

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appear?	Late Rep?	
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments				Suggested changes
<b>Organisations and Agents</b>																	
SA 0139	R 5168	Stoke Fleming		RA23										There is no objection in principle to the development of this site.			
SA 0139	R 5169	Stoke Fleming		RA24										There is no objection in principle to the development of this site.			
SA 0224	R 5254	Stoke Fleming				✓		✓						Support the inclusion of the site for development. The SHLAA states that the land is easily developable and could be developed within 6-10 years. However, the site is available now and will deliver housing in the next two years. A planning application is currently being prepared for submission to the LPA this summer.	Yes		
SA 0263	R 5286	Stoke Fleming		RA23 & RA24										The plans appear to be in keeping with the needs of the community. There is concern in Stoke Fleming that the proposals for Dartmouth actually include areas within Stoke Fleming parish and this may lead to the need for local boundary changes which could generate considerable opposition.			
SA 0271	R 5300	Stoke Fleming		RA23 & RA24										These sites performed well against SA objectives and currently has good transport links along the A379. Again impacts on transport from the severance of the A379 at Slapton has not been considered.			
SA 0691	R 53536	Stoke Fleming	6.139	RA 23		✓		✓	✓	✓				To use criteria of shop and school is flawed. While Stoke Fleming shop is vulnerable (dependent upon post office remaining open) other villages/ hamlets without either are prevented from growth and retaining young people. Spread affordable housing equally across all villages/ hamlets. Parish Council consider 40 affordable/ open market houses too many (approx. 160 people) to integrate into village at one time with an additional 20 households post 2016. Whilst School Lane suitable for increased traffic, no consideration of access to School Lane from either Church Road or Old Road is a problem. Increased traffic resulting from RA 23& RA 24 combined with existing traffic to school and employment will inhibit safety of walking along Church Road to public transport. Concern whether village infrastructure has been properly considered.	Short notice (1 day) given to Parish to attend Princes Foundation meeting February 2009. Appears that SHDC has not taken notice of village consultation or Local Housing Needs Report October 2007 which identified need for 15 dwellings. 86 second homes and 9 holidays lets in village with 58 holiday lets in parish. Robust view about these would result in no requirement for new development. Lack of local employment and nearby Townstal has empty units. Build housing where there is a demand for unmet employment. Increase emphasis on employment. Undertake up it date survey in current economic climate. Need explanation of 'availability, sustainability, deliverability, place-making'.	No	

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SA 0691	R 53537	Stoke Fleming	6.139	RA 24		✓		✓		✓	✓		<p>To use criteria of shop and school is flawed. While Stoke Fleming shop is vulnerable (dependent upon post office remaining open) other villages/ hamlets without either are prevented from growth and retaining young people. Spread affordable housing equally across all villages/ hamlets. Parish Council consider 40 affordable/ open market houses too many (approx. 160 people) to integrate into village at one time with an additional 20 households post 2016. Whilst School Lane suitable for increased traffic, no consideration of access to School Lane from either Church Road or Old Road is a problem. Increased traffic resulting from RA 23&amp; RA 24 combined with existing traffic to school and employment will inhibit safety of walking along Church Road to public transport. Concern whether village infrastructure has been properly considered.</p>	<p>Short notice (1 day) given to Parish to attend Princes Foundation meeting February 2009. Appears that SHDC has not taken notice of village consultation or Local Housing Needs Report October 2007 which identified need for 15 dwellings. 86 second homes and 9 holiday lets in village with 58 holiday lets in parish. Robust view about these would result in no requirement for new development. Lack of local employment and nearby Townstal has empty units. Build housing where there is a demand for unmet employment. Increase emphasis on employment. Undertake up to date survey in current economic climate. Need explanation of 'availability, sustainability, deliverability, place-making'.</p>	No	
SA 0771	R 53235	Stoke Fleming		RA24		✓		✓					<p>RA24 is suitable for residential development. In close proximity to school, good access to village facilities and would provide 20 homes for the village. As owners support allocation and confirm it is available.</p>			
SA 1015	R 53569	Stoke Fleming		RA23									<p>Environment Agency: No known flood risk. Need to ensure no increase in run-off as result of development, taking into account potential impacts of climate change.</p>			L
SA 1015	R 53570	Stoke Fleming		RA24									<p>Environment Agency: No known flood risk. Need to ensure no increase in run-off as result of development, taking into account potential impacts of climate change.</p>			L
SA 1017	R 53270	Stoke Fleming											<p>Object to RA24, this site would create ribbon development in AONB and would be visible from a number of surrounding vantage points and would be difficult to develop. Logical extension to RA23 (for development beyond 2016) would be to fields to the north of the proposal. Access could be achieved off School Lane and footpath links through site and to school. An area could be provided for parking spaces to serve the school.</p>	<p>Allocate field to north of RA23</p>		L
<b>Individuals</b>																
SA 0306	R 5328	Stoke Fleming		RA23 & RA24		✓		✓		✓			<p>Extra housing in a rural village will cause more traffic and place strain on the road network. There is no employment available in the area and much is seasonal. Public transport to the area is poor.</p>	<p>A smaller area for extra housing for locals only.</p>	No	