



**South Hams
District Council**

South Hams Local Development Framework

**Dartmouth Site Allocations Development Plan
Document**

Statement of Representations – Regulation 30

July 2010

Forward Planning
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1. This Statement accompanies the Submission of the Dartmouth Site Allocations Development Plan Document (DPD) to the Secretary of State. It sets out information required under Regulation 30(e) of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. It documents:
 - the number of representations made
 - a summary of the main issues raised in those representations.
2. An annex to this statement sets out a more detailed summary of these representations.
3. The publication stage for the Dartmouth Site Allocations DPD ran from 30 April to 4pm on 2 July 2010. This DPD proposes sites for housing, employment and associated community facilities to meet the requirements of the adopted Core Strategy to 2016 and also includes provision for the period beyond 2016.
4. A total of 30 bodies and individuals responded to the consultation and raised 85 representations on this DPD (including 2 late responses raising 8 representations).
5. The main issues raised under Regulation 28 can be grouped into the following areas: issues of process, issues about the general approach to development adopted and some site specific comments. The main issues for each area are detailed below.
6. Issues of Process
 - Questions raised about the consultation process
7. Issues about General Development Approach
 - Implications of abolishing the RSS
 - The impact of development on traffic, travel and the road network
 - Scale and density of development and whether the DPD pays sufficient attention to linking housing to quality jobs
 - The impact of concentrating development at Townstal on Dartmouth's historic town
 - The use of 'fuzzy edges' to define some sites
 - The deliverability and flexibility of the Infrastructure Delivery Plan, especially sewerage capacity beyond 2016 and possible localised improvements to water supply
 - Non inclusion of reference to Noss Marina Development and its relationship with Dartmouth
 - Impact on wildlife and biodiversity

8. Proposal D1: Townstal, west of Dartmouth

There is quite a lot of support for the expansion at Townstal in recognition that the town is so constrained. Although there are some concerns about:

- The scale of development
- Use of greenfield land
- The level of detail provided
- Access to the site,
- Pedestrian accessibility
- Suggested inclusion of a link road
- Open space provision
- Loss of playing pitch provision
- Possible extensions to the site boundary to accommodate all policy requirements and/or parts of Milton Farm
- Ground water vulnerable zone

9. Proposal D2: Collingwood Road

- There is both concern about loss of employment and requests for employment uses to be removed completely.
- Suggested deletion of site D2: Collingwood Road and add the numbers to proposal D1 instead
- Ground water vulnerable zone

10. Proposal D3: Rock Park

- Access issues