

**APPENDIX VI: SCHEDULE OF LATE REPRESENTATIONS**

Consultee ID	Comment ID	Policy/Area/Theme	Full Name (Agent)	Organisation (Agent)	Full Name (Consultee)	Organisation (Consultee):	Attend Examination?	Comment Summary	Summary Statement	Detailed Response
464465	1697(L)	Bere Ferrers		EJFP Planning Ltd	Mr Edward Persse	Landowner	Not indicated	Supports the inclusion of Bere Ferrers as a sustainable village, and promotes a site adjacent to the settlement boundary.	Plan sound (no change needed)	The JLP does not seek to allocate sites within Sustainable Villages, which is within the remit of Neighbourhood Plans under policy TTV30
1003209	1938(L)	Bere Ferrers			J White		Not indicated	OBJECTS to Bere Ferrers being identified as a sustainable village. Does not feel that the emerging Bere Peninsula NP can reasonably find a site for BF. Is the JLP plan area valid? Should more have been done with Exeter and Cornwall?	To be considered in review Settlement Boundaries background document	The assessment of sustainable villages was subject to two phases of consultation. However, if the assessment is considered incorrect, it is appropriate to reassess the villages. The JLP has worked with all DtC partners in the preparation of the plan, and will continue to do so in the implementation of the plan.
1096209	1803(L)	Bigbury			Norman Botton		Not indicated	Contests the validity of housing figures. Requests that Bigbury be removed from sustainable villages list.	To be considered in review Settlement Boundaries background document	The housing figures that support the JLP are based on evidence from the SHMNA. The assessment of sustainable villages was subject to two phases of consultation. However, if the assessment is considered incorrect, it is appropriate to reassess the villages
1014005	1669(L)	Delivery and Monitoring			Carol Reeder	Natural England	Not indicated	Better articulation of how aims and objectives will be measured - at present some objectives are not mentioned in 'how will we measure success'.	Plan sound (no change needed)	A full explanation of the relationship between the objectives and the measures of success will be included in the Plan for Infrastructure and Investment. Environmental protection is included a s measure of success in the overall spatial strategy
1014005	1654(L)	General			Carol Reeder	Natural England	Not indicated	Seeks improved cross references in plan	Noted	These clarifications will be considered
1095333	1807(L)	General			Oliver Tringham		No	Concerns about consultation process	Plan sound (no change needed)	The consultation process was in accordance with the councils' statements of community involvement and legal requirements
1014005	2156(L)	Main Towns			Carol Reeder	Natural England	Not indicated	Suggest that requirements in the GI delivery plans for South Hams and West Devon are included within the spatial priorities for the relevant areas and where appropriate within the policy criteria of the relevant site allocation policies.	Plan sound (but change could be agreed)	The identified GI needs should be included in the spatial priorities for each town, but will be listed individually in each allocation policy.
1014005	1663(L)	Natural environment			Carol Reeder	Natural England	Not indicated	Mitigation and enhancement is conflated in some policies	Plan sound (but change could be agreed)	Natural England have made this as a general comment; a Statement of Common Ground will be sought with NE where specific examples can be identified and minor modifications put forward if appropriate
1014005	1667(L)	Omission site (Plymouth Policy Area)			Carol Reeder	Natural England	Not indicated	Seeks clarification about whether land is allocated for a cruise liner terminal	Plan sound (no change needed)	The plan identifies a cruise liner terminal as an infrastructure project, which is likely to be provided as part of the operational port of Millbay and so therefore has no specific allocation
1014005	1672(L)	Policies Map			Carol Reeder	Natural England	Not indicated	Map 1 designated sites. This shows all potential MCZs; however a number of these are recommended and have not yet been designated or reached proposed status. Suggest the position is checked before Plan Submission.	Error/Clarification to be accommodated	Designation map to be amended

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1014005	1665(L)	Policy DEV25			Carol Reeder	Natural England	Not indicated	In accordance with our comments on the HRA recommend adding a new clause (iv) as follows: 'enables the on-going adaptation of biodiversity to climate change in accordance with the policies as set out in the Shoreline Management Plan'.	Plan sound (but change could be agreed)	Development which would have a detrimental effect on the undeveloped and unspoilt character, appearance or tranquillity of the Undeveloped Coast, estuaries, and the Heritage Coast will not be permitted except under exceptional circumstances. Development will only be permitted in the Undeveloped Coast where the development: 1. Can demonstrate that it requires a coastal location; 2. It cannot reasonably be located outside the Undeveloped Coast; 3. Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area; 4. Is consistent with policy statements for the local policy unit in the Shoreline Management Plan 2; and 5. enables the on-going adaptation of biodiversity to climate change in accordance with the policies as set out in the Shoreline Management Plan 2. Development for the purposes of agriculture, forestry, public access and enjoyment of the coast and estuaries, or community facilities that meet the objectively assessed needs of the local community, will be supported if it meets the above tests.
1014005	1665(L)	Policy DEV28			Carol Reeder	Natural England	Not indicated	As currently worded, policy DEV28 says that account will be taken of the hierarchy of protected sites but the weight to be given to differing tiers of designation is not set out. The North Devon Biosphere Reserve is included incorrectly as a site of designated European importance.	Error/Clarification to be accommodated	This cross references to comments made on SPT11 where the hierarchy (and weighting) is set out. Modifications will be proposed for SPT11 through a statement of common ground with Natural England. Consequential changes to DEV28 may be necessary. This will provide clarity over the place of the Biosphere Reserve in the hierarchy. The reference to the Biosphere Reserve can however be removed from the policy as a clarification prior to submission of the plan.
1096072	633(L)	Policy DEV28			Adam Billings		Yes	Agrees with the objection of Paignton Neighbourhood Plan Forum (ID350)	Plan sound (no change needed)	See response to Paignton Neighbourhood Plan Forum
1095998	1644(L)	Policy PLY20			Chris Taysom	Plymouth Marine Laboratory	Not indicated	Support Sutton Harbour plans	Noted	This comment is noted
1014005	1667(L)	Policy PLY44			Carol Reeder	Natural England	Not indicated	Mitigation and enhancement have legal connotations, so need to be consistent in their usage.	Plan sound (but change could be agreed)	These concerns could be addressed through minor modifications and will be considered through statement of common ground to be sought with Natural England
1097098	2285(L)	Policy PLY44			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	The constraints identified are compatible with the policy.
1097098	2283(L)	Policy PLY46.12			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	The constraints identified are compatible with the policy.
1097098	2283(L)	Policy PLY46.13			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	These constraints are known about; the site already has planning consent.
1097098	2286(L)	Policy PLY48			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	Comments noted, the site has exiting planning permission for the proposal
1097098	2286(L)	Policy PLY50			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	These constraints are known about; the site already has planning consent
1097098	2284(L)	Policy PLY51			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	Comments noted, further consideration will be undertaken at application stage.

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1097098	2282(L)	Policy PLY52			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	The constraints known about and have been considered in determining the site capacity
1097098	2281(L)	Policy PLY56.2			Allison J Chippendale	Health and Safety Executive	Not indicated	Identification of pipeline constraints for consideration	Plan sound (no change needed)	Comments noted site has been reviewed on web app for both housing and separately for retail and is considered compatible, further detailed consideration will be required in the determination of applications, particularly if a mix use development is brought forward. no change required.
1094162	2150(L)	Policy PLY6			Mr Richard James Smith		Not indicated	Recommends a number of suggestions in relation to upgrading the coast by constructing a bridge to Mount Batten, making Charles Church into a place to visit/relax, and ensuring Cornwall Street does not get lost and housing/park could be provided.	Plan sound (no change needed)	Policy PLY6 sets out the general direction for the city centre as a whole and is informed by the City Centre Masterplan and City Centre Study. Charles Church is recognised as a significant asset but enhancement of its context would require radical changes to the configuration of the ring road and wider movement strategy for the city centre.
1014005	1664(L)	Policy SPT11			Carol Reeder	Natural England	Not indicated	Advise that the policy reflects the mitigation hierarchy (NPPF para 118) and clearly sets out the policy criteria for the different tiers of designation; in SPT11(1) the policy criteria for European designations do not meet the requirements of the Habitats Directive / Conservation of Habitats and Species Regulations 2010; may wish to focus policy SPT11 on strategic aims and DEV28 on development management policy criteria; some elements of policy SPT11 appear to be partly procedural e.g. SPT11(4).	Plan sound (but change could be agreed)	Amendments can be agreed in relation to this policy and this will be considered in a Statement of Common Ground to be sought with Natural England and other parties as appropriate. This will provide an opportunity to consider the specific submissions in a coordinated way.
1014005	2162(L)	Policy SPT12			Carol Reeder	Natural England	Not indicated	Policy wording should clarify that infrastructure necessary to protect European sites is mandatory	Plan sound (no change needed)	The requirement to mitigate the recreational impacts is contained within SPT13. SPT12 simply lists the infrastructure measures provided for.
1018485	1943(L)	Policy SPT3			D Hannaford			Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	The SHMA evidence about housing need (OAN) and affordable housing need, and forecast housing supply on which the JLP relies is robust, up to date and proportionate, relevant to the local circumstances of the JLP, consistent with NPPF and NPPG. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. JLP focuses on settlements, rather than be restricted by administrative boundaries that could hinder the making of sustainable places. The JLP provides the most appropriate spatial strategy, and the suggestion that growth should be more widely dispersed is inconsistent with the spatial strategy and evidence.
1095902	1641(L)	Policy SPT3		PCL Planning	Nicole Stacey	Blue Cedar Homes	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required,	Plan sound (no change needed)	HMA is correctly defined. Duty to Cooperate actions have been fully and effectively undertaken, The evidence about housing need (OAN) and forecast housing supply on which the JLP relies is robust, up to date and proportionate, relevant to the local circumstances of the JLP, consistent with NPPF and NPPG. Policy Area targets are consistent with spatial strategy, and deliverable.
1096072	630(L)	Policy SPT3			Adam Billings	Brixham Peninsula Neighbourhood Plan	Yes	Challenges Housing Requirement - remove 'at least' Challenges Housing Supply - lack of Housing Trajectory and 5 Year targets for effective monitoring	Plan sound (no change needed)	Policy targets in SPT3 correctly expressed as minimums, consistent with NPPF and the evidence about forecast housing supply. Expressing policy targets as total requirement is appropriate, with constant annualised rate used to calculate the rolling 5 year housing land position. No evidence to justify phasing the requirement with annual rates that vary over the plan period specified in SPT3

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1096072	632(L)	Policy SPT4			Adam Billings		Yes	Endorse totally the response already provided by the Paignton Neighbourhood Forum	Plan sound (no change needed)	See response to Paignton Neighbourhood Forum
1003209	1938(L)	Policy TTV1			J White		Not indicated	Suggests AMEND to policy TTV1 to be clear about how development is expected to come forward in each layer of the settlement hierarchy.	Plan sound (but change could be agreed)	Clarification over delivery mechanisms for these numbers could be usefully added to the policy wording.
1014005	2156(L)	Policy TTV13			Carol Reeder	Natural England	Not indicated	The landscape guidance from the Landscape Impact Assessment is not reflected in the policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2157(L)	Policy TTV14			Carol Reeder	Natural England	Not indicated	The landscape guidance from the Landscape Impact Assessment is not reflected in the policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2158(L)	Policy TTV15.1			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2158(L)	Policy TTV15.2			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2158(L)	Policy TTV24.1			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2158(L)	Policy TTV24.2			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2158(L)	Policy TTV24.5			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1097098	2278(L)	Policy TTV26			Allison J Chippendale	Health and Safety Executive	Not indicated	Pipeline constraint identified	Plan sound (no change needed)	Housing development is generally not compatible within an inner zone but is compatible within middle and outer zones (within specific scales and densities of development). Whilst development on the site is not ruled out, implications of the installation on the precise form of development would need to be discussed at the detailed stage. The larger element of the KEVICC allocation (Upper School site) does not fall within a MAHP consultation zone.
1097098	2279(L)	Policy TTV28.1			Allison J Chippendale	Health and Safety Executive	Not indicated	Pipeline constraint identified	Plan sound (no change needed)	Housing and workplace development (within specific scales and densities of development) is compatible with the zones.
1097098	2279(L)	Policy TTV28.3			Allison J Chippendale	Health and Safety Executive	Not indicated	Pipeline constraint identified	Plan sound (no change needed)	Housing and workplace development (within specific scales and densities of development) is compatible with the zones.
1097098	2279(L)	Policy TTV28.6			Allison J Chippendale	Health and Safety Executive	Not indicated	Pipeline constraint identified.	Plan sound (no change needed)	Housing and workplace development (within specific scales and densities of development) is compatible with the zones. The site has planning permission: 14_56/2246/13/F

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1014005	1859(L)	Policy TTV29 (Dartington)			Ballantyne		Not indicated	The number of houses 504 is an unsustainable allocation and threatens the character, countryside and wellbeing of the village and rural parish. Objects to the development of Broom Park and further building at Sawmills (Origins) as this will irreparably alter the village character, heritage and rural nature and would support building around Dartington Halls core estate in preference. Air quality has not been sufficiently considered as an impact and that the 2008 Ambient Air Quality Directive has not been followed. The Totnes A385 has had a registered Air Quality Management Area (AQMA) since 13.7.2009.	Plan sound (no change needed)	Dartington is identified in the JLP as one of the 'Smaller Towns and Key Villages'. These settlements provide a range of services and amenities and help to support the roles played by the Main Towns. Dartington is well fitted to this role, being close to Totnes and having an extensive range of facilities and services. In addition to its strong sustainability credentials, Dartington is relatively unconstrained compared to many settlements in the TTV area. It is removed from the AONB and the coast, the topography is fairly flat, site accessibility is generally good and there are main road connections to the A38, there are no extensive flood issues and the village does not have a Conservation Area. In combination, the above issues make the village of Dartington (Cott) an appropriate location for additional development. The development sites proposed in the JLP are to each side of the northern part of the village, which is where the services and facilities are focussed. These sites can also be accessed without the need for vehicles to travel through the central area of the village, and they avoid encroaching into the rural gap to the south of the village which separates it from Totnes. The JLP recognises the potential for limited development in the more rural part of Dartington Parish on the Dartington Hall Estate, by proposing mixed-use development at Higher Barton and employment development at Woodland's Yard. An extension to the Beacon Park employment site just to the west of the village is also proposed. The other proposed sites are either within or adjoin the existing built form of the village. The Brimhay and Higher Tweed Mill sites are redevelopment proposals on PDL. The proposal for Foxhole includes re-use of the extensive former Foxhole School building and re-ordering of the area occupied by The Shops at Dartington and the associated car parks. Sawmills Field would form an extension into the remainder of the field now occupied by the recently completed 'Origins' housing development and would be situated opposite Higher Tweed Mill. The housing proposed for Broom Park would be situated between Meadowbrook, the primary school, the graveyard, the existing housing at Broom Park and the hamlet of Week. The site is sufficiently large enough to be able to accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.

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1018138	1852(L)	Policy TTV29 (Dartington)			G Nickolls		Not indicated	The number of houses proposed for Dartington is excessive. There has not been an adequate review of infrastructure and services to accommodate the new plans, especially the local road network which cannot cope and potential pollution needs to be assessed.	Plan sound (no change needed)	<p>Dartington is identified in the JLP as one of the 'Smaller Towns and Key Villages'. These settlements provide a range of services and amenities and help to support the roles played by the Main Towns. Dartington is well fitted to this role, being close to Totnes and having an extensive range of facilities and services. In addition to its strong sustainability credentials, Dartington is relatively unconstrained compared to many settlements in the TTV area. It is removed from the AONB and the coast, the topography is fairly flat, site accessibility is generally good and there are main road connections to the A38, there are no extensive flood issues and the village does not have a Conservation Area.</p> <p>In combination, the above issues make the village of Dartington (Cott) an appropriate location for additional development. The development sites proposed in the JLP are to each side of the northern part of the village, which is where the services and facilities are focussed. These sites can also be accessed without the need for vehicles to travel through the central area of the village, and they avoid encroaching into the rural gap to the south of the village which separates it from Totnes.</p> <p>The JLP recognises the potential for limited development in the more rural part of Dartington Parish on the Dartington Hall Estate, by proposing mixed-use development at Higher Barton and employment development at Woodland's Yard. An extension to the Beacon Park employment site just to the west of the village is also proposed. The other proposed sites are either within or adjoin the existing built form of the village. The Brimhay and Higher Tweed Mill sites are redevelopment proposals on PDL. The proposal for Foxhole includes re-use of the extensive former Foxhole School building and re-ordering of the area occupied by The Shops at Dartington and the associated car parks. Sawmills Field would form an extension into the remainder of the field now occupied by the recently completed 'Origins' housing development and would be situated opposite Higher Tweed Mill. The housing proposed for Broom Park would be situated between Meadowbrook, the primary school, the graveyard, the existing housing at Broom Park and the hamlet of Week. The site is sufficiently large enough to be able to accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.</p>

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1018142	2148(L)	Policy TTV29 (Dartington)			Rachel Scholefield		Not indicated	The number of houses proposed for Dartington is unsustainable and threatens the character, countryside and wellbeing of the village. Object to proposals for Broom Park and Sawmills Field, but would support building on the core estate. The parish boundary is not shown accurately and the plan's proposals threaten to make Dartington a suburb or town. Air quality has not been considered sufficiently and the 2008 AAQD has not been followed.	Plan sound (no change needed)	Dartington is identified in the JLP as one of the 'Smaller Towns and Key Villages'. These settlements provide a range of services and amenities and help to support the roles played by the Main Towns. Dartington is well fitted to this role, being close to Totnes and having an extensive range of facilities and services. In addition to its strong sustainability credentials, Dartington is relatively unconstrained compared to many settlements in the TTV area. It is removed from the AONB and the coast, the topography is fairly flat, site accessibility is generally good and there are main road connections to the A38, there are no extensive flood issues and the village does not have a Conservation Area. In combination, the above issues make the village of Dartington (Cott) an appropriate location for additional development. The development sites proposed in the JLP are to each side of the northern part of the village, which is where the services and facilities are focussed. These sites can also be accessed without the need for vehicles to travel through the central area of the village, and they avoid encroaching into the rural gap to the south of the village which separates it from Totnes. The JLP recognises the potential for limited development in the more rural part of Dartington Parish on the Dartington Hall Estate, by proposing mixed-use development at Higher Barton and employment development at Woodland's Yard. An extension to the Beacon Park employment site just to the west of the village is also proposed. The other proposed sites are either within or adjoin the existing built form of the village. The Brimhay and Higher Tweed Mill sites are redevelopment proposals on PDL. The proposal for Foxhole includes re-use of the extensive former Foxhole School building and re-ordering of the area occupied by The Shops at Dartington and the associated car parks. Sawmills Field would form an extension into the remainder of the field now occupied by the recently completed 'Origins' housing development and would be situated opposite Higher Tweed Mill. The housing proposed for Broom Park would be situated between Meadowbrook, the primary school, the graveyard, the existing housing at Broom Park and the hamlet of Week. The site is sufficiently large enough to be able to accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.

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1018485	1956(L)	Policy TTV29 (Dartington)			D Hannaford		Not indicated	Dartington pro forma. Proposal to build houses at Marley Head next to A38.	Plan sound (no change needed)	<p>Dartington is identified in the JLP as one of the 'Smaller Towns and Key Villages'. These settlements provide a range of services and amenities and help to support the roles played by the Main Towns. Dartington is well fitted to this role, being close to Totnes and having an extensive range of facilities and services. In addition to its strong sustainability credentials, Dartington is relatively unconstrained compared to many settlements in the TTV area. It is removed from the AONB and the coast, the topography is fairly flat, site accessibility is generally good and there are main road connections to the A38, there are no extensive flood issues and the village does not have a Conservation Area.</p> <p>In combination, the above issues make the village of Dartington (Cott) an appropriate location for additional development. The development sites proposed in the JLP are to each side of the northern part of the village, which is where the services and facilities are focussed. These sites can also be accessed without the need for vehicles to travel through the central area of the village, and they avoid encroaching into the rural gap to the south of the village which separates it from Totnes.</p> <p>The JLP recognises the potential for limited development in the more rural part of Dartington Parish on the Dartington Hall Estate, by proposing mixed-use development at Higher Barton and employment development at Woodland's Yard. An extension to the Beacon Park employment site just to the west of the village is also proposed. The other proposed sites are either within or adjoin the existing built form of the village. The Brimhay and Higher Tweed Mill sites are redevelopment proposals on PDL. The proposal for Foxhole includes re-use of the extensive former Foxhole School building and re-ordering of the area occupied by The Shops at Dartington and the associated car parks. Sawmills Field would form an extension into the remainder of the field now occupied by the recently completed 'Origins' housing development and would be situated opposite Higher Tweed Mill. The housing proposed for Broom Park would be situated between Meadowbrook, the primary school, the graveyard, the existing housing at Broom Park and the hamlet of Week. The site is sufficiently large enough to be able to accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.</p>



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1095333	1810(L)	Policy TTV29 (Dartington)			Oliver Tringham		No	The number of houses proposed for Dartington is an unsustainable allocation, threatening to transform Dartington into a suburb or part of Totnes. The potential impact on air quality has not been considered sufficiently. There should be closer working with community groups in preparing the plan. The boundary between Dartington and Totnes is not shown correctly.	Plan sound (no change needed)	<p>Dartington is identified in the JLP as one of the 'Smaller Towns and Key Villages'. These settlements provide a range of services and amenities and help to support the roles played by the Main Towns. Dartington is well fitted to this role, being close to Totnes and having an extensive range of facilities and services. In addition to its strong sustainability credentials, Dartington is relatively unconstrained compared to many settlements in the TTV area. It is removed from the AONB and the coast, the topography is fairly flat, site accessibility is generally good and there are main road connections to the A38, there are no extensive flood issues and the village does not have a Conservation Area.</p> <p>In combination, the above issues make the village of Dartington (Cott) an appropriate location for additional development. The development sites proposed in the JLP are to each side of the northern part of the village, which is where the services and facilities are focussed. These sites can also be accessed without the need for vehicles to travel through the central area of the village, and they avoid encroaching into the rural gap to the south of the village which separates it from Totnes.</p> <p>The JLP recognises the potential for limited development in the more rural part of Dartington Parish on the Dartington Hall Estate, by proposing mixed-use development at Higher Barton and employment development at Woodland's Yard. An extension to the Beacon Park employment site just to the west of the village is also proposed. The other proposed sites are either within or adjoin the existing built form of the village. The Brimhay and Higher Tweed Mill sites are redevelopment proposals on PDL. The proposal for Foxhole includes re-use of the extensive former Foxhole School building and re-ordering of the area occupied by The Shops at Dartington and the associated car parks. Sawmills Field would form an extension into the remainder of the field now occupied by the recently completed 'Origins' housing development and would be situated opposite Higher Tweed Mill. The housing proposed for Broom Park would be situated between Meadowbrook, the primary school, the graveyard, the existing housing at Broom Park and the hamlet of Week. The site is sufficiently large enough to be able to accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.</p>

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1013056	2207(L)	Policy TTV29 (Modbury)			Mr Tom Hendy		Not indicated	Modbury - objection to concentration of development sites on the west of the town. Supports new sites to east.	Plan sound (no change needed)	<p>Modbury, as one of the district's main settlements, has long played an important role in providing for housing, employment and other service needs of the town and its rural hinterland. Through the plan preparation process a number of sites have been promoted and assessed. These have been focussed on the town's eastern and western flanks, reflecting the long-term strategic options for the future growth of Modbury. There has long been a division of opinion within the town over which of these future growth directions is best. The previous adopted plan (the Rural Areas Site Allocations DPD) allocated a site on the western side, West of Palm Cross Green, for housing and employment development. This site is now being delivered. The Thriving Towns and Villages consultation document (July 2016) included the West of Palm Cross Green site, which had been granted planning consent for 93 dwellings and a B1 Use Class employment building, and identified a northerly extension to it to accommodate an estimated additional 80 dwellings. Having again assessed the development options available, the Council has continued to promote development on the western side of the town. The Pre-Submission JLP allocates land immediately to the north of the consented site – West of Barracks Road – for 40 homes, on a smaller site than that proposed in the July 2016 document. A separate site nearby at Pennpark (largely PDL) is also proposed for 40 homes. Although close to each other, the allocation of these two sites will help to break up the overall 'mass' of new development, which was one of the concerns about the previous single site proposal in July. For both sites, the JLP specifies 'layout and design to be guided by landscape assessment', which, whilst recognising the visual sensitivity of the location, provides for measures to mitigate any harmful effects on the landscape. Although this is an edge of town location, it is near to the church, parish hall, primary school, sports ground and main road bus route.</p>

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1015469	2230(L)	Policy TTV29 (Modbury)			Kitty Hendy		Not indicated	Modbury - objection to concentration of development sites on the west of the town. Supports new sites to east.	Plan sound (no change needed)	<p>Modbury, as one of the district's main settlements, has long played an important role in providing for housing, employment and other service needs of the town and its rural hinterland. Through the plan preparation process a number of sites have been promoted and assessed. These have been focussed on the town's eastern and western flanks, reflecting the long-term strategic options for the future growth of Modbury. There has long been a division of opinion within the town over which of these future growth directions is best. The previous adopted plan (the Rural Areas Site Allocations DPD) allocated a site on the western side, West of Palm Cross Green, for housing and employment development. This site is now being delivered. The Thriving Towns and Villages consultation document (July 2016) included the West of Palm Cross Green site, which had been granted planning consent for 93 dwellings and a B1 Use Class employment building, and identified a northerly extension to it to accommodate an estimated additional 80 dwellings. Having again assessed the development options available, the Council has continued to promote development on the western side of the town. The Pre-Submission JLP allocates land immediately to the north of the consented site – West of Barracks Road – for 40 homes, on a smaller site than that proposed in the July 2016 document. A separate site nearby at Pennpark (largely PDL) is also proposed for 40 homes. Although close to each other, the allocation of these two sites will help to break up the overall 'mass' of new development, which was one of the concerns about the previous single site proposal in July. For both sites, the JLP specifies 'layout and design to be guided by landscape assessment', which, whilst recognising the visual sensitivity of the location, provides for measures to mitigate any harmful effects on the landscape. Although this is an edge of town location, it is near to the church, parish hall, primary school, sports ground and main road bus route.</p>

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1015928	1666(L)	Policy TTV29 (Modbury)			Mr & Mrs Paterson		Not indicated	Believe that small plots of land on the eastern side of the town could be put in trust for local first time buyers on a self-build basis. This would enable young people to stay in their local communities and hopefully the school and health centre could then cope with the growth of the town.	Plan sound (no change needed)	<p>Modbury, as one of the district's main settlements, has long played an important role in providing for housing, employment and other service needs of the town and its rural hinterland. Through the plan preparation process a number of sites have been promoted and assessed. These have been focussed on the town's eastern and western flanks, reflecting the long-term strategic options for the future growth of Modbury. There has long been a division of opinion within the town over which of these future growth directions is best. The previous adopted plan (the Rural Areas Site Allocations DPD) allocated a site on the western side, West of Palm Cross Green, for housing and employment development. This site is now being delivered. The Thriving Towns and Villages consultation document (July 2016) included the West of Palm Cross Green site, which had been granted planning consent for 93 dwellings and a B1 Use Class employment building, and identified a northerly extension to it to accommodate an estimated additional 80 dwellings. Having again assessed the development options available, the Council has continued to promote development on the western side of the town. The Pre-Submission JLP allocates land immediately to the north of the consented site – West of Barracks Road – for 40 homes, on a smaller site than that proposed in the July 2016 document. A separate site nearby at Pennpark (largely PDL) is also proposed for 40 homes. Although close to each other, the allocation of these two sites will help to break up the overall 'mass' of new development, which was one of the concerns about the previous single site proposal in July. For both sites, the JLP specifies 'layout and design to be guided by landscape assessment', which, whilst recognising the visual sensitivity of the location, provides for measures to mitigate any harmful effects on the landscape. Although this is an edge of town location, it is near to the church, parish hall, primary school, sports ground and main road bus route.</p>

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1096209	1801(L)	Policy TTV29 (Modbury)			Norman Botton		Not indicated	Modbury's 93 new builds are for the most part not the affordable housing the JLP likes. Is that unnecessary construction going to be replicated throughout the district?	Plan sound (no change needed)	<p>Modbury, as one of the district's main settlements, has long played an important role in providing for housing, employment and other service needs of the town and its rural hinterland. Through the plan preparation process a number of sites have been promoted and assessed. These have been focussed on the town's eastern and western flanks, reflecting the long-term strategic options for the future growth of Modbury. There has long been a division of opinion within the town over which of these future growth directions is best. The previous adopted plan (the Rural Areas Site Allocations DPD) allocated a site on the western side, West of Palm Cross Green, for housing and employment development. This site is now being delivered. The Thriving Towns and Villages consultation document (July 2016) included the West of Palm Cross Green site, which had been granted planning consent for 93 dwellings and a B1 Use Class employment building, and identified a northerly extension to it to accommodate an estimated additional 80 dwellings. Having again assessed the development options available, the Council has continued to promote development on the western side of the town. The Pre-Submission JLP allocates land immediately to the north of the consented site – West of Barracks Road – for 40 homes, on a smaller site than that proposed in the July 2016 document. A separate site nearby at Pennpark (largely PDL) is also proposed for 40 homes. Although close to each other, the allocation of these two sites will help to break up the overall 'mass' of new development, which was one of the concerns about the previous single site proposal in July. For both sites, the JLP specifies 'layout and design to be guided by landscape assessment', which, whilst recognising the visual sensitivity of the location, provides for measures to mitigate any harmful effects on the landscape. Although this is an edge of town location, it is near to the church, parish hall, primary school, sports ground and main road bus route.</p>

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1096932	2217(L)	Policy TTV29 (Modbury)			Edward Jack Hendy		Not indicated	Modbury - objection to concentration of development sites on the west of the town. Supports new sites to east.	Plan sound (no change needed)	Modbury, as one of the district's main settlements, has long played an important role in providing for housing, employment and other service needs of the town and its rural hinterland. Through the plan preparation process a number of sites have been promoted and assessed. These have been focussed on the town's eastern and western flanks, reflecting the long-term strategic options for the future growth of Modbury. There has long been a division of opinion within the town over which of these future growth directions is best. The previous adopted plan (the Rural Areas Site Allocations DPD) allocated a site on the western side, West of Palm Cross Green, for housing and employment development. This site is now being delivered. The Thriving Towns and Villages consultation document (July 2016) included the West of Palm Cross Green site, which had been granted planning consent for 93 dwellings and a B1 Use Class employment building, and identified a northerly extension to it to accommodate an estimated additional 80 dwellings. Having again assessed the development options available, the Council has continued to promote development on the western side of the town. The Pre-Submission JLP allocates land immediately to the north of the consented site – West of Barracks Road – for 40 homes, on a smaller site than that proposed in the July 2016 document. A separate site nearby at Pennpark (largely PDL) is also proposed for 40 homes. Although close to each other, the allocation of these two sites will help to break up the overall 'mass' of new development, which was one of the concerns about the previous single site proposal in July. For both sites, the JLP specifies 'layout and design to be guided by landscape assessment', which, whilst recognising the visual sensitivity of the location, provides for measures to mitigate any harmful effects on the landscape. Although this is an edge of town location, it is near to the church, parish hall, primary school, sports ground and main road bus route.
1014005	2159(L)	Policy TTV29 (Salcombe)			Carol Reeder	Natural England	Not indicated	Development will need to ensure that water quality issues are addressed, not exacerbated	Plan sound (no change needed)	This is covered by other provisions in the plan
1014005	2159(L)	Policy TTV29.15			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
1014005	2159(L)	Policy TTV29.19			Carol Reeder	Natural England	Not indicated	Landscape assessments appear to be missing from evidence base; conclusions should be reflected in policy.	Plan sound (but change could be agreed)	Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England. The site has planning permission: 41/1915/13/F (part)
1014510	1847(L)	Policy TTV30			Dr Richard Dalley		No	Supports TTV30, the figure identified for Kingston, and the redrawn settlement boundary.	Plan sound (no change needed)	Support welcomed
1096047	1679(L)	Ringmore			David & Kathy Carson & Pratt		Not indicated	Objects to the sustainability appraisal for Ringmore. Proposes that Ringmore be removed from sustainable villages list.	To be considered in review Settlement Boundaries background document	The assessment of sustainable villages was subject to two phases of consultation. However, if the assessment is considered incorrect, it is appropriate to reassess the villages
1096209	1803(L)	Ringmore			Norman Botton		Not indicated	Contests the validity of housing figures. Requests that Ringmore be removed from sustainable villages list.	To be considered in review Settlement Boundaries background document	The housing figures that support the JLP are based on evidence from the SHMNA. The assessment of sustainable villages was subject to two phases of consultation. However, if the assessment is considered incorrect, it is appropriate to reassess the villages

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1018485	1957(L)	Spatial Strategy			D Hannaford		Not indicated	Concerned at balance of housing distribution in South Hams; seeks more in the villages	Plan sound (no change needed)	The rationale behind the distribution strategy was set out in the Distribution Topic Paper in November 2016. This explains the sustainability characteristics of a more dispersed distribution strategy.
1096209	1798(L)	Spatial Strategy			Norman Botton		Not indicated	Challenges redistribution from West Devon to South Hams	Plan sound (no change needed)	The methodology and process of setting the OAN is set out in the SHMNA Pt. 1, and shows that the OAN is derived at the HMA level and distributed to Policy Area level - not to LPAs. The distribution of new homes across the JLP area was explained in the Distribution Topic Paper published in November 2016.
1096033	1674(L)	Tamerton Foliot			Mrs Rachael Deakin		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed