

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																
SA 0139	R 5175	Wembury		RA30										There is no objection in principle to the development of this site.		
SA 0154	R 5193	Wembury	6.170-6.175	RA30					✓	✓	✓	✓		<p>Considers the DPD is not sound for a number of reasons.</p> <p>There has been a lack of consultation with the community and parish council.</p> <p>The site is outside of the development plan area.</p> <p>The site was not considered to be the best site.</p> <p>Fear that the development could lead to ribbon development.</p> <p>Considers that the site is not sustainable and could lead to drainage problems and traffic access problems.</p> <p>The site is within an AONB and such a development is not in keeping with existing development and will detract from the natural "gateway" to the village.</p>	Proper consultation needs to be carried out with the community to establish the best site within the village and the need for further housing which can be sustained by the village.	Yes
SA 0578	R 53126	Wembury		RA30										Wembury Amenity Society feels unable to oppose the proposal given that a large majority of membership did not respond to a recent survey. There were those who supported the development and many were opposed to the proposal.		
SA 0578	R 53127	Wembury		RA30										<p>From informal discussions and comments from respondents, it is evident that the development should only go ahead in the following circumstances which would be insisted upon at the planning application stage.</p> <p>Access/egress and traffic management will be important in any scheme, along with the design to ensure that it is sensitive given its location adjacent to the oldest part of the village.</p> <p>It will be important to ensure that 60% affordable housing is delivered and urge that consideration is given to the needs of the elderly members of the community.</p>		
SA 0766	R 53135	Wembury			Omission									<p>STA site 3 (Land south of the Recreation Ground) received a green rating overall, in comparison to site RA30 (STA site 2) which scored less well overall. It is not clear why the STA has preferred STA site 2 in terms of walking and cycling. Pedestrians and cyclists accessing services and facilities from STA site 3 would have safer and more pleasant walking environment to access, particularly the primary school. Representation refers to appendix containing a technical note in relation to transport and access.</p> <p>Concerns about the relative assessment of movement and accessibility by different modes. Acknowledged that the STA is only one part of the evidence, but considers the DPD is not justified by the results of the STA for Wembury and there is no clear justification for favouring a site which performed less well overall within the STA.</p>		

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SA 0766	R 53136	Wembury			Omission								Questions the outcomes of the DRA. It is not the case that the site at Knighton Road is the only site suitable for further development. The DRA is not properly justified and is not effective at delivering the principles and policies set out within national planning policy and the Core Strategy.			
SA 0766	R 53137	Wembury			Omission								The evidence does not support the discounting of sites at Wembury which performed better within the STA.			
SA 0766	R 53138	Wembury			Omission								Neither of the sites (STA 2 or STA3) were considered in the SHLAA.			
SA 0766	R 53139	Wembury			Omission								There is no development proposed in Wembury after 2016. Given the availability of suitable sites for development, additional development opportunities should be taken to positively identify sites to contribute to the delivery of housing over the plan period to 2026.	The land south of the recreation ground (referred to as Leyford Close) should be allocated ahead of that at Knighton Road. However, if both sites are considered to be suitable and achievable then both sites should be allocated, although Knighton Road should be phased during 2016-2026.		
SA 0766	R 53140	Wembury			Omission								Land at Leyford Close is controlled by a developer and there are not access or other ownership restrictions to prevent it being brought forward for delivery in the short term.	The DPD should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.		
SA 0766	R 53141	Wembury			Omission								Refer to appendix containing appraisals and technical notes to support the allocation of land at Leyford Close. The DPD and available evidence does not justify the allocation of land at Knighton Road ahead of Leyford Close.	The DPD should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.		
SA 0766	R 53142	Wembury			Omission								The DPD is not effective given that a more suitable option to accommodate development at Wembury exists. The DPD is not effective in delivering planning policy for housing and the vision/objectives of other relevant national and local planning policy documents.	The DPD should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.		
SA 0766	R 53143	Wembury			Omission								The quantum of specific deliverable sites identified in the DPD is not sufficient to ensure compliance with policy CS2 of the Core Strategy and the flexible and responsible supply of housing that is required by PPS3.	The DPD should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.		
SA 0766	R 53144	Wembury			Omission								The land at Leyford Close has a number of advantages over proposal RA30. The DPD is unsound and should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.	The DPD should be amended to include the allocation of land at Leyford Close for residential development of about 40 dwellings.		
SA 0772	R 53133	Wembury		RA30		✓		✓					Supports allocation of site RA30.		Yes	

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SA 0772	R 53134	Wembury		RA30		✓		✓					<p>Wishes to raise number of advantages site has.</p> <ul style="list-style-type: none"> -direct and safe pedestrian link to the school, shop and centre of village - footpath separate from road frontage - location is effectively infill at edge of village, without extending the length of the village - visually below the skyline - location at edge of village closest to Plymouth which will minimise traffic through or within the village - during construction this site will have minimal impact on the village - development would be minimally intrusive to habitats in the field. The small established woodland would remain to provide a refuge for a wide variety of flora and fauna. 		Yes	
Individuals																
SA 0001	R 5001	Wembury	6.173-6.175	RA30			✓		✓	✓			A study by the University of Plymouth identified concerns in 4 areas: 1 - the run off would be detrimental, 2 - endangered species in the hedges (bats, birds and flowers), 3 - lack of pavement provision, 4 - lack of visibility for entry/exit to site.		N	
SA 0001	R 5002	Wembury	6.173-6.175	RA30			✓		✓	✓			Concern is expressed at the lack of public participation, consultation and publication of plans.		N	
SA 0001	R 5003	Wembury	6.173-6.175	RA30			✓		✓	✓			Considers that site 3, which has been discounted, is a more favourable site.		N	
SA 0001	R 5004	Wembury	6.173-6.175	RA30			✓		✓	✓			Proposal RA30 would cause detriment to the visual entry to the village and lead to increased traffic congestion. Considers that the scale is out of proportion to the cottages opposite the site.	Plans for Wembury should be revisited.	N	
SA 0006	R 5010	Wembury		RA30									Objection to the proposed development because of the harm it will cause to the access to Wembury and the fact the historic character of the village will be lost.			
SA 0007	R 5011	Wembury		RA30									Concern at the lack of public notice about the proposals and suggest that a public meeting is needed to address the issues.			
SA 0007	R 5012	Wembury		RA30									Consider the development will add to transport problems as the proposed site is situated at the main entrance/exit to the village. Suggest that empty properties be used instead.			
SA 0008	R 5013	Wembury		RA30									Consider that the site is inappropriate for new development of the proposed scale and suggest that there are alternative suitable sites.			
SA 0008	R 5014	Wembury		RA30									The proposed development would cause harm to the character of the village, in particular the area around Knighton Road and Wembury House which is considered to be important to the social history. Concern that the quality of new development would be of detriment which would affect character.			
SA 0008	R 5015	Wembury		RA30									Concerns over safety of development at Knighton Hill (both vehicular and pedestrian) as the site is situated close to a sharp, blind bend.			

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SA 0016	R 5021	Wembury		RA30									Main concerns focus on the AONB setting of the village, the access problems and increase in traffic and the consideration for the badgers who are believed to live in the area.			
SA 0018	R 5025	Wembury		RA30									Raises objection to any development in Wembury, particularly on greenfields in AONB. Concerns about the inadequate public transport links to Plymouth, narrow road access to the village, lack of facilities for teenagers and the effect of new development on the existing cottages on Knighton Hill.	Suggest extending Staddiscombe development area which has better public transport facilities and more services within easy distance.		
SA 0019	R 5026	Wembury		RA30									Concern at road access to the village and the effect on the AONB.			
SA 0021	R 5399	Wembury		RA30									Raise concern about the existing pressures on the village in terms of visitors to the area and the additional vehicular traffic and inadequate parking. Consider that Sherford will place even more pressure on Wembury. Concerned that the site is not sustainable as it will result in a loss of agricultural land, which will become increasingly important in the future. However, the respondent does consider that if the village is to receive additional development, then this is the most appropriate site providing that any new development is built to a high standard of design and of a size, style and ridge height that respects the existing cottages at Knighton Hill.			
SA 022	R 5027	Wembury		RA30									Concern at the potential loss of vehicular right of way if the proposed path to the village centre is through the field to the south. Would not want to see the loss of the right of way.			
SA 0030	R 5042	Wembury		RA30									Opposition to the proposal which would result in the demolition of the Devon hedge in order to provide access and street frontage which will also spoil the rural approach to the village and considers that this sort of development should not be permitted in the AONB. Wembury has little public transport and so those working will need to travel to Plymouth and other employment estates for work. The access to the site is dangerous and lead to increased traffic. Suggests that if new houses are required that they be accommodated nearer to Plymouth, and in the Sherford development.			
SA 0030	R 5043	Wembury	6.17	RA30									The reference to Yealmpton is not understood. It is not near Wembury and there are no public transport links. Suggest that few travel there for services.			

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SA 0083	R 5094	Wembury		RA30									Objects to the proposed development. Considers that the village has had two new housing developments since 1994 and one of them was not welcomed by the community. The traffic, particularly in the summer months causes congestion and additional housing in the village would only increase this. The road from Plymouth to Wembury is a small two lane road. Extra traffic would lead to more accidents and hold ups. Living in Wembury is expensive. If you work, you have to have a car and public transport is limited. Additional development would result in over-development and place extra pressure on roads and services. Concern that the natural environment will be destroyed.			
SA 0145	R 5180	Wembury	1.2	RA30		✓		✓			✓		The site has many deficiencies. Traffic congestion on the main access and egress to the village, there is dangerous pedestrian access through a narrow road into the village. Flood issues as the site acts as a soak away at the top of the village. There are sewerage and water supply problems associated with drains at the top of the village which are not capable of accommodating the additional development. The site is in the AONB and there needs to be consideration for the impact of development would have on tourism. Wildlife issues have not been addressed as this is greenbelt land. The site acts as a passageway to woodland and habitat. Considers that site 3 could accommodate 30+ houses without too much impact on both the village and the environment.	Change the site and look at policy with regard to building through cul-de-sacs.	Yes	
SA 0145	R 5181	Wembury	2.4	RA30			✓	✓				✓	Considers that there has not been any public consultation.			
SA 0145	R 5182	Wembury	2.8	RA30		✓		✓			✓		Support for the provision of affordable housing where needed.			
SA 0145	R 5183	Wembury	3.1	RA30			✓	✓			✓		Building in a greenbelt should be restricted. The site is not a good place to develop as it has problems with flooding, drainage, sewage, traffic congestion, pedestrian access.	Consider site 3 as an alternative.		
SA 0181	R 5217	Wembury	6.170-6.175	RA30		✓		✓		✓		✓	Flooding is a concern on this site as is the run off generated in heavy periods of rainfall. Considers that the proposed development is not in keeping with the village, particularly opposite the oldest and most traditional part of the village. Traffic through the village is increasing and the increase to traffic on Knighton Road will be unacceptable to the village. Traffic calming is a low priority.			

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SA 0191	R 5227	Wembury	6.17	RA30				✓		✓			<p>Considers that the local community have not been consulted and informed as the council did not publish the proposal in the relevant local publications and did not attend the parish council meeting.</p> <p>The findings of the STA showed that the site has sustainability issues whereas other sites (south of the recreation ground) has no sustainability constraints. The parish council have opposed this development as unjustified as Wembury is already overdeveloped and traffic volumes are high, particularly in summer. Questioning the suitability of such a plan given the change of government.</p>	<p>Opposed to further extension of an overdeveloped area, would recommend the abandonment of the development plan in Wembury. However, if there is to be development, the STA shows the land to the south of the recreation ground to be least obtrusive.</p>	Yes	
SA 0201	R 5233	Wembury	6.172	RA30				✓					<p>There has been lack of participation by the community and there has been no survey to look at housing need. The site does not accord with the May 2009 STA which identified constraints. Alternative sites 3 and 4 should be considered.</p> <p>The road infrastructure necessary to achieve development will be expensive and will change the character of the village. Traffic congestion will also be created.</p>	<p>Asks for other sites in the village to be considered.</p>	No	
SA 0207	R 5238	Wembury	6.17	RA30				✓		✓			<p>There has been a lack of consultation with the community and the Council did not participate in any parish meetings.</p> <p>The STA showed that the site has sustainability issues whereas there are other sites with no constraints (south of the recreation ground).</p> <p>The Parish Council has opposed this development as it is unjustified as Wembury is overdeveloped and there is significant traffic increase in the summer. Questioning suitability of plans given the change of government.</p>	<p>Opposed to further extension of an overdeveloped area, would recommend the abandonment of the development plan in Wembury. However, if there is to be development, the STA shows the land to the south of the recreation ground to be least obtrusive.</p>	No	
SA 0239	R 5270	Wembury		RA 30				✓		✓			<p>Lack of consultation. STA assessment for Knighton Road showed sustainability issues. Land south of recreation ground has no sustainability constraints. Village already overdeveloped. Summer traffic problems. Government change questions DPD. Recent development at Sherford and Staddiscombe.</p>	<p>Opposed to further development in Wembury but if a site has to be put forward suggests land south of recreation ground is least obtrusive.</p>	No	
SA 0278	R 5306	Wembury	6.17	RA30				✓		✓			<p>Objects to the proposed development.</p> <p>Considers that with the change in government and budget announcements, this site will not be viable. Lack of consultation with the community.</p> <p>Concerns over the capacity at the school.</p> <p>The field is steep, small and has unsuitable access. Development would have a adverse visual impact, particularly opposite Knighton cottages. Wembury is already overbuilt.</p> <p>The village suffers with heavy traffic, particularly in summer.</p>	<p>There are already houses for sale. No new houses are needed in Wembury as it is over developed. There is the future development at Sherford and the development at Staddiscombe. There is no need for 30 additional houses in Wembury.</p>	No	

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SA 0339	R 53089	Wembury		RA30				✓	✓			✓	There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Village is already overdeveloped and object to the further extension of the village and would recommend the abandonment of the development plan. However, if development is necessary, then the land south of the recreation ground is more suitable.	No	
SA 0339	R 53090	Wembury		RA30				✓	✓			✓	The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better.	Village is already overdeveloped and object to the further extension of the village and would recommend the abandonment of the development plan. However, if development is necessary, then the land south of the recreation ground is more suitable.	No	
SA 0339	R 53091	Wembury		RA30				✓	✓			✓	The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem.	Village is already overdeveloped and object to the further extension of the village and would recommend the abandonment of the development plan. However, if development is necessary, then the land south of the recreation ground is more suitable.	No	
SA 0339	R 53092	Wembury		RA30				✓	✓			✓	Questions the suitability of development in light of change of government.	Village is already overdeveloped and object to the further extension of the village and would recommend the abandonment of the development plan. However, if development is necessary, then the land south of the recreation ground is more suitable.	No	
SA 0343	R 53086	Wembury		RA30				✓	✓			✓	There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Village is already overdeveloped. However, if development is necessary, then the land south of the recreation ground is more suitable. Other developments are available at Staddiscombe and in the future Sherford community.	No	
SA 0343	R 53087	Wembury		RA30				✓	✓			✓	The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better. The proposed site is less appropriate for development due to its topography.	Village is already overdeveloped. However, if development is necessary, then the land south of the recreation ground is more suitable. Other developments are available at Staddiscombe and in the future Sherford community.	No	
SA 0343	R 53088	Wembury		RA30				✓	✓			✓	The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem. More development on Knighton Hill would only make these issues worse.	Village is already overdeveloped. However, if development is necessary, then the land south of the recreation ground is more suitable. Other developments are available at Staddiscombe and in the future Sherford community.	No	

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SA 0344	R 53082	Wembury		RA30				✓		✓			Lack of public consultation.	No changes can be made to make the DPD sound apart from abandoning the plan. Whilst appreciating the need for affordable housing, the proposed development at Sherford will serve this purpose.	No	
SA 0344	R 53083	Wembury		RA30				✓		✓			Potential traffic and access problems.	No changes can be made to make the DPD sound apart from abandoning the plan. Whilst appreciating the need for affordable housing, the proposed development at Sherford will serve this purpose.	No	
SA 0344	R 53084	Wembury		RA30				✓		✓			Concerned about the visual impact on AONB and problems with surface water.	No changes can be made to make the DPD sound apart from abandoning the plan. Whilst appreciating the need for affordable housing, the proposed development at Sherford will serve this purpose.	No	
SA 0344	R 53085	Wembury		RA30				✓		✓			Questions the suitability of development in light of the current financial situation.	No changes can be made to make the DPD sound apart from abandoning the plan. Whilst appreciating the need for affordable housing, the proposed development at Sherford will serve this purpose.	No	
SA 0345	R 53080	Wembury		RA30				✓		✓			There has been no consultation with the local community.	Village is already overdeveloped. However, if development is necessary, then the land south of the recreation ground is more suitable.		
SA 0345	R 53081	Wembury		RA30				✓		✓			The land is unsuitable with traffic the main consideration. The roads are already dangerous, particularly in holiday season. Access would be problematic.	Village is already overdeveloped. However, if development is necessary, then the land south of the recreation ground is more suitable.		
SA 0346	R 53076	Wembury		RA30				✓					There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0346	R 53077	Wembury		RA30				✓					The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		

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SA 0346	R 53078	Wembury		RA30					✓				✓	The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0346	R 53079	Wembury		RA30					✓				✓	Questions the suitability of development in light of change of government.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0356	R 53072	Wembury		RA30					✓	✓				There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0356	R 53073	Wembury		RA30					✓	✓				The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0356	R 53074	Wembury		RA30					✓	✓				The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0356	R 53075	Wembury		RA30					✓	✓				Questions the suitability of development in light of change of government.	Opposed to further expansion. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.		
SA 0426	R 53097	Wembury		RA30					✓	✓			✓	There has been a lack of public consultation.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	

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SA 0426	R 53098	Wembury		RA30				✓		✓			The STA identified constraints with the proposed site.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	
SA 0426	R 53099	Wembury		RA30				✓		✓			This is the only site within Wembury which will have a negative effect on the entrance to the village, which is within the AONB. Traffic is already an issue and there are concerns about the visual impact of development.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	
SA 0426	R 53100	Wembury		RA30				✓		✓			Concerned about extra pressure new development will place on sewage and drainage systems.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	
SA 0426	R 53101	Wembury		RA30				✓		✓			The STA considers there to be more suitable sites which have little or no impact on the beauty of the village.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	
SA 0426	R 53102	Wembury		RA30				✓		✓			Questions the recent development at Staddiscombe and the proposed Sherford development, and whether any development is needed in Wembury.	Opposed to further expansion in Wembury as it is already overcrowded. Recommend abandonment of the development plan in Wembury. However, if there is land to be used, the STA shows that land south of the recreation ground is least obtrusive.	Yes	
SA 0435	R 53093	Wembury	3.2	RA30		✓		✓		✓			The plan is unjustified given the nearby Sherford development.	The DPD should be cancelled in the light of larger, already approved schemes, which are far more environmentally effective ways of dealing with the need for extra housing.	No	

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SA 0435	R 53094	Wembury	3.2	RA30		✓		✓		✓			Concerns that the development will change the character of the village in the AONB.	The DPD should be cancelled in the light of larger, already approved schemes, which are far more environmentally effective ways of dealing with the need for extra housing.	No	
SA 0435	R 53095	Wembury	3.2	RA30		✓		✓		✓			Concerned at the surface water run off and flood risk as a result of the new development.	The DPD should be cancelled in the light of larger, already approved schemes, which are far more environmentally effective ways of dealing with the need for extra housing.	No	
SA 0435	R 53096	Wembury	3.2	RA30		✓		✓		✓			There is concern at the lack of potential for pavement provision to the rest of the village.	The DPD should be cancelled in the light of larger, already approved schemes, which are far more environmentally effective ways of dealing with the need for extra housing.	No	
SA 0448	R 53106	Wembury		RA30								✓	There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	
SA 0448	R 53107	Wembury		RA30								✓	The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	
SA 0448	R 53108	Wembury		RA30								✓	The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem. There are developments available at Sherford and Staddiscombe.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	
SA 0449	R 53103	Wembury		RA30						✓		✓	There has been a lack of public consultation. The Council did not publish the proposal in the relevant publications and did not participate in any parish council meetings.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appeal?	Late Rep?
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes		
SA 0449	R 53104	Wembury		RA30				✓		✓			The STA highlighted sustainability issues with the proposed site whereas the land south of the recreation ground scored better.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	
SA 0449	R 53105	Wembury		RA30				✓		✓			The Parish Council have already opposed the development as unjustified. Wembury is already overbuilt and traffic issues, particularly in the summer months are a problem.	Opposed to the further extension of an overdeveloped area and would recommend the abandonment of the development plan in Wembury. If there is land to be used, the STA shows that the land south of the recreation ground is the least obtrusive.	No	
SA 0587	R 53128	Wembury	6.3	RA30		✓		✓		✓			The proposal is unsound as there has been no participation from the local community in determining 30 dwellings are required.	The phrase "about 30 dwellings" should be changed to "less than 10 dwellings" because this is the figure proposed and agreed by the parish council as appropriate for the development.	No	
SA 0681	R 53129	Wembury	6.170	RA30			✓	✓		✓			The local community have not been appropriately consulted as the Council did not notify in the relevant local paper.	Any further development in Wembury should be abandoned.	No	
SA 0681	R 53130	Wembury	6.170	RA30			✓	✓		✓			The village is within the AONB and the site is outside of the development boundary. Questions the exception site policy in this location.	Any further development in Wembury should be abandoned.	No	
SA 0681	R 53131	Wembury	6.170	RA30			✓	✓		✓			The site is at the entrance to the village and will have an impact on the already heavy traffic. Raises safety concerns about the location of the site.	Any further development in Wembury should be abandoned.	No	
SA 0681	R 53132	Wembury	6.170	RA30			✓	✓		✓			Questions the abolition of the RSS and whether the DPD should be revised in light of this.	Any further development in Wembury should be abandoned.	No	
SA 0713	R 53109	Wembury		RA30			✓	✓		✓			Wembury Parish Council has expressed that it is essentially against any development on Knighton Road/Hill that would detract from the intrinsic nature of the village.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53110	Wembury		RA30			✓	✓		✓			Concerned at lack of discussions regarding 30 dwellings in the village.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53111	Wembury		RA30			✓	✓		✓			Given the Governments intentions to abolish RSS's and housing targets is sufficient not to proceed with the DPD.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53112	Wembury		RA30			✓	✓		✓			Concerned at lack of transparency in arriving at a sub-optimum strategy and publication of consultation process. Claims that consultation was not advertised in papers that are available in Wembury and as such the process has failed to effectively inform and involve the local community.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	

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		
SA 0713	R 53113	Wembury		RA30			✓		✓	✓		✓	Development would have significant visual impact on the landscape which would be unacceptable in the AONB and rural landscape. A development of 30 dwellings would not represent an appropriate development in these protected areas.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53114	Wembury		RA30			✓		✓	✓		✓	Considers that the proposal necessitates an exception site in accordance with the Core Strategy policy for 100% affordable housing as it is a site located outside of the development boundary.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53115	Wembury		RA30			✓		✓	✓		✓	Contrary to policy CS8 of the Core Strategy as the transport infrastructure in the village is inadequate to support the new development and is against sustainability policies.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53116	Wembury		RA30			✓		✓	✓		✓	Given the abolition of the RSS, considers this now makes the Affordable Housing DPD unsound and the Site Allocations DPDs should not be adopted until the AH DPD is revised.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53117	Wembury		RA30			✓		✓	✓		✓	Questions SHLAA and STA process and the non-inclusion of the site at Knighton Hill in the document from March 2009. Raises question at the suitability criteria.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53118	Wembury		RA30			✓		✓	✓		✓	Questions documents listed in the LDS which are now not considered consistent with national policy.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53119	Wembury		RA30			✓		✓	✓		✓	Concerns over road safety and lack of pavement provision from the site to the school.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53120	Wembury		RA30			✓		✓	✓		✓	Concerns over access and traffic congestion and resulting safety issues.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53121	Wembury		RA30			✓		✓	✓		✓	Evidence of wildlife on or adjacent to the proposed site, in addition to the site being in the AONB and CPA.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53122	Wembury		RA30			✓		✓	✓		✓	The development at Knighton Hill would constitute ribbon development.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53123	Wembury		RA30			✓		✓	✓		✓	The DPD has failed to comply with the SCI and consequently the community do not feel engaged.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	

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		
SA 0713	R 53124	Wembury		RA30			✓		✓	✓		✓	Considers planning permission should never be allowed on the site, for reasons set out in the refusal on planning application 58/0665/09/O, and given the fact it is outside of the development boundary, in the AONB and CPA.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 0713	R 53125	Wembury		RA30			✓		✓	✓		✓	The identification and selection of RA30 is ill-conceived, inaccurately described and contrary to national, regional and local policies.	Proposal RA30 should be abandoned and full engagement with the Wembury community should be sought to find a new site.	Yes	
SA 1024	R 53145	Wembury		RA30					✓	✓		✓	Petition signed by 181 Wembury Parishoners in objection to the proposal.	Bigger and less obtrusive STA site 3 or complete abandonment of the plan as unjustified.		
SA 1024	R 53146	Wembury		RA30					✓	✓		✓	Considers the proposal will have a detrimental visual impact when entering the village. There are existing traffic problems at the entrance of the village. The site is a greenfield location and there will be adverse implications for the terrace of houses on Knighton Road.	Bigger and less obtrusive STA site 3 or complete abandonment of the plan as unjustified.		
SA 1024	R 53147	Wembury		RA30					✓	✓		✓	Considers there has been no consultation.	Bigger and less obtrusive STA site 3 or complete abandonment of the plan as unjustified.		