of the area.</p> <p>A wider range of settlements should be used to deliver affordable housing across the district. Suggest spreading the housing more evenly so as not to exclude settlements who want development.</p>			L
SA 1008	R 53251	Modbury											<p>The consultation which led to the proposals was not effective.</p> <p>There is not enough accurate of detailed evidence to support the choice of sites for RA1 and RA2. Steps which led to proposals were unsound (consultation, inaccurate information and inconsistencies between key documents).</p> <p>The proposals do not conform to key national policy areas.</p> <p>Developing on RA1 will be detrimental to the character of Modbury given the topography which slopes away from the town.</p> <p>Previous SHDC documents and the Village Design Statement recognises this. This is against national policy. The views from Dartmoor are important to the character of the region. The high quality environment attracts visitors which boosts the economy and brings trade to the shops.</p> <p>The proposals will deliver very few homes for the people in Modbury.</p> <p>The proposals will deliver housing for others bringing in more people and commuters having an impact on the carbon footprint, and lead to increase in competition for local jobs.</p>			L

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SA 1013	R 53231	Modbury		RA1									RA1 is unnecessary. No jobs in Modbury, traffic is already heavy and access into and out of Kingsbridge/Plymouth Road very dangerous, health centre and parking already overstretched, would spoil surrounding countryside.	No	L	