



**South Hams
District Council**

**South Hams Local Development Framework
Ivybridge 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 Ivybridge 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. The publication stage for the Ivybridge 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.
3. A total of 29 bodies and individuals responded to the consultation and raised 62 representations on this DPD (including 5 late responses raising 7 representations).
4. 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.
5. Issues of Process
 - Questions raised about the consultation process
6. Issues about General Development Approach
 - Implications of abolishing the RSS
 - The impact of development on the A38
 - The impact on the Western Road Air Quality Management Area in Ivybridge
 - Scale and density of development
 - The use of 'fuzzy edges' to define some sites
 - The deliverability and flexibility of the Infrastructure Delivery Plan including the relationship with the Sherford New Community
7. Proposal I1: East of Ivybridge
 - Potential impact on Dartmoor National Park
 - Impact on Ivybridge Rugby Club
 - The justification for the inclusion of a recycling facility within the proposal
 - Possible changes to the site boundary of I1 to include land southeast of Filham cottages and/or two fields south east of the crossroads at Filham
 - Concern about coalescence

- Whether greater clarity is needed on which issues should be covered in the masterplan.
- Suggestion that land south of the A38 should be for a Sports/Leisure Hub including a hotel which offers leisure opportunities

8. Proposal I2: Ivybridge Central Area

- Adequate parking provision
- Extending the boundary to include the Scout HQ
- If greater clarity is needed on which issues should be covered in the masterplan