

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
Organisations and Agents																
Dartington																
SA 0717	R 53259	Dartington			Omission	✓		✓		✓			Request allocation of land at south of Broom Park (approx 8.6 Ha) for housing and employment. Suggest 3.5 ha of mixed-use housing and employment land by 2016 and a second phase of 2.5 ha mixed use between 2016 and 2026. The site is very sustainable and well located close to the facilities in Dartington, and it performed well in the STA. It could replace T9 Riverside in the Totnes Site Allocations DPD.	Include land at Dartington West of A384	Yes	
SA 0717	R 53260	Dartington			Omission	✓		✓		✓			Suggest provision should be made in the plan to allocate land for the Abundant Life project at Foxhole. The project is focused around the re-use a soon to be redundant grade 2 listed building and surrounding complex for a housing for older persons scheme including around 130 units of mixed tenure extra care housing for various levels of a need, including care facilities e.g. assisted bathing facilities, a full range of social recreational, cultural and artistic facilities such as hairdresser, shop, art and craft room etc. a cluster of accommodation for people with dementia and a nursery. The scheme would involve elements of refurbishment and new build. It would meet a need for older person housing in the area and fits well with Dartington Trust charitable purposes and ethos. Although outside of current development boundaries, the site is well located close to Totnes and Dartington and uses PDL. The project as well will also provide jobs locally. The site at Foxhole should therefore be allocated in the LDF for the Abundant Life project.	Include Abundant Life in DPD	Yes	
SA 0717	R 53261	Dartington			Omission	✓		✓		✓			Suggest site at Ashmoor Field should be allocated for housing. The site is 1.3 Ha and could accommodate 39 dwellings at 30dph, 52 dwellings at 40dph or 71 at 55dph. The site is well located adjacent to the development boundary of Dartington and close to local services and facilities. The site is available and deliverable within the next six-ten years.	Include Ashmoor Field in DPD	Yes	
SA 0717	R 53262	Dartington			Omission	✓		✓		✓			Suggest site at Droridge Lane should be allocated for housing. The site is approx 3.3 Ha and could accommodate 70 dwellings at 30dph, 94 dwellings at 40dph or 129 at 55dph, inclusion of Droridge Lane Lower Field the 97-180 dwellings. The site is well located adjacent to the development boundary of Dartington and close to local services and facilities. The site is available and deliverable within the next six-ten years.	Include Droridge Lane in DPD	Yes	

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SA 0717	R 53263	Dartington			Omission	✓		✓	✓				Suggest site at Hunter Moon Allotments should be allocated for housing for around 76 dwellings. The site is approx 1.9 Ha and could accommodate 57 dwellings at 30dph, 76 dwellings at 40dph or 104 at 55dph. The site is well located adjacent to the development boundary of Dartington and close to local services and facilities. The site is available and deliverable within the next six-ten years.	Include Hunters Moon Allotments in DPD	Yes	
SA 0717	R 53264	Dartington			Omission	✓		✓	✓				Suggest site at Woodlands Yard/Huxhams Cross should be allocated employment uses. Land at Huxhams Cross could provide 10-12 craft based workshops of approx 50sq m. Land at Woodlands Yard would be re-developed from its current employment use with support services for forestry and agriculture for employment use as a second phase of the Huxhams Cross employment site. The site is PDL.	Include Huxhams Cross and Woodlands Yard in DPD	Yes	
SA 0717	R 53265	Dartington			Omission	✓		✓	✓				Request the allocation of this land for housing to meet the needs of Totnes and Dartington.	Include Staples Field in DPD	Yes	
SA 0717	R 53266	Dartington			Omission	✓		✓	✓				Seek the allocation of the Cider Press Centre for mixed use development of tourism, retail and leisure uses through revisions to the Special Policy Area policy and inclusion of this within the DPD, to allow for its future growth and improvement.	Include Cider Press Centre - Special Policy Area in DPD	Yes	
SA 0717	R 53267	Dartington			Omission	✓		✓	✓				Requests the removal of Special Policy Area protection from this land to allow for possible future development	Include land at Hunters Moon Policy Area in DPD	Yes	
SA 0717	R 53268	Dartington			Omission	✓		✓	✓				Request site of 0.7ha is allocated for 5-6 dwellings within the grounds of Hunters Moon House. Request current TPOs on the site are revisited and Special Policy Area is reviewed and removed from this site. The site is available and deliverable within the next one-five years.	Include land at Hunters Moon House in DPD	Yes	
SA 0717	R 53269	Dartington			Omission	✓		✓	✓				Requests the review and updating of the Dartington Special Policy Area with the boundary extended.	Include Dartington Speical Policy Area in DPD	Yes	
Down Thomas																
SA 0590	R 52737	Down Thomas	1.2			✓		✓	✓	✓			Object to the non-identification of Down Thomas as a settlement capable of accommodating additional residential development as well as non identification of land at Renney Road, Down Thomas for residential development. There is a proven need for housig in the settlement and it would help sustain local services. The land was identified in the SHLAA as being suitable.	Amend the DPD to identify Down Thomas as suitable settlement to accommodate adiotionl residnetial development. Allocate the site at Renney Road, Down Thomas (30 dwellings).	Yes	
SA 0590	R 52738	Down Thomas			Sustainab ility Appraisal	✓		✓	✓	✓			Sustainability Appraisal is flawed as it does not identify Down Thomas as a settlement capable of accommodating residential development as well as allocating land at Renney Road, Down Thomas for residential development. When judged against relevant criteria the settlement and site should be included in the RA DPD.	Sustainability Appraisal must be amended to identify Down Thomas and land at Renney Road	Yes	

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Harberton																	
SA 1009	R 53237	Harberton				✓		✓				✓		Propose site of 0.2ha in Harberton. Small number (9 dwellings) of dwellings could be transferred from RA18 to site in Harberton. Site in Harberton is well related to village, close to existing facilities and has no obvious constraints, has limited impact on landscape, within walking/cycling distance of Bridge Farm Industrial Estate and short distance from bus stop for services to Totnes. Can attain 60% affordable housing		No	L
SA 1009	R 53238	Harberton				✓		✓				✓		Commend Local Authority which allows for modest housing growth in rural areas. Question use of a shop and school as markers for sustainable settlement. There are other equally important markers. Primary schools usually draw their pupils from several nearby villages. The same is true of village shops. The availability of public transport, employment provision, community facilities, small and medium businesses, public houses and strong social networks are indicators of sustainable settlements. All can be found at Harberton. Furthermore, there can be strong relationships between settlements in close proximity, as is the case between Harberton and Harbertonford. Concerns have been raised regarding Harbertonford sites in relation to flooding and deliverability within plan period.		No	L
Newton Ferrers																	
SA 0290	R 5312	Newton Ferrers												Concern that there may be an objection to Newton & Noss not receiving an allocation (in SHLAA). Local community have developed own proposals for affordable housing allocations which supports a Village Initiative for local people without open market housing. Abolition of RSS puts into question Structure Plan housing numbers. Community views should take precedence.			
SA 0763	R 51841	Newton Ferrers			Omission									The plan is unsound in light of the requirements of PPS12.			
SA 0763	R 51845	Newton Ferrers			Omission									The plan was prepared before the government announced its intention to abolish the RSS. However, the RSS does not affect development requirements in the South Hams pre 2016 as these are set out in the adopted Core Strategy. In proposing sites for development post 2016, the DPD responds at least in part to the draft RSS. It remains to be seen whether there will be an adjustment in the overall housing requirements beyond 2016. However, we have assumed that the headline figure for the rural areas will continue.			

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SA 0763	R 51849	Newton Ferrers			Omission								Numerous supporting background documents which have been subject to community consultation, have been prepared to inform and accompany the DPD and regard has been paid to the Core Strategy and RSS. The robustness and credibility of this evidence should be tested through the examination process. The SHLAA provides a comprehensive assessment of potential site availability and the STA process scores the site at Briar Hill, Newton Ferrers yellow, the best of all the sites assessed in Newton Ferrers. Questions the site selection process and how the SHLAA, STA, DRA and SID have fed into the process. Objects to the non-inclusion of the site at Newton Ferrers.			
SA 0996	R 53071	Newton Ferrers											Newton and Noss Parish Council support the Site Allocations DPD. Congratulate SHDC on their consultation programme which has enabled local democracy.			
SA 1018	R 53247	Newton Ferrers											In Newton and Noss have a clear mandate for 'village initiative'. Which aims to build social housing for its own sake. Object to Briar Hill site. In a village poll this site came last in terms of support from the community. Hope SHDC will dismiss Briar Hill site in line with community view.		L	
Rattery																
SA 0717	R 53257	Rattery			Omission	✓		✓		✓			Allocate land at to the west of the village (approx 1.3 Ha) for 12-15 units Village is sustainable location and housing needs survey and parish council supports need for small development. The site is available and deliverable within the next five years and could accommodate 12-15 dwellings.	Include land at Rattery in Rural Areas DPD.	Yes	
West Alvington																

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SA 0719	R 53540	West Alvington				✓		✓				Unsound due to non compliance with national policy as sites RA9 (Aveton Gifford), RA16 Ermington, RA27 (Stoke Gabriel) and RA29 (Ugborough) are partially within functional flood plain. Council has not applied sequential approach to site allocations for vulnerable uses (e.g. residential) required by PPS25 para.16.Exception Test only applies to sites in Flood Zones 2 & 3. Alternative sites in Flood Zone 1 have been put forward during consultation process, e.g. site WA3 in April 2009 STA. Council has incorrectly applied sequential test to Rural Areas DPD.	Landowners support inclusion of site at West Alvington (see attached map) as an alternative to RA9 (Aveton Gifford), RA16 Ermington, RA27 (Stoke Gabriel) and RA29 (Ugborough). Site of 0.7 hectares, on eastern edge of village, well contained by existing natural boundaries, no access or servicing constraints presents 'rounding off' development for approx. 20 dwellings. Not visually prominent within ANOB, not within village Conservation Area and would not affect character or appearance of area. Support local services in village and assist with local infrastructure improvements and provide affordable and open market housing in sustainable location. Site came forward during Princes Foundation consultation and prior to Rural Areas DPD publication stage site was considered. as part of consultation in January/ February 2010. Unclear why site has not come forward as proposal by Council. Landowners would accept development of only western triangle (previously RA35).	Yes		