

Please can you add these previous Joint Local Plan documents for the Modbury Neighbourhood Plan independent examination.

The swap sites for MNP3 were extensively considered throughout the Joint Local Plan process for Modbury. The attached documents are from that process (South Hams Modbury pdf, EXD27 Modbury PC & NP, Modbury Site Assessments, Schedule of Representations).

Please search Aylston and Penn Parks for the relevant information within each document. It is unusual for a NP to be revisiting a site selection process already the subject of considerable consultation and evidence based discussion in the recently adopted local plan.

Mr L Pengelly  
Kingsbridge

Site ref	Policy	Site	Proposal	Brownfield / Greenfield?	No. positive / neutral SA criteria	No. uncertain SA criteria	No. negative SA criteria	Summary of reasons for allocation	Planning status of site (April 2017)	Additional evidence base documents- excluding SHLAAs and their associated Site Information Packs (HD1-4) and Employment Land Reviews (EC1&6)
					<i>Reasonable alternatives' appraisal used, except where site added subsequent to Reg 18 stage (eg consented sites) - see italic entries</i>					
SH_35_02_D8/13	TTV29.15	West of Palm Cross, Modbury	Mixed use	Greenfield	9	7	1	Site considered suitable, available and achievable within plan period. Contributes to meeting housing and employment need at a scale appropriate to a Town in TTV. Site has planning permission for mixed use development (housing and employment), and site has started, with dwellings under construction. Continues the strategy in the rural areas of meeting local need for housing and employment, previously articulated in the Rural Areas Site Allocations DPD (adopted February 2011), (site allocation RA1) commensurate with Policy TTV2. Appropriate mitigation of impacts can be provided for through specific policy requirements about what the development should have, and the conditions and S106 agreement associated with the planning permission. Provides greater certainty by expressing policy requirements.	Development commenced	Thriving Towns and Villages Booklet (JLP6)
SH_35_13_16	TTV29.16	Pennpark (part), Modbury	Housing	Brownfield	9	7	1	Site considered suitable, available and achievable within plan period. Contributes to meeting housing need at a scale appropriate to a Town in TTV. The site is the western part of the allocation, and is located to the south west of the current development (TTV29.15, above). Partly previously developed land, surrounded by existing development, benefitting from the existing infrastructure and the infrastructure that is to be provided through development to the north. This is considered to represent the most effective way of delivering the needs of Modbury and the wider area. Appropriate mitigation of impacts can be provided for through specific policy requirements about what the development should have include strategic landscaping. Provides greater certainty by expressing policy requirements	No planning permission	Landscape Impact Assessment (EN32); Heritage Impact Assessment (HE4)
SH_35_14_16	TTV29.16	Pennpark (part), Modbury	Housing	Brownfield	9	7	1	Site considered suitable, available and achievable within plan period. Contributes to meeting housing need at a scale appropriate to a Key Village in TTV. The site is the western part of the allocation, and is located to the south of the current development (TTV29.15, above). Partly previously developed land, surrounded by existing development, benefitting from the existing infrastructure and the infrastructure that is to be provided through development to the north. This is considered to represent the most effective way of delivering the needs of Modbury and the wider area. Appropriate mitigation of impacts can be provided for through specific policy requirements about what the development should have include strategic landscaping. Provides greater certainty by expressing policy requirements	No planning permission	Landscape Impact Assessment (EN32); Heritage Impact Assessment (HE4)

Site ref	Site	Use under consideration	Reg 18 source	Brownfield / Greenfield?	No. positive / neutral SA criteria	No. uncertain SA criteria	No. negative SA criteria	Summary reason for site not being c/f to Reg 19 plan	Additional evidence base documents- excluding SHLAAs and their associated Site Information Packs (HO1-4) and Employment Land Reviews (EC1&6)
SH_35_16_16	Site E - RA2 Poundwell, Modbury	Housing	Reg 18 omission site (Nov 2016)	Brownfield	Site not considered to be a 'reasonable alternative' for purposes of SA testing			The principle of development of this site has previously been established by its allocation in the Rural Areas SA DPD. However, its deliverability is challenging given the existing uses and constraints.	
SH_35_05_08/13/16 (part)	Site C - Land at east of Aylestone Park, Modbury	Housing	Reg 18 omission site (Nov 2016)	Greenfield	Site not considered to be a 'reasonable alternative' for purposes of SA testing			The poor vehicular access, mature landscape and the steep topography severely limit the development potential of this land.	
SH_35_05_08/13/16 (part)	Site B - Land to east of Silverwell Park (part), Modbury	Housing	Reg 18 omission site (Nov 2016)	Greenfield	Site not considered to be a 'reasonable alternative' for purposes of SA testing			The site has poor vehicular access, either via a narrow country lane or a convoluted route through existing residential areas. Mature hedgerows and mature trees would be impacted by development throughout the entire site. The steep topography limits the development potential of this land.	
NONE18	Land at Plymouth Road, Totnes	Housing	Reg 18 omission site (July 2016)	Greenfield	Site not considered to be a 'reasonable alternative' for purposes of SA testing			Large site on the edge of the town. The topography significantly restricts deliverability, with access unlikely to be achieved due to severe gradient and possible third party ownership issues. Relationship with current built form of the town (eg to Follaton Oaks). Visibility - (unlike Follaton Oaks), this site is not as 'self contained'. Site submitted as an omission site in August and December 2016, and April 2017. The site was not subject to public consultation. The site is contained within site SH_56_09_08/13, which was rejected at Reg18 stage. The site also includes the smaller site of SH_56_15_14, which was rejected at Reg18 stage. On the basis that the omission site was still characterised by steep gradients that would limit deliverability and hinder access, with no new evidence submitted to mitigate these constraints, it was concluded that the site submitted did not offer a proposal sufficiently different from the sites already assessed to merit an additional consultation.	

# Considering Sites for Development in Modbury Parish



## Site Information Pack

This pack contains:

### A Site Information Table

This table sets out information about the constraints and opportunities for each site which have been considered. Depending on the constraints identified, we have concluded that there are either 'significant constraints' to development or 'limited constraints' to development.

### Site Maps

These maps show all of the sites which have been considered as part of this exercise.

### Constraint Maps

These maps show the different constraints, such as conservation areas, flood zones and wildlife sites.



### For more information

South Hams and West Devon Place Making Team  
Follaton House, Plymouth Road, Totnes, TQ9 5NE

Email - [Strategic.Planning@swdevon.gov.uk](mailto:Strategic.Planning@swdevon.gov.uk)

[www.southhams.gov.uk](http://www.southhams.gov.uk)

[www.facebook.com/southhamsdistrictcouncil](https://www.facebook.com/southhamsdistrictcouncil)

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Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
<p><b>Modbury - General Comments</b></p> <p>Modbury provides a range of facilities including a variety of shops, a primary school and health centre. There is limited capacity at the primary school (Modbury Primary) and contributions towards facilities from new development may be required. The designated secondary school is Ivybridge Community College which is at capacity and financial contributions towards new facilities and transport may be required from new development.</p> <p>Modbury is partly within the South Devon Area of Outstanding Natural Beauty (AONB) which is a nationally designated landscape. Importance is attached to the need to conserve the landscape and scenic beauty of these areas. Modbury sits within the catchment area for the River Erme. The water quality in this catchment area is being monitored, particularly in relation to shell fisheries and/or levels of phosphorous and nitrates. If any development is proposed, early discussions with the Environment Agency will be required to look at ways to overcome any negative impact. The Environment Agency have defined a critical drainage area across the town, as the area has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Early discussions with the District Council, the Lead Local Flood Authority (Devon County Council) and Environment Agency (if it is a main river) will be required.</p>					
SH_35_01_13/16	Land Off Scalders Lane, Modbury	4.7	<p><u>Access</u> The site adjoins the southern edge of the town and has a long frontage with Scalders Lane from which vehicular access could potentially be gained. In terms of location the site is well related to the town centre and the facilities available there. However, Galpin Street, especially its top end, and Scalders Lane are quite narrow and are also steep in parts which limits their capacity to serve additional development.</p> <p><u>Landscape and Ecology</u> Although located outside of the AONB, its boundary is only a short distance to the south of the site which is open to views from the higher land within the designated area to the south. There is housing opposite the site, but Scalders Lane forms a clear southern-most limit to the town and development of the site would not relate well to the current built-form.</p> <p><u>Heritage and Archaeology</u> The Modbury Conservation Area which is based on the historic core of the town extends part way up Scalders Lane.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The poor relationship to the built-form of the town, the vehicular access constraints and the openness of the site to views from the wider landscape severely limit the development potential of this site.	Significant constraints
SH_35_02_08/13	Land to the West of Palm Cross Green, off the A379, Modbury	5.44	<p><u>Access</u> Vehicular access is acceptable in principle, however, a right turn lane may be required and improved pedestrian links to the town. The site is on the outskirts of the town but has relatively good access to services and facilities.</p> <p><u>Landscape and Ecology</u> The south east corner of the site is adjacent to the AONB. The site is visually sensitive from the west, and strategic landscaping would be required, but it is quite well connected to the town. The site includes the allocation RA1 in the Rural Areas Site Allocations DPD. The site extends beyond RA1, development of the whole site could have a significant impact on landscape character and therefore development should be kept close to the south eastern part of the site.</p> <p><u>Heritage and Archaeology</u> Some archaeological features have been found on the site and have been adequately assessed.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	There are limited constraints to development although the yield will be reduced due the need to minimise impact on the landscape character of the area. As such, it is considered that there could be potential for approximately 50 -100 dwellings in combination with 35_03_08/13 with strategic landscaping.	Limited constraints and/or constraints which can be overcome on part of the site

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_03_08/13	Park Farm Land, Barracks Road, Modbury	5.95	<p><u>Access</u> This site has access constraints. Vehicular access could only be achieved from the allocated site RA1 to the south. The site is reasonably well connected to the town and services.</p> <p><u>Landscape and Ecology</u> This is a large site as is visually prominent from the west. Parts of the site closest to the existing built form are more suitable for development than others. The impact of any development could be reduced with strategic landscaping.</p> <p><u>Heritage and Archaeology</u> Barracks Wall on the eastern boundary of the site is a listed building and therefore any development could have a potential impact on this heritage asset.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	There are constraints to development although some of these could possibly be overcome if the site is progressed in conjunction with RA 1. The yield is likely to be reduced due the need to minimise impact on the landscape character of the area. As such, it is considered that there could be potential for approximately 50 -100 dwellings in combination with 35_02_08/13 together with strategic landscaping.	Limited constraints and/or constraints which can be overcome on part of the site
SH_35_04_13	Park Farm Land to North of Modbury	7.85	<p><u>Access</u> The access roads leading to the site are narrow with poor alignment, and junctions which are unsuitable for any increase in traffic generated from development. The site has a poor relationship to the town. The provision of pedestrian links would be difficult in terms of distance and highway safety.</p> <p><u>Landscape and Ecology</u> The site covers a large area and development of the site would represent significant growth of the town. The site does not form a natural extension to the town. The site extends away from the existing settlement boundary and increases in elevation. It is visually prominent within the wider landscape.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to access and potential visual impact on landscape character, the site is considered not to have potential for development at this time.	Significant constraints
SH_35_05_08/13/16	Land to the East of Brownstone Street and North of Traine Drive, Modbury	9.68	<p><u>Access</u> Vehicular access could possibly be gained from the top end of Brownston Street into the northern part of the site. However, Brownston Street is narrow and has a poor junction with Church Street. There is a public footpath running through the western part of the site from opposite Traine Villas to Galpin Street with a link to Ayleston Park.</p> <p><u>Landscape and Ecology</u> Much of the site is very visible from the adjoining areas of the town and is also steeply sloping. The field boundaries largely consist of mature hedgerows with several significant trees. The majority of the area is quite well contained in the local landscape and sits outside the AONB.</p> <p><u>Heritage and Archaeology</u> The northern part of the site adjoins the Listed Buildings at Old Traine.</p> <p><u>Flood risk, water quality and drainage</u> A watercourse and associated Flood Zone runs along the southern-most part of the site. Further assessment would be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The poor vehicular access, mature landscape and the steep topography severely limit the development potential of this land.	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_06_08/13/16	Friday Hill, Galpin Street, Modbury	3.1	<p><u>Access</u> The site is located to the east of Modbury and is part of larger site that has been considered at Friday Hill (SH_35_06_08/13). The same constraints apply to this smaller site. It is remote from existing services and facilities and achieving connectivity would be difficult as Galpin Street is very narrow and would require extensive improvements to accommodate any development at this site.</p> <p><u>Landscape and Ecology</u> The site is located on high ground, visible from the AONB to the south and is likely to have an impact on the landscape character of the area. Development in this location would not relate well to the town.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to access and poor relationship to the town, the site is considered not to have potential for development at this time.	Significant constraints
SH_35_07_08/13	Top of Galpin Street, Modbury, Field behind Traine Terrace	1.99	<p><u>Access</u> Vehicular access is not suitable as Galpin Street becomes very narrow beyond Stones Close and would require extensive improvement works to accommodate increased traffic levels generated from any development. The site is on high land and does not relate well to the rest of the town. A Public Right of Way crosses the site.</p> <p><u>Landscape and Ecology</u> The site is visible from the AONB across the valley to the south. As the site slopes away it does not relate well to the existing built form.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to access and visual impact, the site is considered not to have potential for development at this time.	Significant constraints
SH_35_08_08/13	South of Poundwell St. The field known as Bailey, near Modbury Health Centre across the stream from car park	0.4	<p><u>Access</u> Vehicular access into the site would be difficult to secure due to the road layout of the A379. Part of the site is allocated for development (RA2) in the Rural Areas DPD. The majority of the site is divorced from the town and this would be particularly the case if it were to be progressed in isolation of RA2.</p> <p><u>Landscape and Ecology</u> The site is within the AONB and is steep.</p> <p><u>Heritage and Archaeology</u> The site is adjacent to the Conservation Area.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to access topography, the site is considered not to have potential for development at this time.	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_09_08/13	South of Poundwell Street, Known as 'Oodles'	1.19	<p><u>Access</u> The central location of this site provides good access to services and facilities within the town. However, vehicular access would be difficult to secure as Poundwell Street narrows towards Church Lane. Access would potentially have to be achieved from the north.</p> <p>There is a Public Right of Way along the eastern boundary of the site.</p> <p><u>Landscape and Ecology</u> The site is within the AONB and is steep. Any development would have a visual impact on the AONB.</p> <p><u>Heritage and Archaeology</u> The site is adjacent to the Conservation Area.</p> <p><u>Flood risk, water quality and drainage</u> The eastern part of the site is within a flood zone which would limit the development capacity of the site.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> A small part of the site is within the DPD allocated site of RA 2.</p>	Due to the significant constraints identified, the site is considered not to have potential for development at this time.	Significant constraints
SH_35_10_08/13	Old Farmhouse, Fancy Cross, Modbury, Devon, PL21 0DT	0.51	<p><u>Access</u> The site is isolated and divorced from the town and therefore it is distant from services and facilities making it an unsustainable location for development.</p> <p><u>Landscape and Ecology</u> The site is within the AONB.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to the location and access to services, the site is considered not to have potential for development at this time.	Significant constraints
SH_35_11_16	Land at Sheephams, Modbury	4.99	<p><u>Access</u> Would rely on access through other land between the site and Long Park and Barracks Road. In terms of connectivity and 'walkability' for pedestrians this block of land is further removed from the town centre and the range of services on offer there than the current extremities of the town.</p> <p><u>Landscape and Ecology</u> Development of this block of land would push the built-form of Modbury yet further out into the open agricultural countryside surrounding the town. The northern part of this site rises up to a ridge and development here would be open to views from the north and north-west.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Although this land adjoins another LAA site which has received a more favourable review, it is considered that this land would push new development too far out into the countryside around Modbury and would open-up views of the town from the north and north-west.	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_12_16	Field 3 - Land part of Pennpark Farm, Modbury	1.49	<p><u>Access</u> No current means of vehicular access - would need to be provided via allocated site RA1 or SHLAA sites 13 or 14; same applies to pedestrian linkages.</p> <p><u>Landscape and Ecology</u> This site pushes further into the open countryside around Modbury, beyond the allocated site RA1 - the north-western boundary of which provides a stronger boundary for the extent of development.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Although this site adjoins allocated site RA1, it is considered that this land would push new development too far out into the countryside around Modbury.	Significant constraints
SH_35_13_16	Field 1 - Land part of Pennpark Farm, Modbury	0.71	<p><u>Access</u> Site is close to the main A379 road and vehicular access appears to be possible, especially in conjunction with the adjacent site (35 14 16). Pedestrian connectivity along main road and possibly via the new development on the allocated site RA1.</p> <p><u>Landscape and Ecology</u> Site lies in close proximity to the AONB which is to the south of the main A379 road. Not open to wider views, and although it borders open countryside to the west, it would be seen in the context of existing development on its other three sides.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Scope for small-scale development, subject to suitable access and sensitive treatment of the site boundary that adjoins the open countryside.	Limited constraints and/or constraints which possibly can be overcome
SH_35_14_16	Field 2 - Land part of Pennpark Farm, Modbury	0.99	<p><u>Access</u> Site adjoins main A379 road from which direct access can be gained. Pedestrian connectivity along main road and possibly via the new development on the allocated site RA1.</p> <p><u>Landscape and Ecology</u> Adjoining the AONB which lies to the south of the A379. Site not open to wider views and is seen within the context of adjacent development which largely surrounds the site. Visually the site forms part of the built-form of the town and already has a range of buildings on it.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> The site immediately adjoins the Modbury employment estate. Further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	This previously developed site provides scope for redevelopment	Limited constraints and/or constraints which possibly can be overcome
SH_35_15_16	South of Plymouth Road, Modbury	6.87	<p><u>Access</u> Site lies adjacent to the main A379 road from which vehicular access could potentially be gained. Pedestrian linkages into Modbury could be provided.</p> <p><u>Landscape and Ecology</u> Located within the AONB and open to more distant views from the south. The land slopes moderately from the main road down to Runaway Lane and the valley bottom to the south. The site relates poorly to the built-form of the town and development here would represent a prominent extension along the main road into the surrounding countryside and AONB.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Development of this land would represent a significant extension of the built form of the town along the main A379 road.	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_16_16	DPD Site Allocation RA2	1.38	<p><u>Access</u> Vehicular access into the site is constrained to a degree by the existing highway network</p> <p><u>Landscape and Ecology</u> The site is located just within the AONB but forms part of the built-form of the town and is within the Development Boundary.</p> <p><u>Heritage and Archaeology</u> The substantial majority of the site is located within the Modbury Conservation Area and there are some Listed Buildings adjoining and close to the site.</p> <p><u>Flood risk, water quality and drainage</u> A watercourse and associated Flood Zone run through the central part of this site. Further assessment will be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	The principle of development of this site has been established by its allocation in the Rural Areas SA DPD. Its deliverability is challenging given the existing uses and constraints.	Limited constraints and/or constraints which possibly can be overcome
SH_35_17_16	Land at Park Farm, Parcel 1, Modbury	1.04	<p><u>Access</u> Vehicular access may be possible at the south end of the site onto the A379.</p> <p>The site is divorced from the village and there is a lack of connecting footways to the village and amenities.</p> <p><u>Landscape and Ecology</u> The site is adjacent to the AONB boundary and wildlife site.</p> <p>The site is visually sensitive and open to views from surrounding countryside.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time	Significant constraints
SH_35_18_16	Land at Park Farm, Parcel 2, Modbury	3.58	<p><u>Access</u> Vehicular access may be possible at the south end of the site onto the A379.</p> <p>The site is divorced from the village and there is a lack of connecting footways to the village and amenities.</p> <p><u>Landscape and Ecology</u> The site is adjacent to the AONB boundary and wildlife site.</p> <p>The site is visually sensitive and open to views from surrounding countryside.</p> <p><u>Heritage and Archaeology</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time	Significant constraints

Site Reference	Site Address	Site area (ha)	Site Information	Site Potential	Conclusion
SH_35_19_16	Land at Sheepharn, Modbury	18.15	<p><u>Access</u>            Vehicular access may be possible at the south end of the site onto the A379.            The site is divorced from the village and there is a lack of connecting footways to the village and amenities.</p> <p><u>Landscape and Ecology</u>            The site is adjacent to the AONB boundary and wildlife site.            The site is visually sensitive and open to views from surrounding countryside.</p> <p><u>Heritage and Archaeology</u>            No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Flood risk, water quality and drainage</u>            No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Contamination and Environmental Health</u>            No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><u>Other</u>            No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time	Significant constraints

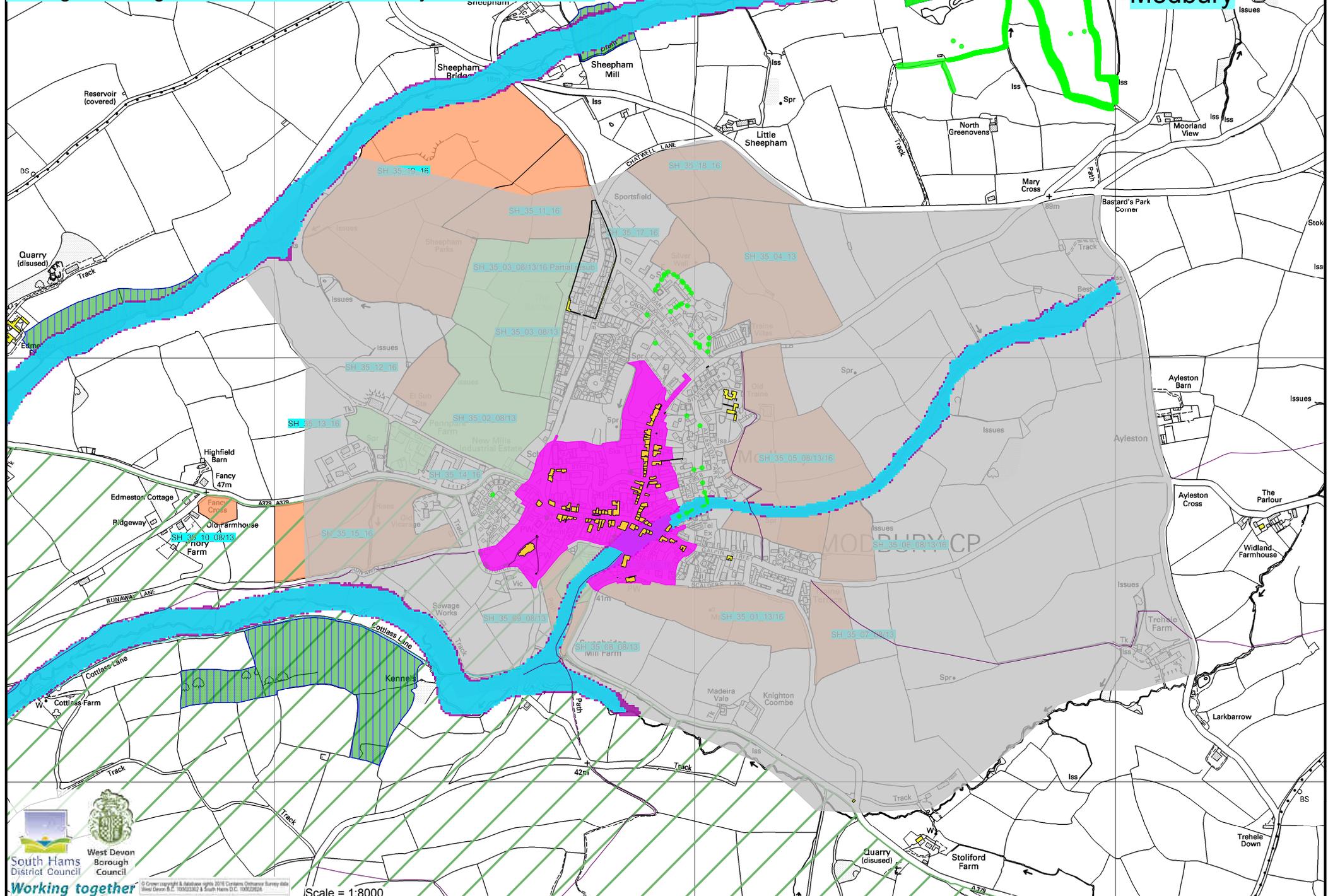
# Legend

 Ancient Monuments	 Mineral Consultation Zones	 World Heritage Site
 Ancient Woodland	 Plymouth Policy Area	
 Area of Outstanding Natural Beauty - South Devon	 Public Right of Way - Bridleway	
 Area of Outstanding Natural Beauty - Tamar Valley	 Public Right of Way - Byway	
 Conservation Area	 Public Right of Way - Footpath	
 Country Wildlife Site	 Public Right of Way - Restricted Byway	
 Dartmoor National Park	 Site Assessment - Limited constraints - green	
 Flood Defences	 Site Assessment - Significant constraints - amber	
 Flood Zone 2	 Site Assessment - Significant constraints - red	
 Flood Zone 3	 Site of Special Scientific Interest	
 Flood Zones - Critical Drainage Area	 South Hams SAC - Greater Horseshoe Bat	
 Historic Parks and Gardens	 Special Area of Conservation	
 Listed Buildings	 Special Protection Areas (Marine)	
 Local Nature Site	 Tree Preservation Order	

The maps display the information above as a series of separate layers.  
These layers can be turned on or off using the free Adobe Acrobat Reader software -  
<https://acrobat.adobe.com/uk/en/acrobat/pdf-reader.html>

# Strategic Housing & Economic Land Availability Assessment Sites

Modbury



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Scale = 1:8000

**Modbury Parish Council /Neighbourhood Plan Group: objection to site TTV 29.16 Pennpark, Modbury.**

This site is shown in the JLP and the trajectory has it coming forward in 25/26 (20 units) and 26/27 (20 units), i.e. outside the five year supply timeframe.

The emerging NP objects to this site on the grounds:-

That it is further from the Town centre than other available sites, (in particular the east of Ayleston Park site (see below))

It increases the massing of development to the west of the Town, contrary to the wishes of the community,

There is inadequate footpath connectivity to the Town Centre. The only access is along the busy A379 road.

The NP is proposing a site “east of Ayleston Park” for 25 dwellings. This site has good pedestrian connectivity to the town centre. There is a willing owner and developer and it can be brought forward within the 5 year time period.

RML for NP group

**APPENDIX III: SCHEDULE OF REPRESENTATIONS BY CONSULTEE ID**

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
35414	1706	Policy PLY26			Cllr Mary Aspinall		Not indicated	Supports the policy; the plan should protect not just the essential shore space but where possible there needs to be adequate provision for the mooring of fishing vessels after they have landed on the quays.	Plan sound (no change needed)	Support welcomed
35505	1307	Policy PLY1	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Supports the policy which seeks to strengthen the role of Derriford / encourage new mixed use commercial / district centre	Plan sound (no change needed)	Support welcomed
35505	1313	Policy PLY2	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
35505	1324	Policy PLY38	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
35505	1320	Policy PLY39	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
35505	1299	Strategic Objective SO2	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
35505	1303	Strategic Objective SO4	Poppy Carmody-Morgan	Quod	Mr Henri Moezini	Dawnan Ltd.	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
36111	1793	Eastern Corridor Growth Area			Mr Roy Fairclough	Wembury Parish Council	Not indicated	Supports the introduction of a Park & Ride facility to serve the Eastern Corridor / Plymstock area.	Plan sound (no change needed)	Support noted although no specific proposal is identified in the plan at this time, just an area of search related to a longer term aspiration
36116	1310	Policy PLY1	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Supports the policy which seeks to strengthen the role of Derriford / encourage new mixed use commercial / district centre	Plan sound (no change needed)	Support welcomed
36116	1315	Policy PLY2	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
36116	1326	Policy PLY38	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
36116	1322	Policy PLY39	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
36116	1301	Strategic Objective SO2	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
36116	1305	Strategic Objective SO4	Poppy Carmody-Morgan	Quod		South West Water	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
36489	2093	Elburton			Mrs Joy Howard	Elburton & District Residents Association	Not indicated	Support for green space allocations at Elburton edge sites	Plan sound (no change needed)	Support welcomed
36861	110	Policy DEV22			Mr Michael Calder	National Trust	Yes	Need to assess the impact of setting of historic assets in line with Historic England guidance and NPPF para para 128 and test of 'less than substantial harm' in line with	Plan sound (no change needed)	The policy is considered to be consistent with the NPPF whilst not unnecessarily repeating it. No change considered necessary as a result of this representation

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
								NPPF para 134		
36861	195	Policy DEV38			Mr Michael Calder	National Trust	Yes	Supports the policy but the CCMA's need to be shown on map	Error/Clarification to be accommodated	Support welcomed; the map will be corrected
36861	194	Policy PLY50			Mr Michael Calder	National Trust	Yes	Objects to transposing policy boundary for the Plymstock Quarry neighbourhood from the North Plymstock Area Action Plan in to the new plan. The boundary should be amended to exclude the registered Park and Garden with the exception of the school playing field. The whole of the Registered Park and Garden should be included in PLY54.	Error/Clarification to be accommodated	The redevelopment of Saltram Meadow is a key component of the growth strategy for the Eastern Corridor. Its allocation to support the implementation of the previous policy and planning permission granted is a sound approach and preserves the position and strategy for the site for the new plan period. A technical mapping issue will be corrected on the proposals map to remove the part Historic Park and Gardens from the policy
36861	196	Policy PLY54			Mr Michael Calder	National Trust	Yes	Aside from the issue of the policy boundary, as detailed above in relation to Policy PLY50, supports the policy	Plan sound (no change needed)	Support welcomed
36961	2045	Policy PLY26			Mrs Hazel and Dave Sales		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
37385	2069	Plympton			Mr Edward Frederick Mills	Plympton St. Maurice Civic Association	Not indicated	Supports the identification of land north of Plympton House as LGS	Plan sound (no change needed)	Support welcomed
37385	2069	Policy PLY60.9			Mr Edward Frederick Mills	Plympton St. Maurice Civic Association	Not indicated	Seeks inclusion of site in conservation area.	Plan sound (no change needed)	This is a matter which can be considered outside of the JLP process
37481	2001	General			Mr Robert Bowden		No	Plan to increase population above 399,914 unsound. Already lack of GP services, school places, Derriford Hospital often on winter black alerts. Road congestion continual, now takes 20 minutes by road to leave Plympton!	Plan sound (no change needed)	The plan is based on evidence to justify and support this level of growth
37885	836	Policy PLY23			Mr P Warren		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
37885	838	Policy PLY26			Mr P Warren		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
37885	839	Policy PLY42			Mr P Warren		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
37885	840	Policy PLY49			Mr P Warren		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
37885	841	Policy PLY51			Mr P Warren		Not indicated	Supports the policy although concerned at congestion in Plympton	Plan sound (no change needed)	Support welcomed; see response to respondent's representation on PLY57
37885	842	Policy PLY52			Mr P Warren		Not indicated	Supports the policy although concerned at congestion in Plympton	Plan sound (no change needed)	Support welcomed; see response to respondent's representation on PLY57
37885	843	Policy PLY54			Mr P Warren		Not indicated	Support welcomed	Support welcomed	Support welcomed
37885	844	Policy PLY57			Mr P Warren		Not indicated	Supports the policy although concerned at congestion in Plympton	Plan sound (no change needed)	The Policy sets out the need for Eastern Corridor transport improvements / programmes to support growth and improve access. The list of schemes included is not exhaustive. Through the work of the Transport Strategy Working Group we will continue to identify and deliver schemes to support an effective transport network, in accordance with the strategy set out in the JLP. A scheme is currently in development for Plymouth Road / Cot Hill.
38011	2005	Policy PLY10			Mr Colin C Kilvington		Not indicated	There needs to be justification of proposals to significantly increase the height of existing buildings to 5-6 and 6-8 storeys. Too much attention is given to Mackay Vision for the City.	Plan sound (no change needed)	The Policies set out detailed guidance of building heights based upon evidence base including the City Centre Master Plan and represent a coherent strategy for the City Centre considering the building heights throughout the city centre.
38011	2006	Policy PLY11			Mr Colin C Kilvington		Not indicated	Considers that justification is needed in relation to proposals to significantly increase the height of existing buildings.	Plan sound (no change needed)	The Policies set out detailed guidance of building heights based upon evidence base including the City Centre Master Plan and represent a coherent strategy for the City Centre considering the building heights throughout the city centre. No change required.
38011	2007	Policy PLY16			Mr Colin C Kilvington		Not indicated	Consider that the Council should, as a matter of urgency, introduce city-wide congestion and low car occupancy charges. Central to the policy should a focus on increasing the capacity of the station to	Plan sound (no change needed)	The JLP is committed to supporting sustainable modes of transport, as set out in SPT 8, 9, 10 and DEV 30. This will help support the travel needs of the population as well as delivering health and environmental benefits. A city-wide

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								accommodate increasing numbers of passengers.		congestion scheme is not considered necessary. The redevelopment of Plymouth Station (PLY16) is designed to increase the capacity of the station.
38011	2008	Policy PLY19			Mr Colin C Kilvington		Not indicated	Concerned about further threats to Central Park and potential development that will damage the special features of the Park.	Plan sound (no change needed)	The allocation as a strategic greenspace will protect the site from inappropriate development and the policy provides strong protection for the Parks natural and heritage assets.
38011	2009	Policy PLY58.2			Mr Colin C Kilvington		Not indicated	The redevelopment of the stadium should ensure that future capacity is not restricted by other ancillary uses required to make it deliverable. Access improvements should be proportional with the stand only, and should seek to protect the amenity of the park	Plan sound (no change needed)	Any future proposals within the park will need to consider safe access and vehicular/pedestrian movement. Any improvements to the stadium will need to be considered against the needs of the Masterplan, with mitigation required where its impacts on key routes and transport modes are considered an issue.
38011	2003	Policy PLY8			Mr Colin C Kilvington		Not indicated	Need justification to increase height of buildings	Plan sound (no change needed)	The building heights specified in the policy are informed by the City Centre Masterplan design framework.
38011	2004	Policy PLY9			Mr Colin C Kilvington		Not indicated	Need justification to increase height of buildings	Plan sound (no change needed)	The building heights specified in the policy are informed by the City Centre Masterplan design framework. It should be noted that the building heights specified in the policy are significantly lower than the 17 storeys with planning consent on the site of Mayflower House.
38011	2010	Policy SPT11			Mr Colin C Kilvington		Not indicated	The Councils handling of Drakes Island means that no reliance can be put on SPT11	Noted	No concerns are raised by the respondent with the policy itself
38011	2011	Policy SPT8			Mr Colin C Kilvington		Not indicated	Tailoring roads to burgeoning traffic volumes is not sustainable. Other measures are needed to control car usage including city wide congestion charging and low car occupancy charges. This would help alleviate Plymouth's appallingly high levels of obesity.	Plan sound (no change needed)	Agree. The Plan does not simply set out to meet ever increasing demand for road space from car users. The Strategy is to ensure that realistic alternatives/choices are made available for people to make the switch. We do not have the capacity or means to continue to meet demand for road space. There will never the less be some locations on our network where additional capacity is required but our strategy throughout is to prioritise sustainable transport modes first. The Strategic Principles set out in Policy SPT9 set out a package of measures to manage our transport system.
38013	2036	Policy PLY55			Mr Duncan Matthews		Yes	Raises concerns about the evidence to support the safeguarding of minerals land; proposals for alternative land uses in the area should not be blighted	Plan sound (but change could be agreed)	Whilst new evidence from the British Geological Survey has come forward to demonstrate the reserve is not as extensive as previously safeguarded the plan sets a precautionary approach as once a resource is sterilised it can no longer be worked. However, the respondent raises issues that the LPA will want to look into further and this potentially could lead to minor modifications being identified.
38114	2154	Policy PLY26			Mr James McVicar		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
38874	1219	Annex 1			Mr Joe Keech	Devon County Council	Not indicated	Lack of clarity and consistency about how projects have been identified for inclusion in Annex 1 from the wider INA	Error/Clarification to be accommodated	These are points of minor clarification that can be accommodated prior to submission, in particular through a minor change to para.7.16 to explain what is meant by 'overall thrust' and the relationship between Annex 1 and the INA, and some additions / changes to Annex 1, notably to cover secondary provision for the PPA but also early years, special educational needs, which are already provided for elsewhere in the plan. In relation to other matters that are not able to be addressed as clarifications (including the identification of new infrastructure projects not mentioned in the Reg 19 plan), a Statement of Common Ground will be sought with the County Council on changes
38874	1220	Annex 4			Mr Joe Keech	Devon County Council	Not indicated	Suggests reference to Devon County Councils SUDs guidance and correction to description of 'Okehampton Town Centre Access Road Summary, Devon County Council, March 2017.	Error/Clarification to be accommodated	This is a minor clarification that can be made prior to submission of the plan
38874	1182	City Centre and			Mr Joe Keech	Devon County Council	Not indicated	The need for a new primary school in the city centre is identified, although no site has been identified yet and	Plan sound (no change needed)	The detailed information around the delivery of schools within Plymouth will be contained within the Plan for

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
		Waterfront Growth Area						the size of the school is not clear.		Infrastructure and Investment
38874	1181	Derriford and Northern Corridor Growth Area			Mr Joe Keech	Devon County Council	Not indicated	The diagram should make reference to the retention of the industrial tramways as a potential route for walking and cycling infrastructure.	Plan sound (no change needed)	The vision diagram is considered to reflect the key spatial priorities for the area, and is set within the context of the strategic cycling network plans for the city
38874	1203	Lifton			Mr Joe Keech	Devon County Council	Not indicated	Lifton Primary School will have insufficient capacity to accommodate a development of 100 new homes. The current primary school site is capable of expansion but developer contributions would need to be secured to enable investment in the school building.	Plan sound (but change could be agreed)	This is understood and can be negotiated in accordance with Policy DEL1. However, the need for school expansion could be referenced in para 5.130.
38874	1191	Main Towns			Mr Joe Keech	Devon County Council	Not indicated	There should be a consistent approach to the way in which infrastructure is referred to in the spatial priorities for the TTVs; wording changes also sought to para 5.23	Plan sound (but change could be agreed)	Minor modifications to cover these matters will be considered through statement of common ground discussions with Devon County Council.
38874	1221	Minerals			Mr Joe Keech	Devon County Council	Not indicated	The Plymouth Policy Area Policies Map identifies a Mineral Safeguarding Area to the north of Plymstock, but this overlaps the area for Sherford New Community (Policy PLY48). Clarification should be provided within the Joint Local Plan of the relative importance to be attached to mineral safeguarding and the new community within this overlapping area to avoid future misinterpretation.	Error/Clarification to be accommodated	These clarifications can be made as minor modifications before the plan is submitted
38874	1222	Minerals			Mr Joe Keech	Devon County Council	Not indicated	The policies map shows superseded versions of Minerals Consultation Areas in S Hams; it should be amended to reflect the Minerals Safeguarding Areas in Devon Minerals Plan; West Devon should also be covered	Error/Clarification to be accommodated	The policies map to be corrected prior to submission
38874	1204	North Tawton			Mr Joe Keech	Devon County Council	Not indicated	DCC highlights need to expand primary school, but that developer contributions are identified to fund the required expansion. AMEND text for North Tawton to reference potentially significant heritage/archaeological assets.	Plan sound (but change could be agreed)	The need for education contributions is understood and can be negotiated in accordance with Policy DEL1. However, the need for school expansion could be referenced in para 5.137. Reference can also be added in relation to the heritage assets.
38874	1205	Omission site (TTV Policy Area)			Mr Joe Keech	Devon County Council	Not indicated	DCC requests that land adjacent to the current school site at Hatherleigh is identified and safeguarded for future expansion.	Plan sound (but change could be agreed)	Under the provisions of policy SPT12, specific areas of land required for future infrastructure delivery will be safeguarded. However, a minor modification could potentially be put forward to identify a specific site, subject to further discussion as part of a statement of common ground with Devon County Council.
38874	1159	Place Shaping and Heritage			Mr Joe Keech	Devon County Council	Not indicated	Throughout the Plan, there are a number of locations where reference to the historic environment should be made with equal weighting to the references to the "natural environment. This includes Strategic Objectives 6 and 10, Strategic Outcome on page 12, Policy SPT1 (3), Strategic Outcome on page 209 and Strategic Objective SO10.	Plan sound (no change needed)	This change is considered unnecessary and is based on a false premise that HE is weighted less than the natural environment in the plan, it isn't
38874	1208	Place Shaping and Heritage			Mr Joe Keech	Devon County Council	Not indicated	Very little reference is made throughout the section to the evidence base that will be used to inform the assessment of significance of heritage assets and the contribution they make to their environment. Reference should also be made to the public benefit of the results of archaeological mitigation work.	Plan sound (no change needed)	The level of detail included in the narrative is considered appropriate and proportionate. The NPPF doesn't require explicit amplification of these things in plan text, and the SPDs will provide more information
38874	1207	Policy DEV13			Mr Joe Keech	Devon County Council	Not indicated	Significant concerns regarding the evidence base used to determine the need for gypsy and traveller provision within the Joint Plan; it would be beneficial to identify what is considered to be "high risk of flooding and also what places caravans at particular vulnerability.	Plan sound (no change needed)	Approach to deriving G&T need meets national guidance requirements and is considered to be sound. Reference to flooding areas is in line with requirements of NPPF.
38874	1209	Policy DEV21			Mr Joe Keech	Devon County Council	Not indicated	Could be enhanced with greater reference to enjoyment of the historic environment as outlined in NPPF para 126 and linking to other relevant policies	Plan sound (but change could be agreed)	The policy is considered consistent with the NPPF, although further changes could be considered as part of statement of common ground to be sought with Devon County Council
38874	1210	Policy DEV22			Mr Joe Keech	Devon County	Not indicated	Could be enhanced with greater reference to	Plan sound (but	The policy is considered consistent with the NPPF, although

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						Council		enjoyment of the historic environment as outlined in NPPF para 126 and linking to other relevant policies	change could be agreed)	further changes could be considered as part of statement of common ground to be sought with Devon County Council
38874	1211	Policy DEV23			Mr Joe Keech	Devon County Council	Not indicated	Could be enhanced with greater reference to enjoyment of the historic environment as outlined in NPPF para 126 and linking to other relevant policies	Plan sound (no change needed)	The policy is considered consistent with the NPPF, the comments are considered to relate more to DEV21 and 22
38874	1212	Policy DEV29			Mr Joe Keech	Devon County Council	Not indicated	Seeks inclusion of historic environment within DEV29 reflecting social/recreational benefits of historic buildings/etc.	Plan sound (no change needed)	Historic Env is adequately covered in DEV21 which recognises wider cultural value of the historic environment. DEV29 is not considered appropriate place to include further reference.
38874	1213	Policy DEV33			Mr Joe Keech	Devon County Council	Not indicated	The spatial coverage of Policy DEV33 appears to be the whole Joint Local Plan area and therefore objects to the potential conflict with the Devon Waste Plan that already provides waste planning policy within South Hams and West Devon; DEV33 should be supported and justified in the Joint Local Plan by a more detailed account of the waste arising and managed in Plymouth; other more detailed points relating to the Plymouth specific part of the policy and its relationship to national policy	Plan sound (but change could be agreed)	Although some elements of the policy are not purely within the purview of a waste development plan document, the LPAs have no wish to duplicate or conflict with the Devon Waste Plan and so this will be considered with the County Council with a view to presenting minor modifications if appropriate. In relation to other points, sufficient capacity for waste management uses have been allocated through Policy PLY56 for waste uses. Therefore the policy position in terms of requiring need to be demonstrated is in accordance with the National Policy for Waste. In terms of hazardous and radioactive waste these are specialist facilities that are often managed through national treatment centres. Other more detailed points will be discussed with the County Council with a view to identifying potential minor modifications in a statement of common ground.
38874	1215	Policy DEV34			Mr Joe Keech	Devon County Council	Not indicated	The intention to promote the extension and development of district heating networks as an efficient and easily-upgradeable to zero carbon supply of energy is supported.	Plan sound (no change needed)	Support welcomed
38874	1216	Policy DEV35			Mr Joe Keech	Devon County Council	Not indicated	Devon County Council broadly supports the aims of Policy DEV33 as they relate to Plymouth	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding that impacts are also considered on all natural and built landscapes, rather than only designated landscapes or assets.
38874	1217	Policy DEV36			Mr Joe Keech	Devon County Council	Not indicated	SUPPORTS the policy	Plan sound (no change needed)	Support welcomed.
38874	1218	Policy DEV37			Mr Joe Keech	Devon County Council	Not indicated	The respondent requests that Surface Water Flooding should be taken into account with as equal importance as Flood Zones which only show areas at risk of flooding from rivers and the sea. It would also be beneficial to consider the flood history of proposed sites.	Plan sound (no change needed)	The issues raised are matters of detail which would be addressed in site based Flood Risk Assessments. For sites that have been through the sequential test, these issues have been considered.
38874	1179	Policy PLY17			Mr Joe Keech	Devon County Council	Not indicated	Support the intention to deliver district heating opportunities.	Plan sound (no change needed)	Support welcomed
38874	1180	Policy PLY19			Mr Joe Keech	Devon County Council	Not indicated	Whilst the use of SUDs is welcomed, it is recommended that the wording is amended to reflect opportunities to provide betterment through the use of SUDs as opposed to resolving historic flooding issues.	Plan sound (no change needed)	The historic flooding issues in the park will inform the new SUD system that will be implemented. Reference to historic flooding issues is important as it will drive the betterment within the Park through the new SUDs.
38874	1183	Policy PLY44			Mr Joe Keech	Devon County Council	Not indicated	The need for a new primary school is included within the policy, which is welcomed. This should be a 630 place primary school plus early years. The school may be delivered to 420 places in the first instance, but on a site suitable sized to allow for future expansion. It will require a site of 2.3ha. This should be included within the policy. There needs to be appropriate reference in the plan to expansion of existing schools in Plymouth to mitigate the impact of development. Developer contributions are expected to be required towards this.	Plan sound (but change could be agreed)	It is not considered necessary to identify in policy the size of schools to be provided. It is however agreed that the policy could include specific requirement to contribute to meeting the secondary school impacts of the development.
38874	1184	Policy PLY47			Mr Joe Keech	Devon County Council	Not indicated	Notes that the reopening of the rail line between Tavistock and Plymouth has been referred to as a strategic priority for this growth area, and would welcome further discussions	Noted	The commitment of the JLP to improve rail connectivity is set out in SPT 8 . Through the work of the Peninsular Rail Task Force, of whom both Plymouth City Council and Devon County Council are members, we will continue to co-operatively work with Devon, and other key stakeholders, on

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										this rail line.
38874	1186	Policy PLY48			Mr Joe Keech	Devon County Council	Not indicated	Although development at Sherford has permission, the policy references key principles that should be retained if there are revisions to the scheme. The policy should reference the need for education facilities within the development. This includes 3 420 place primary schools and a 735 place secondary school. Appropriate land requirements should also be identified.	Plan sound (no change needed)	Criterion 7i makes reference to the need for education facilities. The size and detail are considered to be detailed matters that can be addressed through the masterplan and development management process, it is not appropriate at policy stage to be prescriptive.
38874	1187	Policy PLY49			Mr Joe Keech	Devon County Council	Not indicated	The policy does not make reference to the important contribution of historic and cultural aspects of the landscape (including the wealth of archaeological features that could be preserved within the Country Park). The Natural Environment Vision Statement should be broadened to have multi-functional aspirations and outcomes.	Plan sound (no change needed)	The policy is focussed on natural environment, but as many of the assets within the Park also have historic value such as the hedgerows and cultural value around the farming heritage these aspects would be included in the Natural Environment Vision Statement.
38874	1178	Policy PLY5			Mr Joe Keech	Devon County Council	Not indicated	Broadly supported, but it is recommended that its title is amended to reflect the policy's scope that extends beyond the safeguarding of mineral resource; objects to inclusion of policy on mineral development that is outside of the jurisdiction of the Joint Local Plan and therefore paragraph 7 of policy PLY5 should be deleted. Paragraph 7 of Policy PLY5 seeks to address the highway implications of mineral development outside of the city boundary, with no justification provided in the supporting text	Plan sound (but change could be agreed)	There are some minor amendments to the language used that could be incorporated to the text without amending the role and function of the plan. In terms of the relationship with the Devon Minerals Plan this plan sets out the combined view of the PCC,SH & WD, this sets an appropriate balance between supporting the minerals development and ensuring there are no harmful or unacceptable impacts on the communities located within Plymouth and the surrounding area. Infrastructure investment is required in this growing part of the City and to maximise the opportunity all developments will be required to contribute. Policy PLY5 seeks to safeguard key infrastructure.
38874	1188	Policy PLY50			Mr Joe Keech	Devon County Council	Not indicated	The policy should identify the size of the school and land requirements to ensure that sufficient land is included in the development when it comes forward. This should be a 420 place primary school plus early years on a site of 1.8ha. The Plan does not recognise the need to expand secondary schools within Plymouth to mitigate the impact of development. It is expected that this allocation would generate an additional 60 secondary age pupils. There needs to be appropriate reference in the plan to expansion of existing schools in Plymouth to mitigate the impact of development. Developer contributions are expected to be required towards this.	Plan sound (no change needed)	The specification of the school size is not considered necessary, while the school is secured through the S106 agreement, specific requirement in a policy are not considered necessary and would reduce the opportunity for such matters to be negotiation during applications based upon the most up to date information on education requirements. In line with the approach to other policy provision in the plan supported by the Infrastructure Needs Assessment
38874	1190	Policy PLY52			Mr Joe Keech	Devon County Council	Not indicated	The policy includes new primary school. This should identify the size of the school and land requirements to ensure that sufficient land is included in the development when it comes forward. This should be a 420 place primary school plus early years on a site of 1.8ha. The Plan does not recognise the need to expand secondary schools within Plymouth to mitigate the impact of development. This allocation would generate an additional 60 secondary age pupils. Appropriate reference in the plan to expansion of existing schools in Plymouth to mitigate the impact of development. Developer contributions are expected to be required towards this.	Plan sound (no change needed)	It is not considered necessary to stipulate exact school requirements as these can change over time and will be considered at the application stage. Further school provision is set out in INA and has been considered in evidence base and plan production. S106 contributions will be required where need is identified. No change required.
38874	1170	Policy SPT1			Mr Joe Keech	Devon County Council	Not indicated	Inclusion of historic environment in point 3	Plan sound (no change needed)	The policy includes references to heritage assets at 2iii and local distinctiveness and sense of place at 3v. It is considered that this provides high level cover of the historic environment. Policies DEV21 and DEV22 provide the specific policies to determine proposals which relate to the historic environment
38874	1174	Policy SPT11			Mr Joe Keech	Devon County Council	Not indicated	To allow a direct link between this policy and the landscape character assessment shared evidence base, it	Plan sound (but change could be	See response to representation of Natural England

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								is recommend that the wording of the first paragraph of the policy is amended to allow the distinctive characteristics, special qualities and valued features of the landscapes of the plan area to be conserved and enhanced.□ There would also be benefit in expanding on what a "Strategic Landscape Area is in the second bullet point of paragraph 3.91 by outlining the criteria used to identify these, allowing for a more robust justification.	agreed)	
38874	1175	Policy SPT12			Mr Joe Keech	Devon County Council	Not indicated	Policy welcomed; should reference enhancement of both the natural and historic environment.	Plan sound (no change needed)	Protection of the built environment is not an infrastructure category and therefore not relevant to be included in this policy. The protection of the historic environment is covered in DEV20, DEV21 and DEV22.
38874	1171	Policy SPT2			Mr Joe Keech	Devon County Council	Not indicated	Representation welcomes the reference to the provision of sufficient education and training opportunities as set out in SPT2 (9) and refers to the need to ensure that any land requirements are clearly identified. DCC also support the intention to explore opportunities for community energy schemes.	Plan sound (no change needed)	There is no change required to this policy as DCC are supporting the policy. There is a need to ensure that any particular site specific issues are picked up through the TTV policies where appropriate.
38874	1172	Policy SPT7			Mr Joe Keech	Devon County Council	Not indicated	Add a bullet point to para 3.57 setting out the relationship with Devon CC, and their aspirations in relation to the formation and delivery of the JLP. Add a clause to the policy dealing with AONB	Plan sound (but change could be agreed)	Additional bullet point could be added to 3.57 to include Devon responsibilities and could usefully set out the DCC's commitment to delivering the JLP. Don't agree that ref to AONBs are required - this is dealt with elsewhere in the JLP through specific AONB policies.
38874	1191	Policy TTV12			Mr Joe Keech	Devon County Council	Not indicated	No reference is made to expanding existing schools (both primary and secondary) where required; Devon County Council suggests that the expansion of existing schools should also be included as a spatial priority.	Plan sound (but change could be agreed)	These references could be added as suggested
38874	1198	Policy TTV16			Mr Joe Keech	Devon County Council	Not indicated	Welcomes the inclusion of the delivery of the new primary school to the east of the town; the size of the school as well as site requirements should be included within the policy. Welcomes the inclusion of the relocation of post-16 provision at Okehampton College. The County Council recommends that town centre access scheme is not necessary to the delivery of housing and employment proposed for this plan period.	Plan sound (no change needed)	Support welcomed. Specific education requirements can be established through individual applications. Noted regarding town centre access. The plan refers to further development.
38874	1199	Policy TTV18			Mr Joe Keech	Devon County Council	Not indicated	Include the size of the school and land requirements.	Plan sound (no change needed)	Specific education requirements can be established through individual applications.
38874	1192	Policy TTV2			Mr Joe Keech	Devon County Council	Not indicated	The identification for the need to provide sustainable transport is welcomed. In order to meet the requirements of these policies, developer contributions will be required to support important services which are unlikely to become economically self-sufficient.	Noted	This is understood and can be negotiated in accordance with Policy DEL1
38874	1200	Policy TTV20			Mr Joe Keech	Devon County Council	Not indicated	Welcomes inclusion of new primary school in west of Tavistock- spatial priority for town's development. AMEND policy to specify requirement for 210 place school on a 1.2ha site. (sufficient capacity to accommodate proposed development to 2034). TTV20(4) –supports improvement to secondary school but sufficient secondary capacity within town to accommodate proposed development so County Council will not request developer contributions towards school (would not meet necessary tests for developer contributions.) Considers maintenance of schools buildings is not a requirement for new development	Plan sound (no change needed)	The policy says nothing about requiring contributions to go towards the secondary school.
38874	1201	Policy TTV21			Mr Joe Keech	Devon County Council	Not indicated	Should identify on-site requirement for a 210 place school	Plan sound (no change needed)	The policy identifies the need for a new primary school, but seeks to retain flexibility in the scale and capacity of the facility delivered.
38874	1192	Policy TTV25			Mr Joe Keech	Devon County Council	Not indicated	Request to highlight the need for developer contributions to subsidise some rural bus services in	Plan sound (but change could be	references to be added as suggested

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								order to make them financially viable in the future.	agreed)	
38874	1205	Policy TTV29.11			Mr Joe Keech	Devon County Council	Not indicated	Objects on grounds of inadequate capacity in local school; could be overcome by safeguarding site for new school, also with appropriate amendment to the policy	Plan sound (but change could be agreed)	Provisions to secure contribution to new school could be incorporated. The site has planning permission: 00760/2013/O
38874	1205	Policy TTV29.12			Mr Joe Keech	Devon County Council	Not indicated	Objects on grounds of inadequate capacity in local school; could be overcome by safeguarding site for new school, also with appropriate amendment to the policy	Plan sound (but change could be agreed)	Provisions to secure contribution to new school could be incorporated
38874	1194	Policy TTV3			Mr Joe Keech	Devon County Council	Not indicated	Reference to the need to expand early years, primary and secondary provision to meet the need arising from development welcomed; SEN provision may be delivered outside of the plan area due to the different types of provision and need to ensure places meet the needs of individuals	Plan sound (no change needed)	Support welcomed
38874	1191	Policy TTV4			Mr Joe Keech	Devon County Council	Not indicated	No reference is made to expanding existing schools (both primary and secondary) where required; Devon County Council suggests that the expansion of existing schools should also be included as a spatial priority. Developer contributions to deliver and sustain further bus enhancements.	Plan sound (but change could be agreed)	references to be added as suggested
38874	1196	Policy TTV6			Mr Joe Keech	Devon County Council	Not indicated	The reference within the policy of "improved provision of existing educational facilities" is supported. Mention is made of the undesignated heritage assets, but not of the D-Day structures	Plan sound (but change could be agreed)	Reference to the D-Day structure can be added into the supporting narrative for the policy
38874	1191	Policy TTV7			Mr Joe Keech	Devon County Council	Not indicated	No reference is made to expanding existing schools (both primary and secondary) where required; Devon County Council suggests that the expansion of existing schools should also be included as a spatial priority. In principle, point 3 of the policy is supported. However, Devon County Council does not anticipate that development within the Plan will be able to provide the financial support required to deliver a new access onto A38. Point 8 within the policy is supported.	Plan sound (but change could be agreed)	references to be added as suggested
38874	1177	Spatial strategy			Mr Joe Keech	Devon County Council	Not indicated	Although some of the development within the Plymouth Policy Area is within Devon, it is considered appropriate and more sustainable to plan for it as part of Plymouth. However, the plan contains no reference to expanding secondary schools in Plymouth.	Plan sound (no change needed)	Policy DEV32 and DEL1 are considered to adequately address the issue. The addition of secondary school expansion will also be made to Annex 1 as a clarification
38874	1173	Strategic Connectivity			Mr Joe Keech	Devon County Council	Not indicated	Para. 3.66. It is not clear what is meant by the Plymouth Metro. The Plymouth and South West Devon Joint Local Plan Transport Infrastructure Statement submitted as evidence by Devon County Council provides commentary in paragraphs 4.1.6 and 4.1.8 on the work the County Council has undertaken on development of links serving Exeter, Okehampton and Plymouth and Tavistock. This should be referred to within the Plan.	Plan sound (but change could be agreed)	The reference to a 'Plymouth Metro' is identified within Network Rail's 2015 Western Route Study, The Plymouth Metro concept focuses on maximising opportunities to use rail across the Plymouth TTWA therefore increasing choice leading to reduced road traffic congestion and traffic emissions. Whilst the Devon Metro concept is widely recognised across the rail industry, it currently lacks detail in the areas that are outlined within the 'Plymouth Metro.' The proposed Plymouth Metro is complementary to Devon Metro and therefore dialogue continues with DCC to amalgamate the Plymouth Metro into the wider Devon Metro strategy. Specific wording clarifications can be considered as part of a Statement of Common Ground to be sought with the County Council.
38874	1185	Strategic Objective SO5			Mr Joe Keech	Devon County Council	Not indicated	Devon County Council has recently delivered improvements to Deep Lane (Eastbound) and continues to work with Highways England and Plymouth City Council to deliver the next phase of improvements to support the delivery of the Sherford new community. The County Council continues to work proactively with the Highway Authorities to develop a strategy for improvements to unlock further growth.	Noted	Comment noted
38874	1193	Strategic Objective SO7			Mr Joe Keech	Devon County Council	Not indicated	Point 5 is welcomed; developer contributions will be needed to support public transport	Plan sound (no change needed)	Support welcomed

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38874	1206	Sustainable Villages			Mr Joe Keech	Devon County Council	Not indicated	Comment that cumulative impacts in pupil numbers for sustainable villages need to be fully assessed, and may result in expansion of schools or amendments to catchments. Contributions to school travel likely to be required in some areas.	Noted	LPA's to continue to work with statutory consultees in rural areas to understand impact of new development in rural areas.
38874	1202	Totnes			Mr Joe Keech	Devon County Council	Not indicated	The Plan should make reference to the heritage importance of the town and conserving or enhancing assets and their settings (including the Conservation Area). (para 5.96)	Plan sound (but change could be agreed)	Additional detail can be added to the commentary as suggested.
38874	1165	Vision			Mr Joe Keech	Devon County Council	Not indicated	There is opportunity in the narrative after the Vision to refer to the character of the whole plan areas landscape rather than just focusing on the designated landscapes; the Plan does not clearly set out a positive strategy for the historic environment or acknowledge the economic significance of the historic environment for the region;	Plan sound (no change needed)	This additional text is considered unnecessary; it is considered that the plan does set a positive strategy for the historic environment through its policies for the historic environment and through area and site specific policies
71458	453	Policy DEV7	Ziyad Thomas	The Planning Bureau Ltd		McCarthy and Stone Retirement Lifestyles Ltd	Not indicated	Commend the Council for taking a consistently positive approach in seeking to provide appropriate accommodation to meet the needs of its ageing population. Best approach is to encourage the delivery of specialist forms of accommodation and the requirement for homes to be built to a standard suitable for the elderly, or easily adapted to be suitable, such as M4(2) & M4(3). 'DEV 7 wholly accords with what we consider to be best approach towards meeting the diverse housing needs of older people and as such we commend the Council's approach and the wording of this policy' .	Plan sound (no change needed)	Support welcomed
111483	486	Policy PLY26			Ms Christine Boobier		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
127273	1311	Policy PLY1	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Supports the policy which seeks to strengthen the role of Derriford / encourage new mixed use commercial / district centre	Plan sound (no change needed)	Support welcomed
127273	1317	Policy PLY2	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
127273	1327	Policy PLY38	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
127273	1323	Policy PLY39	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
127273	1302	Strategic Objective SO2	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
127273	1306	Strategic Objective SO4	Poppy Carmody-Morgan	Quod	Mr David Lipfriend	Courtgate Ltd.	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
143529	39	Omission policy			Mr Ross Anthony	Theatres Trust	No	Although the objector identifies this as a representation in relation to Policy TTV2, it in effect suggests the creation of a new policy about community facilities, including in relation to the viability of centres. This is because it is the plan makes insufficient reference. Glossary should contain explanation for the term 'community facilities'.	Plan sound (no change needed)	Policy SPT2 and DEV18 set out requirements for local facilities and consideration of the loss of facilities in allocate centres and other locations these are considered to adequately deal with the concerns identified. No Change required
143529	37	Policy PLY32			Mr Ross Anthony	Theatres Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed

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143529	38	Policy PLY34			Mr Ross Anthony	Theatres Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
226092	873	Policy PLY42			Mr Tim Jones	Devon and Cornwall Business Council	Yes	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
226151	259	Policy PLY26			Mr Ian Potts	ADG	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
226151	483	Policy PLY42			Mr Ian Potts	Architects Design Group	Not indicated	The former airport site could deliver so much more for the City if redeveloped as a garden suburb when compared to just General Aviation use. With the close proximity of Newquay, Exeter and Bristol airports it will never be viable to provide the Plymouth public with commercial flights to airports around the UK or Europe.	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
226177	115	Omission site (Plymouth Policy Area)			Mr David Young		No	Seeks confirmation that site can be considered if airport safeguarding not confirmed	Plan sound (no change needed)	Yes, this would be the case
273925	979	Introduction			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Criticisms of parts of introduction and vision sections of plan	Plan sound (no change needed)	These criticisms are not accepted; furthermore it is important that the plan is clear about which previous plans it is replacing
273925	1007	Omission site (Plymouth Policy Area)			Mr Richard Sroka	Plymouth Civic Society	Not indicated	There are a number of bomb sites on Adelaide Street and Arundel Crescent over 0.25ha that should be considered	Plan sound (no change needed)	Specific sites have not been identified and no suitable, available and deliverable proposals have been put forward during the plan making process.
273925	978	Policy DEV22			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Planning apps don't sufficiently address local heritage e.g. Hoe CA. Not sufficient regard to NPPF para 126 by providing positive strategy for enjoyment of HE. Heritage assets should be recognised as irreplaceable resource and conserved appropriately by: 1) sustainability and viable uses 2) wider social, cultural, economic and environmental benefits 3) new development making positive contribution to character and distinctiveness 4) contribution of HE to character of area. No reference to Buildings at Risk. Reference to PCS document to assist Council. JLP should separate culture and arts from heritage and history as it could downgrade heritage aspects. Low number of evidence documents relating to heritage	Plan sound (but change could be agreed)	The policy is considered to be consistent with the NPPF whilst not unnecessarily repeating it. Reference to Heritage at Risk could be referenced in SPD but not necessary for policy. The detailed report is welcomed and officers are discussing the relevant points with the PCS as a separate exercise. It is considered that some minor wording changes to policy would be helpful as picked up in relation to responses to Devon County Council and Historic England
273925	984	Policy PLY10			Mr Richard Sroka	Plymouth Civic Society	Not indicated	The existing buildings are deemed of low quality. Five to six storey replacements suggested. Proposed mix use commercial and housing. It is not clear why there is not an overall plan for a wider area of this part of the City Centre covering PL7 to PLY11 and why contiguous areas are not included.	Plan sound (no change needed)	The site allocations are informed by the City Centre Masterplan which covers the whole city centre. The design parameters for each site are supported by a detailed design framework for every street set out in the City Centre Masterplan which is informed by an assessment of heritage significance and design appraisal (See City Centre Study Appendices).
273925	986	Policy PLY13			Mr Richard Sroka	Plymouth Civic Society	Not indicated	The plans point to 110 homes in buildings up to eight storeys high above the existing structure. The Barclay Bank example is the template although it is not mentioned.	Noted	Comments noted specific reference to example of previous similar proposal is not considered necessary.
273925	988	Policy PLY14			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Consider the need to take into account the impact of the proposal is tokenistic as the current developments in the area are intrusive. The DHIA report refers to significant harm to neighbouring buildings of any high rise development. Report is out of date as it is considered this is happening with existing schemes under construction. Feels tourism is being undermined by construction of an over-supply of high rise student accommodation. There is no clear evidence that the existing developments in the area have been taken into account.	Plan sound (no change needed)	The policy specifies buildings heights that would conform with the existing and emerging context, which includes some tall buildings adjacent to the site currently under construction and the Listed Crescent. This is supported by the design parameters for the streets set out in the detailed design framework in the City Centre Masterplan and informed by an assessment of heritage significance and design appraisal (See City Centre Study Appendices).

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273925	989	Policy PLY15			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Does not refer to what use the Civic Centre will be and parking. The HIA describes Civic Centre in poor condition – why is enforcement action not being taken or considering other options?	Plan sound (no change needed)	The policy includes a list of uses which will be acceptable. It is not considered necessary to restrict the Civic Centre to a specified use through the policy. It is not for the JLP to stipulate whether enforcement action will be taken.
273925	992	Policy PLY16			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Recognise clear need for upgrading station and surrounding area. Unclear what is meant by "landmark building".	Plan sound (no change needed)	Landmark building' is a commonly used phrase in urban design describing a building that is prominent in its context by virtue of height, location or appearance. In this instance it is used to describe a building that would signify the station as an important gateway into the city. Given the location of the station this is likely to require a building of greater height than its surroundings.
273925	993	Policy PLY17			Mr Richard Sroka	Plymouth Civic Society	Not indicated	The Council needs to be clear and define what a high quality building is in Plymouth. Consider that reference to the "Conservation and enhancement of the best historic buildings" which is not acceptable. All historic buildings should be conserved. It is unclear what enhancement means. It is also unclear what is planned.	Plan sound (no change needed)	The policy is worded to enable the appropriate future development of the two campuses over the duration of the plan period. It does not respond to specific plans and as such sets out key principles to be taken forward. High quality building is used to describe buildings can demonstrate the attributes of good design as set out in DEV20, SPD the NPPF (Para 56-68) and NPPG (Design) and as assessed by independent urban design advisors and/or a Design Review Panel. It is not appropriate to conserve all historic buildings irrespective of their significance - this would be contrary to the NPPF.
273925	994	Policy PLY18			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Unclear how connectivity will be improved.	Plan sound (no change needed)	Connectivity to the History Centre can be improved by enhanced pedestrian crossings.
273925	995	Policy PLY23			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Questions why Sutton Harbour redevelopment is broken up into smaller sites.	Plan sound (no change needed)	Overarching waterfront Policy PLY20 supporting text explains why some Sutton Harbour sites have not been included (Para 4.86).
273925	996	Policy PLY24			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Questions why Sutton Harbour redevelopment is broken up into smaller sites.	Plan sound (no change needed)	Overarching waterfront Policy PLY20 supporting text explains why some Sutton Harbour sites have not been included (Para 4.86).
273925	997	Policy PLY25			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Questions why Sutton Harbour redevelopment is broken up into smaller sites.	Plan sound (no change needed)	Overarching waterfront Policy PLY20 supporting text explains why some Sutton Harbour sites have not been included (Para 4.86).
273925	998	Policy PLY26			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Unclear why an overall development of the area is not presented	Plan sound (no change needed)	The plan sets an overall vision for the waterfront area, articulating Sutton Harbour's role in that vision, and identifies policies for key sites that are considered deliverable in the Plan period.
273925	999	Policy PLY27			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Policy is contrary to NPPF heritage provisions and is unsound. Concern about idea of a tall building's impact on the Hoe Conservation Area.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision. The policy is considered compliant with the NPPF - there is no heritage asset on the site itself and the policy requires a positive response the historic context (informed by a detailed heritage character assessment) and presents the opportunity to enhance the Hoe Conservation area (NPPF Para 9 - seeking positive improvements in the quality of the historic environment by replacing poor design with better design, NPPF Para 137 - LPAs should look for opportunities for new development with Conservation Areas

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										[...] and within the setting of heritage assets to better reveal their significance). The policy is therefore considered sound.
273925	1002	Policy PLY28			Mr Richard Sroka	Plymouth Civic Society	Not indicated	No comment as such - notes proposed land use.	Noted	No change required.
273925	1003	Policy PLY29			Mr Richard Sroka	Plymouth Civic Society	Not indicated	The area skirts around Ballard House. Ballard House should be included for redevelopment given its negative quality.	Plan sound (no change needed)	Ballard House is occupied and not available for redevelopment. Ballard House is not included within any of planning consents at Millbay.
273925	1004	Policy PLY30			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Housing led mixed used is proposed with site allocation plans indicating heavy redevelopment. It is not clear what is proposed in relation to the dominant 1980s Pavilions building.	Plan sound (no change needed)	PLY30 sits alongside PLY31 which includes provision for the Pavilions site arena facilities.
273925	1005	Policy PLY32			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Suggests Royal William Yard be used as template.	Plan sound (no change needed)	No change required.
273925	1006	Policy PLY35			Mr Richard Sroka	Plymouth Civic Society	Not indicated	No comment as such. Notes planning application progress.	Noted	No change required.
273925	1007	Policy PLY36.1			Mr Richard Sroka	Plymouth Civic Society	Not indicated	No comment as such. Notes proposed use.	Noted	No change required.
273925	980	Policy PLY6			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Notes that the text does not refer to individual buildings and concern is expressed at city blocks and high risk which could undermine existing buildings. Question what is meant by 'higher value business uses'. Notes that student accommodation is supported despite the Council's own evidence that there is an oversupply of this accommodation type in the city.	Plan sound (no change needed)	PLY6 covers the approach to whole city centre. It would not be appropriate to reference individual buildings. The approach to tall buildings is supported by a detailed design framework for every street within the city centre as set out in the City Centre Masterplan and informed by city centre heritage significance and design appraisal (See City Centre Study Appendices). Reference to 'higher value uses in criterion 5 is not defined but is intended to allow a full spectrum of town centre uses. Student accommodation is targeted to key sites and subject to other policy tests including assessment of need.
273925	981	Policy PLY7			Mr Richard Sroka	Plymouth Civic Society	Not indicated	The detail in the DHIA report needs to be revised. The impact of potential changes are vaguely phrased, e.g., to need reference for a positive strategy if Colin Campbell House is retained. The report needs to be more specific, e.g., buildings should not be more than 4 storeys and Colin Campbell House facade/building should be retained.	Plan sound (no change needed)	The HIA is considered appropriate and the policy is considered to present a justified strategy for development of the wider site. Its provisions are considered to represent proactive strategy for the site.
273925	982	Policy PLY8			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Additional storeys are mentioned (although no reference to the example of "Barclays Bank). The proposal indicates that buildings will be retained but residential elements will be added above (this is what happened to the listed "Barclays Bank on Armada Way/Notte Street). The report needs to be more specific with reference to the "Barclays Bank extension as a suitable template.	Plan sound (no change needed)	Specific reference to example is not considered necessary
273925	983	Policy PLY9			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Generally PCC needs to reconsider policies based on expanding purpose built student accommodation given the significant fall in enrolment and over supply as identified by its own study in this area.	Plan sound (no change needed)	Student accommodation is included within this site allocation as an enabling use that will help to deliver the office provision. The site benefits from planning permission for student accommodation (Mayflower House).
273925	985	Spatial Strategy			Mr Richard Sroka	Plymouth Civic Society	Not indicated	Concerned that the plan is unwieldy and that it downgrades the historic environment. Argues that greater clarity can be brought to the JLP by separating the strategic theme Arts, Culture and Heritage into two themes, namely, 1) Arts and Culture and 2) Heritage and History.	Plan sound (no change needed)	It is acknowledged that there are different approaches to how a local plan is structured, but the JLP's structured is considered the appropriate one for the spatial strategy being articulated. It is not accepted that historic environment has been downgraded, and it figures strongly in much of the plan.
291573	2042	Policy PLY26			Mr John Holman		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
292917	1996	Policy PLY53	Paul Connelly	LDA Design		Marshmills Ltd	Not indicated	Welcomes the allocation of the site but believes the site has capacity for c700 homes; supports the principle of a comprehensive redevelopment of the whole site but has concerns about the number of policy requirements - in particular in relation to link to Boringdon sports hub,	Plan sound (no change needed)	The identification of the broad scale of development is as recorded in the SHLAA and has regard to the significantly constrained nature of the site. This does not preclude a larger development, but this will need to be demonstrated through the masterplan and planning application process in

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								management strategy for restoration and aftercare, support for Plym Valley railway and contributions to sports, transport, health and education.		relation to its environmental, heritage, community and infrastructure impacts. It is not agreed that any of the policy requirements should be removed. Each is considered justified in the context of such a large development proposal. The link to the sports hub is important to achieve a sustainable and well connected development, the details can be determined through the masterplan process. The Plym Valley railway could be impacted by a development on this site and so it is important to maintain a requirement for the development to support the railway. The inclusion of provisions for a management strategy for restoration and aftercare is considered to be a legitimate policy requirement.
346322	1733	Policy DEV11			Mrs Lynn Fearon		Not indicated	Full support for Policy DEV11. Providing sustainable communities is vital.	Plan sound (no change needed)	Support welcomed
346322	1732	Policy DEV12			Mrs Lynn Fearon		Not indicated	Support for points 1, 3 and 8 of the Policy. Considers there to be too much student accommodation in the pipeline that will cause future problems.	Plan sound (no change needed)	Support noted. No changes required.
346322	1731	Policy PLY18			Mrs Lynn Fearon		Not indicated	Consider the plan lacks detail around the car parking arrangements for the History Centre given the central location and likely visitor numbers.	Plan sound (no change needed)	Provision for new multi-storey car parking is provided for in PLY10, PLY11 and PLY16. In addition the plan includes measures to improve sustainable modes of travel to and within the city centre and its hinterland including rail, bus, walking and cycling.
346322	1729	Policy PLY26			Mrs Lynn Fearon		Not indicated	Support the plan to improve Public Access to create a safe route from Lockyer's Quay to the Aquarium. However I believe more needs to be stated to support our NATIONAL Marine Aquarium which has the largest aquarium tank in the country.	Plan sound (no change needed)	Support welcomed. Plan already references NMA as a major attraction in PLY20 supporting text (Para 4.84).
346322	1727	Policy PLY42			Mrs Lynn Fearon		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
368081	652	Omission site (TTV Policy Area)			Mr Graham Clark	Sunnybanks Homes	Not indicated	Land east of Ayleston Park and east of Silverwell Park (both Modbury) should be allocated	Plan sound (no change needed)	These sites have not been included primarily due to potential impact on landscape and the absence of evidence at Regulation 19 stage that safely access / egress is possible and lack of evidence that the sites are deliverable.
368081	652	Policy TTV29 (Modbury)			Mr Graham Clark	Sunnybanks Homes	Not indicated	Supports the concerns of MPC and the MNP group re. the JLP's proposed sites on the western side of the town. It is considered that these are the wrong sites and that they are contrary to the JLP's strategic objectives and policies. These sites will: create a separate community outside the natural boundary of the town; have a major impact on the surrounding countryside due to their elevated and visually exposed location; be difficult for residents to walk to the shops and facilities, thus increasing congestion; concentrate development in one area resulting in less diversity of the natural and built environment and make phasing of development less likely, and; affect the centre of gravity of the town, taking it away from the historic heart. Also, it fails to comply with the emerging NP. As an alternative, sites east of Ayleston Park and Silverwell Park should be allocated. These are less conspicuous in the wider landscape and are well contained by hedge banks and trees, have good pedestrian linkages to the town centre and have a willing landowner and developer. They could overcome topographical and drainage challenges and deliver 30% affordable housing.	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

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										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.
407376	682	Omission site (Plymouth Policy Area)			Mr Ian Russell	Design Development Chartered Architects	Not indicated	Land at Outland Road (site 0992) is an opportunity for redevelopment.	Plan sound (no change needed)	Although this is acknowledged, no suitable, achievable and deliverable proposal has been put forward during the plan preparation process.
458962	1949	Delivery and Monitoring			Helene Jessop	RSPB	Not indicated	Wants to see additional measure of success added to Chapter 3 para 3.105	Error/Clarification to be accommodated	Annex 2 already identifies a measure of success around the plan area's natural beauty but this has erroneously not been included in the box on page 51 (para 3.105)
458962	1940	Natural environment			Helene Jessop	RSPB	Not indicated	Seeks specific objective to protect and enhance natural capital	Plan sound (no change needed)	Protection of natural environment is considered to be adequately addressed
458962	1959	Policy DEV10			Helene Jessop	RSPB	Not indicated	Reference to urban biodiversity recommended	Plan sound (no change needed)	With regards to biodiversity, policy DEV28 Protecting and enhancing biodiversity and geological conservation is of relevance especially the final sentence of point 2.
458962	1960	Policy DEV28			Helene Jessop	RSPB	Not indicated	Seeks change from 'should' to 'will'. Seeks to incorporate protection of species of principal importance (i.e. Cirl Buntings) through a new point 'v'. 3 - better reflect level of protection of SSSI	Plan sound (no change needed)	'Should' is appropriate for a policy statement. A point 'lv' is not required - cirl buntings are covered by point 'liv' within corridors/stepping stones, and to some degree by the SNAs as reflected in the biodiversity network map. No change is required to 3vi) - this policy will be reviewed in light of Natural England comment with respect to hierarchy - the point is a valid one and noted, however the whole policy needs review with respect protection afforded to SAC/SPA and SSSI.
458962	1953	Policy PLY20			Helene Jessop	RSPB	Not indicated	Supports PLY20.	Plan sound (no change needed)	Support welcomed
458962	1954	Policy PLY35			Helene Jessop	RSPB	Not indicated	Notes provision to safeguard nature conservation interest.	Noted	No change required.
458962	1951	Policy PLY5			Helene Jessop	RSPB	Not indicated	Recommends that point 4 is strengthened so that, instead of restoration "taking account of biodiversity, etc., restoration "will make a positive contribution to geo- and biodiversity and where possible recreate and/or restore wildlife habitats".	Plan sound (but change could be agreed)	It is agreed that this change would improve the policy
458962	1942	Policy SPT1			Helene Jessop	RSPB	Not indicated	Wording changes recommended to reflect that some brownfield sites have ecological importance, and to strengthen protection of natural capital	Plan sound (no change needed)	These changes are considered unnecessary, the plan has strong policies to protect biodiversity
458962	1945	Policy SPT11			Helene Jessop	RSPB	Not indicated	This does not reflect the hierarchical approach that should be applied when weighing development benefits against the impacts on the natural environment; recommend wording changes	Plan sound (but change could be agreed)	See response to representation of Natural England
458962	1947	Policy SPT13			Helene Jessop	RSPB	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
458962	1958	Policy TTV31			Helene Jessop	RSPB	Not indicated	Proposed change of policy wording	Plan sound (but change could be agreed)	DEV28 provides mechanism for protecting habitats and species in all policy areas.
458962	1936	Vision			Helene Jessop	RSPB	Not indicated	Protection and enhancement of the natural environment (encompassing statutorily designated and other sites of nature importance, and species and habitats, especially those of principal importance) should be a key outcome for Plymouth.	Plan sound (no change needed)	This change is considered unnecessary and ignores the derivation of the vision statement for Plymouth through the Plymouth Plan process
464465	765	Omission site (Plymouth Policy Area)		EJFP Planning Ltd	Mr Edward Persse	D Forshaw	Yes	Seeks allocation of land at North Lake View Close for housing	Plan sound (no change needed)	Not considered suitable given greenspace and infrastructure constraints; site meets criteria for Local Green Space designation
464465	764	Policy SPT3		EJFP Planning	Mr Edward	D Forshaw	Yes	Challenges Objectively Assessed Need methodology	Plan sound (no	The evidence about housing need (OAN) and forecast

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				Ltd	Persse			which under estimates need. Challenges Housing Requirement. Challenges Housing Supply - Site Selection Process, additional sites required	change needed)	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. No change to targets in SPT3 necessary.
464465	766	Tamerton Foliot		EJFP Planning	Mr Edward Persse	D Forshaw	Yes	Object to site 0917 being included in DEV26	Plan sound (no change needed)	Evidence has been provided to justify the inclusion of the land in policy DEV26
466551	1485	Annex 2			Gary Parsons	Sport England	Not indicated	Raises question of how modal shift from car to cycling and walking will be measured and seeks positive measurables on this topic	Plan sound (no change needed)	Detailed monitoring on travel modes will be included in the Plan for Transport. These will be regularly monitored as part of monitoring the delivery of relevant policies.
466551	1358	Glossary			Gary Parsons	Sport England	Not indicated	Recommends definition of Strategic Sports Site in Glossary	Error/Clarification to be accommodated	Definition to be provided in glossary
466551	1189	Omission policy			Gary Parsons	Sport England	Not indicated	Suggests a new policy on Active Design	Plan sound (no change needed)	The principles of Active Design are captured in other policies within this plan and therefore a separate policy is not considered necessary.
466551	1486	Omission policy			Gary Parsons	Sport England	Not indicated	Community use of educational buildings and facilities should be provided for, especially school sports facilities	Plan sound (but change could be agreed)	Although this is not considered a soundness issue, it would improve the plan to identify the potential of schools to provide sports and other facilities for communities. This could be done in DEV3,4 and/or 32.
466551	1482	Policy DEL1			Gary Parsons	Sport England	Not indicated	Supports use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.	Plan sound (no change needed)	Support welcomed
466551	1476	Policy DEV1			Gary Parsons	Sport England	Not indicated	Policy supported; suggested addition of reference to Active Design and website	Plan sound (no change needed)	Support welcomed; active design is too broad a set of principles to capture in a single policy and indeed the plan as a whole arguably works towards these principles. However, the supplementary planning documents provide the appropriate place to address the principles
466551	1481	Policy DEV10			Gary Parsons	Sport England	Not indicated	Support for Policy DEV10 as it has considerable synergy with Active Design. Implementation is the challenge. The Active Design developer's checklist will help to secure sustainable design.	Plan sound (no change needed)	Support noted for Policy DEV10. No changes required.
466551	1477	Policy DEV3			Gary Parsons	Sport England	Not indicated	Duplication of NPPF suggest combining DEV3 and DEV4	Plan sound (no change needed)	These policies have separate purposes
466551	1478	Policy DEV4			Gary Parsons	Sport England	Not indicated	Questions role of DEV3 and 4 but agrees general approach is compliant with NPPF + SE policy. Disagrees with para 3 of DEV4 and recommends it is removed.	Plan sound (but change could be agreed)	Recommend to the inspector to remove paragraph 3 of Policy DEV4 if considered necessary.
466551	1365	Policy PLY19			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1361	Policy PLY20			Gary Parsons	Sport England	Not indicated	Suggests there is ambiguity about what kind of leisure is proposed.	Plan sound (no change needed)	PLY20 is clear on strengthening water based leisure.
466551	1362	Policy PLY29			Gary Parsons	Sport England	Not indicated	Does 'leisure' include sport (formal) and informal recreation facilities and opportunities? Sport England is supportive but recommend a definition in the glossary.	Plan sound (no change needed)	Policy 29 includes reference to leisure uses. Due to the nature of this site, the provision of formal sports facilities are unlikely, with some opportunity for informal recreation facilities.
466551	1369	Policy PLY32			Gary Parsons	Sport England	Not indicated	Supports community use of artificial grass pitch.	Plan sound (no change needed)	No change required.
466551	1378	Policy PLY36.6			Gary Parsons	Sport England	Not indicated	Sport England and The FA supports the masterplan approach to protect and enhance the multi sport site for formal sport and informal recreation. A small amount of enabling development might be acceptable depending on location/size and scale. The enabling development will also need to be a "good neighbour use to the existing sports use. Residential adjacent an artificial grass pitch could cause noise issues that should be avoided. Is Brickfields a strategic sports site or sports hub site?	Plan sound (no change needed)	Support noted and Sport England will be invited to participate in the master planning work.
466551	1381	Policy PLY43			Gary Parsons	Sport England	Not indicated	Is Marjons a strategic sports site or sports hub site? Sport England supports the aspiration to increase community use.	Plan sound (no change needed)	Support welcomed. Marjon is a strategic sports site.

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466551	1382	Policy PLY44			Gary Parsons	Sport England	Not indicated	No comments made on policy, but national policy on sports referenced.	Noted	Comments noted
466551	1401	Policy PLY46.11			Gary Parsons	Sport England	Not indicated	Supports the relocation of a sports pitch and asks whether a replacement site been identified.	Plan sound (no change needed)	Comments noted. This is a matter of detail which is not necessary to be included within the JLP and could better be dealt with at the planning application stage. This also offers flexibility and the opportunity to consider opportunities for replacement provision as they arise.
466551	1404	Policy PLY46.13			Gary Parsons	Sport England	Not indicated	Seeks clarification about whether playing pitch will be replaced on site.	Plan sound (no change needed)	The requirement for replacement sports pitches is already identified under the proposal requirements of the policy. However, the Council feel that the addition of wording regarding the requirement for replacement provision to be equivalent or better provision could be added to strengthen the policy.
466551	1407	Policy PLY48			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and towards their future maintenance. Active Design could be evidenced by use of the checklist.	Noted	No change to policy sought
466551	1408	Policy PLY49			Gary Parsons	Sport England	Not indicated	Supportive of policy and on site delivery of sports facilities and pitches.	Plan sound (no change needed)	Support welcomed
466551	1410	Policy PLY50			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and towards their future maintenance. Active Design could be evidenced by use of the checklist.	Plan sound (no change needed)	Comments noted policy requires provision of Playing pitches a 3G Playing Pitch, a Multi Use Games Area (MUGA) including changing facilities.
466551	1414	Policy PLY52			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and towards their future maintenance. Active Design could be evidenced by use of the checklist.	Plan sound (no change needed)	New or enhanced sports provision will be negotiated through planning application process.
466551	1433	Policy PLY53			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and towards their future maintenance. Active Design could be evidenced by use of the checklist.	Plan sound (no change needed)	Comments noted new or enhance sports provision will be negotiated through planning application process. No change required.
466551	1437	Policy PLY56.5			Gary Parsons	Sport England	Not indicated	Sport England understands that the replacement playing field is allocated in this plan under the reference PLY60 site 4 land at Staddiscombe Rd/Goosewell Rd. This has the potential to meet the NPPF para 74 and Sport England Playing Fields Policy	Noted	Policy requires delivery of alternative pitches.
466551	1446	Policy PLY58.14			Gary Parsons	Sport England	Not indicated	Supported	Plan sound (no change needed)	Support welcomed
466551	1448	Policy PLY58.18			Gary Parsons	Sport England	Not indicated	Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Plan sound (no change needed)	Comment noted policy requires protection and enhancement of the facilities.
466551	1453	Policy PLY58.19			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1456	Policy PLY58.20			Gary Parsons	Sport England	Not indicated	Support	Plan sound (no change needed)	Support welcomed
466551	1456	Policy PLY58.21			Gary Parsons	Sport England	Not indicated	Support	Plan sound (no change needed)	Support welcomed
466551	1442	Policy PLY58.4			Gary Parsons	Sport England	Not indicated	is there a loss of playing field land that will need to be replaced? Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Plan sound (no change needed)	There are no playing pitches on this site

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466551	1458	Policy PLY59.1			Gary Parsons	Sport England	Not indicated	Is there a loss of playing field land that will need to be replaced? Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Noted	Comments noted. The site has the benefit of planning permission and is currently under construction. The detailed issue of a replacement playing field land would have been considered and dealt with at the planning application stage where appropriate.
466551	1461	Policy PLY59.11			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1463	Policy PLY59.15			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1464	Policy PLY59.18			Gary Parsons	Sport England	Not indicated	Is there a loss of playing field land that will need to be replaced? Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Plan sound (but change could be agreed)	Planning permission already granted on site which includes retaining the current playing field land but policy doesn't specify. Could be amended to specify the retention of playing pitch if application lapses.
466551	1467	Policy PLY60.11			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1465	Policy PLY60.2			Gary Parsons	Sport England	Not indicated	Is there a loss of playing field land that will need to be replaced? Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Noted	Site already has planning permission and no playing pitches are affected.
466551	1466	Policy PLY60.4			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1189	Policy SPT10			Gary Parsons	Sport England	Not indicated	This policy has considerable synergy with Active Design <a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a> . Development in the JLP could be encouraged to be designed in line with the Active Design principles. Include a policy to ensure new development including regeneration projects facilitates a built environment that facilitates opportunities for healthy lifestyles. Add in a reference to Active Design and a link to <a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a>	Plan sound (no change needed)	Specific reference to the Sport England Active Design principles could be included in the Supplementary Planning Document which will be written to support the effective implementation of the Plan. No changes to the policy are felt to be needed because the Plan already advocates many of these principles throughout the document, in particular in SPT 9, 10 and DEV 31
466551	1358	Policy SPT12			Gary Parsons	Sport England	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
466551	1176	Policy SPT2			Gary Parsons	Sport England	Not indicated	Supports criterion 6 'walking and cycling opportunities'; Representation relates to the setting of local standards for the provision of playing pitches and sets out a number of risks and weaknesses in relation to this approach. Sport England have identified that the provision of 0.79ha per 1000 people may stifle the identified need for playing pitches.	Plan sound (no change needed)	The local standard for playing pitches is based on the Sport England approved Plan for Playing Pitches needs assessment. This is the only evidence led method of securing appropriate planning contributions.
466551	1470	Policy TTV11.4			Gary Parsons	Sport England	Not indicated	Is there a loss of playing field land that will need to be replaced? Playing field land needs to be protected as set out in the adopted Playing Pitch Strategy. Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Noted	General comment but no change sought
466551	1471	Policy TTV18			Gary Parsons	Sport England	Not indicated	Sport England supports use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.	Plan sound (no change needed)	Support welcomed
466551	1472	Policy TTV26			Gary Parsons	Sport England	Not indicated	Supports the replacement of the AGP, but objects to any loss of playing field land without replacement. There is a deficit of playing pitches in Totnes The need to replace any loss in line with para. 74 of the NPPF and SE policy should be clarified. If possible, any replacement site should be identified.	Plan sound (no change needed)	The allocated site comprises school land, which in terms of site area is greater than that needed to provide for the curriculum needs of the school. A Masterplan is being prepared that will reflect the future needs to be met within the site and guide any future development. The policy sets out an appropriate context for the future of the site, including provision for 'enhanced education and sports facilities.' Any future detailed proposals will be subject to

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										consideration against the NPPF and other relevant policies and guidance.
466551	1469	Policy TTV5			Gary Parsons	Sport England	Not indicated	Playing field land needs to be protected as set out in the Plan for Pitches (Council adopted Nov 2015). Any proposal if affecting open space, sport and recreation would need to meet para 74 of the NPPF and Sport England Playing Fields Policy regarding replacement	Noted	General comment but no change sought
466551	1359	Strategic Objective SO2			Gary Parsons	Sport England	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
466551	1380	Strategic Objective SO4			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.	Noted	Not a request for the policy to be changed
466551	1405	Strategic Objective SO5			Gary Parsons	Sport England	Not indicated	General comment on use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and towards their future maintenance. Active Design could be evidenced by use of the checklist.	Noted	No change to policy sought
466551	1468	Strategic Objective SO6			Gary Parsons	Sport England	Not indicated	Supports use of planning obligations (s106)/community infrastructure levy (CIL) as a way of securing the provision of new or enhanced places for sport and a contribution towards their future maintenance, to meet the needs arising from new development.	Noted	Comment noted; no change to objective suggested
480235	111	Policy PLY44			Mr John Skinner		Yes	Extensive development which is intrusive to the Dartmoor National Park is inappropriate	Plan sound (no change needed)	The policy makes provision for measures to ensure that the development does not have an adverse impact on the DNP including the requirement for a Community Park and landscape strategy.
510899	380	Policy DEV19			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	Particularly support the policy given to the need to invest in skills associated with Science, Technology, Engineering and Maths (STEM).	Plan sound (no change needed)	Support welcomed
510899	380	Policy PLY3			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	Pleased to see a commitment to strengthening the city's higher value industries, including marine and advanced manufacturing.	Plan sound (no change needed)	Support welcomed
510899	380	Policy SPT3			Steve Gerry	Plymouth Manufacturer's Group	Not indicated	Supports Housing Distribution/Requirement - Plymouth Policy Area	Noted	Noted
510899	380	Policy SPT4			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	In agreement with the need to address a growing shortage of employment floorspace especially for manufacturing. B1/B2 industrial. Most notably at Langage and at the Marine Industries Production Campus, called Oceansgate, at South Yard.	Plan sound (no change needed)	Support welcomed
510899	380	Policy SPT8			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	Agree with the stated intention of protecting and enhancing the quality and resilience of Plymouth and South West Devon's transport and digital connectivity to the rest of the country and to global markets. In particular: (1) the planned provision of the Forder Valley Link Road and (2) delivering major improvements to Plymouth railway station to enhance its capacity and attractiveness as a regional hub station and gateway to the city.	Plan sound (no change needed)	Support welcomed
510899	380	Spatial strategy			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	Supportive generally of more housing being built.	Plan sound (no change needed)	Support welcomed
510899	380	Vision			Mr Steven GERRY	Plymouth Manufacturers' Group	Not indicated	Support the general vision for the City of Plymouth – 'One of Europe's most vibrant waterfront cities'; supports the City's growth ambitions to achieve a population of 300,000; pleased to see the Plan's	Plan sound (no change needed)	Support welcomed

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								consistency being maintained with the Mackay Vision as set out by MBM Arquitectes in 2003.		
510960	16	Tamerton Foliot			William and Margaret Nicholson		No	Support the protection of green spaces in and around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
516021	1036	Policy SPT3		PCL Planning	Mr David Seaton	Client Group	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	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. The Councils have considered the evidence in SHMA Part2. They concluded that it is not necessary or appropriate for the housing targets in SPT3 to include a further uplift above the OAN identified in SHMA Part 1 in order to deliver additional affordable housing. Focussing on Policy Areas, not LPA boundaries is the most appropriate approach to targets, for this joint local plan. No change to SPT3 necessary.
516252	1983	Policy DEV16	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Object to the way the policies of the plan work together and that proposals PLY38, PLY58/I and PLY 58/18 should be subject to sequential and impact tests and object to there is no temporal and scale controls to PLY38 Derriford commercial centre. For plan to be sound DEV16 should capture all food retail proposals should be subject to DEV16 and allocation PLY38, PLY58/I and PLY58/18 should be deleted	Plan sound (no change needed)	Policy DEV16 sets out detailed consideration for determining retail and town centre proposal which is considered sound and to accord with the NPPF. Allocations PLY38, PLY58.I and PLY5818 are specifically located to meet gaps in provision and as such do not require the assessment of the sequential test as they seek to meet deficiency in food provision and to support councils sustainable neighbourhoods strategy. further controls over the PLY38 policy are not considered necessary and as with PLY58.I and PLY58.18 require impact assessments to ensure that their impacts are considered to ensure the scale of stores would not result in significant adverse impact.
516252	1984	Policy PLY38	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Objects to the scale and unphased timing of the food retail provision; the justification for the policy is not supported	Plan sound (no change needed)	The policy does not provide for the unencumbered enabling of a major supermarket; sequential and impact testing is required; there is a substantial qualitative case for the district centre
516252	1985	Policy PLY58.1	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	The policy should be deleted from the Plan or amended to enable only a very localised level of provision. There is no justification on the basis of the NPPF for the introduction of a medium sized supermarket at this location	Plan sound (no change needed)	The proposed store will form part of a newly allocated local centre to serve the residential area and Dockyard employment area with local shopping facilities. The proposal is considered sound and evidenced and to meet local needs for food retail provision in a sustainable way.
516252	1985	Policy PLY58.18	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Proposal is retail allocation disguised as sports led mix use development. No qualitative case for allocation of store of this scale individually and cumulatively with PLY58.1 it is unsound, not justified or consistent with NPPF. No evidence that existing facilities need to be upgraded and other ways to funds improvement from council budgets should be considered. Given the quantitative and qualitative case for the store is weak evidence base should consider the impacts of the store on St Budeaux District Centre and Vitoria Road Local Centre.	Plan sound (no change needed)	The proposal is considered sound and evidenced to meet local needs for food retail provision in a sustainable way. Policy contains requirements for impact assessment to assess impact of proposal on surrounding network of centres to ensure the impacts of size of store are considered at application stage. The policy takes a proactive approach to secure much needed improvements to sports hub, securing its long term future while also improving the access to main food shopping in the West of the City which lack provision of larger stores.
516252	1986	Policy PLY59.2	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Site area of allocation should be reduced and just relate to housing as new supermarket now has planning permission and should be a commitment. Policy would allow for another supermarket (in addition to Aldi)	Plan sound (no change needed)	Foodstore does have planning permission but has not been constructed. Allocation does not therefore allow for two supermarkets. Allocation should remain as detailed.
516252	1976	Policy SPT5	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Challenges evidence of need for the locations identified in the policy. Considers there is no compelling qualitative cases for the new stores in the west of Plymouth. The provisions related to Derriford are refutable and the need is not compelling. The food retail sector in Plymouth is well provided for. The qualitative needs tests are spurious. Parts of the policy and text are	Plan sound (no change needed)	The JLP takes a proactive approach to improving spatial distribution food retail in support of its strategy of sustainable linked neighbourhoods. All policies include requirement for impact assessment to ensure impact is considered in planning application process on the surrounding networks of centres. The approach is considered consistent with the NPPF (para 23 point 6 and point 8). The JLP evidence base is considered

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								inaccurate.		up to date, while acknowledging the granting of consent at Southway is post the documents production the implication of the stores consent was considered in plan formation and is not considered to impact the wider strategy for the Derriford commercial centre. The decision to allocate sites and set policy is also based on the strategy the JLP is seeking to deliver. The approach taken is considered sound and sets a positive strategy.
516252	1981	Policy SPT6	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	In relation to Derriford relies on analysis in relation to SPT5 and question legitimacy of justification for food retail proposed.	Plan sound (no change needed)	The approach and evidence base to support Derriford is considered sound and the proposal forms an important part of the wider spatial strategy for the Northern Corridor.
516252	1981	Shopping	Richard Walker	Pegasus Planning Group		Co-operative Group Ltd	Not indicated	Crownhill, Albert Road local centres not shown on proposals map. Coop stores at Austin Crescent, 150 Plymouth Road, Staddiscombe Road, Regent Street should be allocated local centres as should Wilton Street/Crawford Road cross-road stores and the stores at Stoke Terrace, Poole Park Road, and Beacon Park Road. Consider that Hogate Street store should be within primary frontage and Barbican local centre should be separated into two centres each with primary frontage.	Error/Clarification to be accommodated	A number of allocated district centres and local centres which were shown in the published background paper but were in error not identified on policies map. Furthermore there has been technical issue with the positioning of the shopping centre boundaries that were on the policies map, which were slightly out of alignment. These errors will be corrected prior to submission. In relation to the additional proposed centres while it is acknowledged that these stores do, as do other small stores throughout the city provide a resource for local area, they are not considered to need to be allocated as local centres in the plan. It is not considered that the Barbican centre should be subdivided as it functions as a single area. The policies map does not identify primary frontages. these are to be set out in Supplementary Planning Document.
518293	43	Tamerton Foliot			Mrs Sue Wearne		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
524246	1497	Policy TTV11.3	Simon Collier	Collier Planning		Strongvox Homes	Not indicated	supports the policy and asserts that the current planning application has addressed all material considerations	Plan sound (no change needed)	Support welcomed
640321	641	Omission policy			Ms Barbara Morgan	Network Rail	Not indicated	The JLP should set a strategic context for requiring developer contributions towards rail infrastructure. Specifically request a policy is included which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage.	Plan sound (no change needed)	The JLP sets a strategic context for transport in SPT8,9 and 10; Policy DEL1 enables the negotiation of planning contributions where necessary to the grant of consent; a specific policy on rail contributions is considered unnecessary and unjustified
640321	641	Policy PLY16			Ms Barbara Morgan	Network Rail	Not indicated	Questions whether it is sensible to define the level of office provision when the market in Plymouth is not currently attracting speculative investment. Notes that the replacement of the multi-storey car park and improved station concourse and passenger facilities will be subject to external funding. Welcome discussions and the development of a sustainable strategic plan for rail freight.	Plan sound (no change needed)	PLY16 supports a major mixed use proposal to enhance the station as a major gateway to the city, enhance connections to it and increase capacity and passenger numbers. The policy is based on a detailed feasibility study, including viability, as contained in the city centre masterplan.
658611	1462	Annex 1			Marcus Salmon	Environment Agency	Not indicated	Should reference to Sutton Harbour Lock Bridge be Lock Gate? Clarification of the area covered by the Strategic Drainage Corridor for the City Centre / Millbay	Error/Clarification to be accommodated	Change Sutton Harbour Lock Bridge to read Lock Gate; further details on the Strategic Drainage Corridor are provided in the INA - no need to amend Annex 1
658611	1460	Policy DEL1			Marcus Salmon	Environment Agency	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
658611	1449	Policy DEV13			Marcus Salmon	Environment Agency	Not indicated	Pleased to see that Policy DEV13 (Sites for travellers) includes the clear direction that new sites at high risk of flooding (especially functional floodplain) will not be permitted - this is in line with the NPPF which states that "highly vulnerable uses should not be permitted in Flood Zone 3. Recommend that the policy should also require consideration of sewage and waste issues for new sites.	Plan sound (no change needed)	Support welcomed. Consider that the detail of how new sites will be serviced can be dealt with through the planning application process
658611	1447	Policy DEV2			Marcus Salmon	Environment Agency	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
658611	1450	Policy DEV24			Marcus Salmon	Environment	Not indicated	Suggests including reference to river, streams etc.	Plan sound (no	All features listed are commonly accepted components of

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						Agency			change needed)	landscape character and included in the European landscape convention definition of landscape.
658611	1451	Policy DEV25			Marcus Salmon	Environment Agency	Not indicated	Support.	Plan sound (no change needed)	Support welcomed
658611	1452	Policy DEV28			Marcus Salmon	Environment Agency	Not indicated	Supports inclusion of priority habitats in DEV28 Iiii) but requests specific naming of inter-tidal habitats given local importance in the JLP area	Plan sound (but change could be agreed)	The identification of the specific inter-tidal habitats would be inappropriate within this policy, although the inclusion of references may be more appropriate elsewhere in the plan and will be considered through a statement of common ground
658611	1454	Policy DEV29			Marcus Salmon	Environment Agency	Not indicated	Recommends that Policy DEV29 (Green and play spaces) should consider how such spaces can also provide multi-functional benefits. It is noted, however, that the supporting text (6.99) recognises the health and wellbeing benefits of green infrastructure.	Plan sound (no change needed)	No change required - DEV 29 already clearly states 'The LPA's will protect and support a diverse and multi-functional network of green space.' i.e. multi-functional is clearly stated
658611	1455	Policy DEV30			Marcus Salmon	Environment Agency	Not indicated	Pleased that supporting text of DEV30 acknowledges trees role in climate change adaptation and the other multi-functional benefits that trees can offer.	Plan sound (no change needed)	Support welcomed
658611	1457	Policy DEV37			Marcus Salmon	Environment Agency	Not indicated	Strongly supportive of the policy, but makes some detailed recommendations to strengthen and clarify it	Plan sound (but change could be agreed)	It is agreed that this recommendations will clarify and improve the policy
658611	1459	Policy DEV38			Marcus Salmon	Environment Agency	Not indicated	Supports the policy but the CCMA's need to be shown on map	Error/Clarification to be accommodated	Support welcomed; the map will be corrected
658611	1392	Policy PLY19			Marcus Salmon	Environment Agency	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
658611	1393	Policy PLY20			Marcus Salmon	Environment Agency	Not indicated	Supports PLY20 but the text could be improved with reference to the need for the councils to work with the Environment Agency to develop suitable strategies for the management of coastal flood risk for the benefit of new and existing development such as that currently being developed for Sutton Harbour.	Plan sound (no change needed)	Policy DEV37 covers management of flood risk and strategic drainage and this does not need to be explicitly referenced in this policy to make it sound.
658611	1394	Policy PLY23			Marcus Salmon	Environment Agency	Not indicated	Requests flood risk strategy/management provision in policy text.	Plan sound (but change could be agreed)	Flood risk strategy/management is covered by Policy DEV37, although given specific known issues in Sutton Harbour wording change could be agreed
658611	1395	Policy PLY24			Marcus Salmon	Environment Agency	Not indicated	Requests flood risk strategy/management provision in policy text.	Plan sound (but change could be agreed)	Flood risk strategy/management is covered by Policy DEV37, although given specific known issues in Sutton Harbour wording change could be agreed
658611	1396	Policy PLY25			Marcus Salmon	Environment Agency	Not indicated	Requests flood risk strategy/management provision in policy text.	Plan sound (but change could be agreed)	Flood risk strategy/management is covered by Policy DEV37, although given specific known issues in Sutton Harbour wording change could be agreed
658611	1397	Policy PLY26			Marcus Salmon	Environment Agency	Not indicated	Requests flood risk strategy/management provision in policy text.	Plan sound (but change could be agreed)	Flood risk strategy/management is covered by Policy DEV37, although given specific known issues in Sutton Harbour wording change could be agreed
658611	1398	Policy PLY29			Marcus Salmon	Environment Agency	Not indicated	Recommend that Policy PLY29 (Millbay waterfront) should reference flood risk and drainage issues including the strategic drainage route/corridor along the new Boulevard and the raising of ground levels as part of development which will help to protect the low-lying areas to the north/north east of Millbay from coastal flooding in the future as sea level rises increase.	Plan sound (but change could be agreed)	Flood risk strategy/management is covered by Policy DEV37, although given specific known issues in Sutton Harbour wording change could be agreed
658611	1399	Policy PLY30			Marcus Salmon	Environment Agency	Not indicated	The policy should acknowledge the low lying nature of the area and the strategic drainage corridor	Plan sound (no change needed)	Policy DEV37 covers management of flood risk and strategic drainage and this does not need to be explicitly referenced in policy to make it sound.
658611	1400	Policy PLY31			Marcus Salmon	Environment Agency	Not indicated	The policy should acknowledge the low lying nature of the area and the strategic drainage corridor	Plan sound (no change needed)	Policy DEV37 covers management of flood risk and strategic drainage and this does not need to be explicitly referenced in policy to make it sound.
658611	1402	Policy PLY32			Marcus Salmon	Environment Agency	Not indicated	Supports policy but requests addition of provision for new surface water drain.	Plan sound (no change needed)	The plan is considered sound. Policy DEV37 provides for strategic drainage requirements.
658611	1403	Policy PLY33			Marcus Salmon	Environment Agency	Not indicated	Supports policy but requests addition of provision for new surface water drain.	Plan sound (no change needed)	The plan is considered sound. Policy DEV37 provides for strategic drainage requirements.
658611	1409	Policy PLY34			Marcus Salmon	Environment	Not indicated	Recommend that policy should also acknowledge the	Plan sound (no	The policy is considered sound. Policy DEV37 provides for

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						Agency		low lying nature of the area and contribution towards any strategic drainage opportunities	change needed)	strategic drainage requirements.
658611	1411	Policy PLY35			Marcus Salmon	Environment Agency	Not indicated	Requests flood risk strategy/management provision in policy text.	Plan sound (no change needed)	Flood risk strategy/management is considered to be satisfactorily covered by Policy DEV37 and repetition of this for each relevant site policy is therefore not considered necessary.
658611	1412	Policy PLY37			Marcus Salmon	Environment Agency	Not indicated	Support Policy PLY37, in particular the elements in respect of strategic drainage and upgrading of flood defences (including the lock gate and west pier at Sutton Harbour, and the Breakwater in the Sound); pleased to see the supporting text recognises the ~key importance of flood defence and drainage infrastructure in the growth area (4.144) and the need new flood and drainage infrastructure to address deficiencies and accommodate development (4.147). Nonetheless, considers that additions should be made to ensure the text is sufficient. For example, with regard to the Breakwater there is already an on-going maintenance regime but there is no project currently planned to do anything more such as strengthen and improve it. Furthermore, in addition to the need to improve the Sutton Harbour defences (lock gate and west pier) there should be reference to defences at Millbay, such as the land raising that is still to be completed, and other new coastal flood defences.	Plan sound (no change needed)	This is covered by point 7 of PLY37, in para 4.147 and in annex 1. Specific schemes not yet identified but the need for such is identified in the policy.
658611	1413	Policy PLY41			Marcus Salmon	Environment Agency	Not indicated	Welcome the policy and the creation of multi-functional green infrastructure. The park will provide opportunities to improve water quality, enhance biodiversity and reduce flood risks.	Plan sound (no change needed)	Support welcomed
658611	1415	Policy PLY45			Marcus Salmon	Environment Agency	Not indicated	Identifies the opportunities to improve water quality	Noted	This benefit is noted
658611	1420	Policy PLY48			Marcus Salmon	Environment Agency	Not indicated	Pleased to see that point 1 vii of Policy PLY48 (Sherford) will require development to respond to the challenge of climate change; consider policy PLY48 should include specific reference to the need for pollution control, flood risk management and green buffers/corridors within the development itself.	Plan sound (but change could be agreed)	Amended wording could be agreed in relation to these matters
658611	1429	Policy PLY56.4			Marcus Salmon	Environment Agency	Not indicated	Pleased to see reference to the need flood mitigation measures. Such measures will be essential to ensure future developments are sustainable with regard to flooding and, if necessary, that they can pass the exception test. Site could have contamination issues and it will be important that proposals ensure that redevelopment will not pose a pollution risk to the water environment.	Plan sound (no change needed)	Detailed matter will be addressed at application stage.
658611	1429	Policy PLY56.5			Marcus Salmon	Environment Agency	Not indicated	Pleased to see reference to the need flood mitigation measures. Such measures will be essential to ensure future developments are sustainable with regard to flooding and, if necessary, that they can pass the exception test. Site could have contamination issues and it will be important that proposals ensure that redevelopment will not pose a pollution risk to the water environment.	Plan sound (no change needed)	Detailed matters will be addressed at application stage.
658611	1431	Policy PLY58.12			Marcus Salmon	Environment Agency	Not indicated	The site is subject to surface water flooding/drainage issues.	Noted	Flooding and drainage measures can be considered through the pre-application and planning application process
658611	1431	Policy PLY58.13			Marcus Salmon	Environment Agency	Not indicated	The site is subject to surface water flooding/drainage issues.	Noted	Flooding and drainage measures can be considered through the pre-application and planning application process
658611	1431	Policy PLY58.9			Marcus Salmon	Environment Agency	Not indicated	The site is likely to have contamination issues	Plan sound (no change needed)	Comments noted. The policy already makes provision at criterion b) for contamination remediation.
658611	1391	Policy PLY6			Marcus Salmon	Environment Agency	Not indicated	Welcome reference to requirement for structured environmental improvements, resilience to climate	Plan sound (but change could be	Could amend criterion 11 to include reference to flood defences.

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								change, protection of Plymouth South and Estuaries EMS from pollution, improvements to surface water drainage and future critical drainage infrastructure. Suggest the policy should include reference to flood defences, particularly in relation to low lying areas which will become more at risk as a result of sea level rise.	agreed)	
658611	1434	Policy PLY60.10			Marcus Salmon	Environment Agency	Not indicated	Accepting that the sequential test is considered to be satisfied it will be essential that proposals are supported by appropriate Flood Risk Assessments. The policy acknowledges the need to agree measures to ensure net improvement in on- and off-site flood risks (which is welcomed), however given the complex flood issues and the fact that the site is under multiple ownership, the allocation should be supported by a masterplan and Strategic Flood Risk Assessment level 2.	Plan sound (but change could be agreed)	Allocation is considered to highlight flood risk issues associated with the site; however wording could be amended to include specific reference to need for a masterplan rather than just referring to comprehensive redevelopment. A SFRA Level 2 will be undertaken for this site.
658611	1434	Policy PLY60.3			Marcus Salmon	Environment Agency	Not indicated	Accepting that the sequential test is considered to be satisfied it will be essential that proposals are supported by appropriate Flood Risk Assessments.	Noted	Noted. Concerns to be dealt with through the application process.
658611	1434	Policy PLY60.6			Marcus Salmon	Environment Agency	Not indicated	Accepting that the sequential test is considered to be satisfied it will be essential that proposals are supported by appropriate Flood Risk Assessments.	Noted	Noted. Concerns to be dealt with through the application process.
658611	1434	Policy PLY60.7			Marcus Salmon	Environment Agency	Not indicated	Accepting that the sequential test is considered to be satisfied it will be essential that proposals are supported by appropriate Flood Risk Assessments.	Noted	Noted. Concerns to be dealt with through the application process.
658611	1434	Policy PLY60.8			Marcus Salmon	Environment Agency	Not indicated	Accepting that the sequential test is considered to be satisfied it will be essential that proposals are supported by appropriate Flood Risk Assessments.	Noted	Comments noted. The site is a vacant brownfield site with existing access. The Sequential Test notes that the extent of the site affected by flood risk is minor and can be dealt with through detailed design and layout. The form of the access that already exists is unlikely to be compromised by flood flows.
658611	1386	Policy SPT1			Marcus Salmon	Environment Agency	Not indicated	Policy Support for SPT1 criterion 3	Plan sound (no change needed)	Support welcomed
658611	1389	Policy SPT11			Marcus Salmon	Environment Agency	Not indicated	Welcomes the policy; recommend that the policy and/or the supporting text refers to the wider functionality of the natural environment in terms of protecting water quality and managing flood risk and that a principle runs through the document which makes it clear that the water environment is an intrinsic part of the strategy.	Plan sound (but change could be agreed)	See response to representation of Natural England
658611	1390	Policy SPT12			Marcus Salmon	Environment Agency	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
658611	1387	Policy SPT3			Marcus Salmon	Environment Agency	Not indicated	Challenges Housing Requirement - Environmental impact	Plan sound (no change needed)	JLP provides policies to mitigate impact of strategic growth, notably DEV37
658611	1388	Policy SPT8			Marcus Salmon	Environment Agency	Not indicated	Support Policy SPT8 but note that coastal and fluvial flooding issues undermining rail resilience exist in Plymouth (Embankment Road and Plympton) in addition to more well known locations e.g. Dawlish Warren/Somerset Levels etc.	Plan sound (no change needed)	The Plan advocates a need for greater resilience, and explicitly refers to extreme weather events which might conceivably lead to coastal and fluvial flooding events, so it is considered to adequately address the issue. However, for local planning purposes it is worth noting the fact that there are a number of vulnerable points on our transport networks which need to be addressed in order to increase resilience since a chain is only as strong as its weakest link.
658611	1728	Policy SPT8			Mrs Lynn Fearon		Not indicated	Support for part 3 (iii) and (iv) of Policy SPT8. Agree that connectivity is important, not only within the city but also into the city.	Plan sound (no change needed)	Support welcomed
658611	1438	Policy TTV11.1			Marcus Salmon	Environment Agency	Not indicated	Part of the site is at risk of flooding and new development should be located and designed to ensure that flood risk is adequately mitigated; recommend that the policy should also require the provision of a Leat Management Plan to ensure that any abstraction from	Plan sound (but change could be agreed)	Reference to a Leat Management Plan could be added. This is a requirement of the planning permission that has been granted for the site.

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								the leat is managed and will comply with fisheries regulation; supporting text change recommended.		
658611	1439	Policy TTV13			Marcus Salmon	Environment Agency	Not indicated	Support requirement for flood risk mitigation measures and SUDs, but due to close proximity to estuarine waters a contamination investigation should also be required.	Plan sound (but change could be agreed)	Support welcome; policy could be amended to reflect these requirements
658611	1440	Policy TTV15.2			Marcus Salmon	Environment Agency	Not indicated	Supports the intention to ensure that development will avoid Flood Zones 3 and 2.	Plan sound (no change needed)	Support welcome and comments noted.
658611	1441	Policy TTV18			Marcus Salmon	Environment Agency	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
658611	1443	Policy TTV24.1			Marcus Salmon	Environment Agency	Not indicated	Policy appears to be inconsistent with national policy with regard to the requirement for SUDs, which are required for all major developments.	Plan sound (no change needed)	SPT12.7 identifies specific investment will be required for "strategic drainage and flood defence". This applies to all allocated sites within the JLP. The site has planning permission: 2022/16/OPA
658611	1443	Policy TTV24.2			Marcus Salmon	Environment Agency	Not indicated	Policy appears to be inconsistent with national policy with regard to the requirement for SUDs, which are required for all major developments. Site could link to a future flood alleviation scheme, and therefore it may be appropriate to seek developer contributions as well as the expected surface water drainage controls	Plan sound (no change needed)	SPT12.7 identifies specific investment will be required for "strategic drainage and flood defence". This applies to all allocated sites within the JLP. The site has planning permission: 00610/2015/O
658611	1443	Policy TTV24.3			Marcus Salmon	Environment Agency	Not indicated	Policy appears to be inconsistent with national policy with regard to the requirement for SUDs, which are required for all major developments.	Plan sound (no change needed)	SPT12.7 identifies specific investment will be required for "strategic drainage and flood defence". This applies to all allocated sites within the JLP. The site has planning permission: 00233/2015/O
658611	1443	Policy TTV24.4			Marcus Salmon	Environment Agency	Not indicated	Policy appears to be inconsistent with national policy with regard to the requirement for SUDs, which are required for all major developments.	Plan sound (no change needed)	SPT12.7 identifies specific investment will be required for "strategic drainage and flood defence". This applies to all allocated sites within the JLP. The site has planning permission: 2092/16/FUL
658611	1443	Policy TTV24.5			Marcus Salmon	Environment Agency	Not indicated	Policy appears to be inconsistent with national policy with regard to the requirement for SUDs, which are required for all major developments.	Plan sound (no change needed)	SPT12.7 identifies specific investment will be required for "strategic drainage and flood defence". This applies to all allocated sites within the JLP.
658611	1444	Policy TTV27			Marcus Salmon	Environment Agency	Not indicated	The policy should ensure that all contamination is remediated as part of the development so that it does not pose a pollution threat to the River Dart.	Plan sound (but change could be agreed)	This change could be agreed
658611	1445	Policy TTV28.5			Marcus Salmon	Environment Agency	Not indicated	Should include the need for flood risk mitigation, remediation of contamination and habitat enhancement/creation as requirements. The contribution towards the Totnes Flood Defence Scheme should also be acknowledged.	Plan sound (but change could be agreed)	These changes could be made to the policy. The site has planning permission: 0440/16/CRB
658611	1435	Policy TTV3			Marcus Salmon	Environment Agency	Not indicated	Welcome the inclusion of the Totnes Flood Defence Scheme (7), the Victoria Road (Dartmouth) Flood Alleviation Scheme (8) and the Kingsbridge Flood Alleviation Scheme (9).	Plan sound (no change needed)	Support welcomed
658611	1436	Policy TTV6			Marcus Salmon	Environment Agency	Not indicated	Acknowledge that the sequential test is considered to be satisfied; support the inclusion of point 10; consider that this should also include reference to the need for a sequential approach in terms of layout; concerned that this policy does not include reference to habitat mitigation or compensation due to the potential impacts of the development upon estuarine ecology; consider that the policy should seek to ensure that any estuarine encroachment and intertidal habitat loss is fully justified and must be adequately mitigated and compensated for; concerns regarding impacts on estuarine habitats including loss of fish habitat and feeding areas; concerned about the loss of connectivity of streams discharging to the estuary which provide important migration routes to upstream freshwater habitat for some fish species. Recommend that the policy should seek to address these concerns.	Plan sound (but change could be agreed)	Add the suggested references to the policy criteria as these would strengthen protection of biodiversity and water environment

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658611	1384	Strategic Objective SO3			Marcus Salmon	Environment Agency	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
658611	1385	Strategic Objective SO3			Marcus Salmon	Environment Agency	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
658611	1383	Vision			Marcus Salmon	Environment Agency	Not indicated	Support the vision but stress that achieving it will require long-term sustainable solutions in respect of water quality, flooding and other coastal issues	Plan sound (no change needed)	Support welcomed
669469	379	Policy PLY42			Mrs Donna Farrell		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
669820	939	Policy PLY42			Mrs. Diane Hoppins		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
670363	2058	Policy PLY42			Ms Barbara Burch		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
696986	2299	Bickleigh / Woolwell			Mr Ray Barber		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
702249	19	Policy PLY42			Mrs Edna Coles		No	Supports the policy	Plan sound (no change needed)	Support welcomed
714836	697	Policy PLY39			Mr Edward Lawrence		Not indicated	Duelling of the A386 north of Derriford roundabout to Woolwell needed before further development	Plan sound (no change needed)	The plan provides for major transport improvements along the A386 corridor and a balanced transport strategy to enable growth
714836	704	Policy PLY42			Mr Edward Lawrence		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
714836	713	Policy PLY44			Mr Edward Lawrence		No	The whole section of the A386 from Woolwell Roundabout to Derriford Roundabout must be made into a dual carriageway before any further development is allowed that would feed onto the A386.	Plan sound (no change needed)	The policy recognises the highway constraints along the A386 and links the development to the implementation of the Woolwell to the George Transport scheme.
716239	1636	Omission site (Plymouth Policy Area)			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Royal Citadel site should have an allocation and not be considered as an opportunity site	Plan sound (no change needed)	At the time of the Reg 19 plan there was insufficient evidence to make the site an allocation, but it is anticipated that it will be picked up in 5 year review of the plan
716239	1632	Policy DEV1			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Support the policy, provided it is enforced and more clearly defined. Suggests it should include reference to an urban tree strategy and new development should make a positive contribution to the historic character of the area.	Plan sound (no change needed)	Policy is supported but clarification within the SPD should include the definition of a Health Impact Assessment. Trees and historic environment are covered elsewhere in plan.
716239	1633	Policy DEV20			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Supports Policy. States that it must be implemented in practice. Concerned about the impact of tall buildings on the Hoe Conservation Area.	Plan sound (no change needed)	Support welcome. Policy will be used to assess and guide the quality of development, including in Conservation Areas. Policies DEV21 and DEV22 provide further support for protecting and enhancing heritage assets.
716239	1634	Policy DEV21			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Support DEV 21 but Council needs to ensure developments in Hoe Conservation Area encourages families rather than flats and HMOs	Plan sound (no change needed)	Suggestions relate to DM matters and can be addressed through planning applications process
716239	1627	Policy DEV22			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Policy wording changes suggested; Hoe Conservation Area Appraisal should be updated and incorporated in the JLP	Plan sound (no change needed)	The Hoe CAA will be reviewed separate to the JLP process. Review of policy wording being considered through Historic England suggestions
716239	1625	Policy DEV7			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Identifying the current demographic mix and thus the housing need in the Hoe Forum Group area is problematic because the figures available are either for the City as a whole, or by Plymouth City Councils Neighbourhoods; . concerned that PCC is basing their policy on inaccurate and out-dated statistics; calls for an urgent review and updating of the Core Strategy Document before such decisions about housing mix are made.	Plan sound (no change needed)	The City has a range of housing needs that are identified and met on a city wide basis. It is recognised there is an imbalance of homes in the Hoe area which has a high proportion of smaller flatted units and shared houses, and with fewer larger family houses compared to the city averages as a whole. This undoubtedly reflects the Hoe's city centre / waterfront location that has a higher density of development with a dominance of apartments and smaller units. To try and help rebalance the housing mix, on a number of planned developments in the Hoe area it has been agreed to negotiate a commuted sum in lieu of on site provision and look to prioritise the spend of commuted sums in the area to deliver a broader range and mix of

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										homes, to include family homes where possible.
716239	1629	Policy PLY20			Mr Hugh Janes	Hoe Gardens Residents' Association	Yes	Concern about uses and housing types proposed - asks for clarification. Concern about night time uses impacting on Hoe impacting on residential amenity.	Plan sound (no change needed)	The purpose of PLY20 is not to propose use mixes or suggest housing types and tenures, since this is covered elsewhere in the plan. However, PLY20 suggests improving overall enjoyment of area for visitors and residents alike and safeguarding residential amenity is implicit in this.
716239	1630	Policy PLY27			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Policy is contrary to high level policies and is unsound. Policy should limit building heights consistent with City Centre policies. Concern about idea of a tall building's impact on the Hoe Conservation Area. Existing building should be retained as a community centre.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision. The policy is therefore considered sound.
716239	1628	Policy SPT1			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	The policy sets out the need to ensure that guidance from Historic England and other groups are used to help inform the implementation of SPT1.1(ii)	Noted	The policy includes references to heritage assets at 2iii and local distinctiveness and sense of place at 3v. It is considered that this provides high level cover of the historic environment. Policies DEV21 and DEV22 provide the specific policies to determine proposals which relate to the historic environment. The JLP has used English Heritage Guidance to help inform the plan making process and will continue to seek advice through consultation with appropriate bodies and organisations.
716239	1626	Vision			Mr Hugh Janes	Hoe Gardens Residents Association	Yes	Why is Heritage not one of the main bullet points ?	Plan sound (no change needed)	Heritage is clearly referenced in each of the sections of the Vision
753610	650	Policy PLY26			Mr Geoffrey Rogers		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
864196	615	Policy DEV9	Sean Lewis			South West HARP Planning Consortium	Not indicated	Councils to acknowledge Government's softening stance on Starter Homes and amending the definition of affordable housing to include Starter Homes and they should be considered alongside other proposed affordable tenures specified in Box 4 of the Housing White Paper	Plan sound (no change needed)	Await Government definition and requirements for Starter Homes on larger sites following recent consultation on Housing White Paper.
864272	1963	Policy DEV1			Sue Green	Home Builders Federation	Not indicated	It is suggested that Policy DEV1 is modified so that the requirement for Health Impact Studies is only applicable if a significant impact has been identified. It is also noted that Policy DEV1 refers to a Supplementary Planning Document (SPD). The Regulations require that policies intended to guide the determination of applications for planning permission should be in a Plan and not inappropriately hidden in an SPD .	Plan sound (no change needed)	Health Impact Assessments will only be required as part of EIA and therefore only where there are significant impacts. No policies will be in SPD and therefore no changes are required
864272	1973	Policy DEV10			Sue Green	Home Builders Federation	Not indicated	Questions whether there is adequate evidence of the justification for NSS or an assessment of its impacts on viability and land supply	Plan sound (no change needed)	The impacts of adopting NDSS has been assessed and the conclusions are reported in a publicised evidence base document entitled National Space Standards by Peter Brett Associates. This document has helped to inform the requirements set out in DEV10.
864272	1974	Policy DEV29			Sue Green	Home Builders Federation	Not indicated	Policy DEV29 proposes that deficiencies in green space are addressed in developments. However it is not the responsibility of new development to address existing deficiencies. Furthermore the cost implications of this policy have not been included in the Councils whole plan viability testing. This requirement should be deleted	Plan sound (but change could be agreed)	It is accepted that the policy could helpfully be clarified. The intention is to mitigate impacts of new residents (a principle established in Policy DEL1) and that this will be a particular concern in areas where there are local deficiencies. In these cases contributions will be targeted at improvements where there are existing efficiencies/spaces with potential to

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								from Policy DEV29 .		improve.
864272	1975	Policy DEV34			Sue Green	Home Builders Federation	Not indicated	Supports aspects of the policy but requests removal of parts 5 & 6	Plan sound (no change needed)	The policy is considered to be consistent with national policy. LPAs are still able to set policies that exceed Building Regulations in terms of energy, but not affecting building fabric efficiency. The District Energy policy will only be applied to developments in areas with sufficient heat density, where this solution is likely to be more cost effective than the use of renewables alone. All policies are subject to viability and the case can be made if this is an issue.
864272	1964	Policy DEV7			Sue Green	Home Builders Federation	Not indicated	It is inappropriate for the affordable housing policy requirement to be expressed as a minimum percentage figure. Any applicable commuted sums should only be payable on completion of the development as set out in the Written Ministerial Statement dated 28th November 2014. Developments should not be subject to such a scale of obligations and policy burdens that viability is threatened.	Plan sound (no change needed)	At least 30% target is consistent with viability evidence, as are all policy obligations. Formula for calculating commuted sums and approach to payment triggers is to be set out in SPD.
864272	1965	Policy DEV9			Sue Green	Home Builders Federation	Not indicated	Notes that any cost implications from policy Dev 9 is excluded from the whole plan viability report dated Feb 17 by PBA. Should consider the Governments proposals for Starter Homes as part of a mix of affordable housing and determine appropriate level of provision in agreement with developers. Not supportive of a housing mix approach whereby a requirement to provide self build plots is imposed on sites of a certain size. Insufficient evidence to justify a policy which 'requires' a developer to make provision for any self build properties. The 'optional' new national technical standards (M4(2) & M4 (3)) should only be required if they address a clearly evidenced need and where impact on viability has been considered. M4(3) homes should only be for dwellings over which the Council have nomination rights	Plan sound (no change needed)	Need to check this with PBA at meeting on 7th June. I am sure M4(2) & M4(3) were considered as part of plan viability assessment. Await Government definition and requirements for Starter Homes on larger sites following recent consultation on Housing White Paper. DEV9 does not impose any requirement for self build homes. The policy states we will 'negotiate ... suitable plots', and not impose. The Plan Area has a growing and ageing population with many households identified as having long term health or disability problems requiring accessible and wheelchair housing. This is evidenced by The Housing Needs of Physically Disabled People, PCC Report 2015. This approach is to ensure the delivery of specialist forms of accommodation and homes to be built to a standard suitable, or easily adapted to be suitable, such as M4(2) & M4(3) to meet the needs of older people and households with mobility difficulties . There are identified needs for M4(3) homes across all tenures and we will seek to maximise provision as affordable units over which we have nomination rights to meet particular identified housing needs.
864272	1962	Policy SPT3			Sue Green	Home Builders Federation	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement; Challenges Housing Supply - Insufficient Supply, additional sites required, Housing released to the market as a result of purpose built student accommodation, 5 Year supply - Policy Areas- separate & non transferable	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply . Could include the graphs of the housing trajectories as an Annex to the plan. Policy Area targets are intended to be separate and non-transferable - as explained in the evidence in the Housing Topic Paper so amending SPT3 to express that intention would be consistent with that evidence and consistent with the spatial strategy.
864313	1309	Policy PLY1	Poppy Carmody-Morgan	Quod		Stuart Partners	Not indicated	Supports the policy which seeks to strengthen the role of Derriford / encourage new mixed use commercial / district centre	Plan sound (no change needed)	Support welcomed
864313	1314	Policy PLY2	Poppy Carmody-Morgan	Quod		Stuart Partners	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864313	1325	Policy PLY38	Poppy	Quod		Stuart Partners	Not indicated	Object on grounds that new district centre should be	Plan sound (no	The SWW site does not provide a deliverable and viable

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			Carmody-Morgan					allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	change needed)	alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
864313	1321	Policy PLY39	Poppy Carmody-Morgan	Quod		Stuart Partners	Not indicated	Object on grounds that new district centre should be allocated to the SWW site (PLY39, not 38); reference made to findings of the Core Strategy inspector in support	Plan sound (no change needed)	The SWW site does not provide a deliverable and viable alternative to the sites to the east of the A386; furthermore the allocated sites are better related to the key employment centres of gravity; the Core Strategy inspector's report is dated and the comments taken out of context
864313	1300	Strategic Objective SO2	Poppy Carmody-Morgan	Quod		Stuart Partners	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
864313	1304	Strategic Objective SO4	Poppy Carmody-Morgan	Quod		Stuart Partners	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
864414	2146	City Centre and Waterfront Growth Area			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Concerns about the viability of meeting the exciting plans set out in the JLP for the city centre. Suggests that where policies exists that refer to maximum storey heights (of six or eight) these should be relaxed to increase storey heights to 12, or even 14 storeys, if this helps to meet the viability criteria for developers/investors.	Plan sound (no change needed)	The site policies have been informed by evidence from the city centre masterplan and tested for general viability. Building heights are specified in policies to protect the heritage significance of the city centre.
864414	2145	Omission site (Plymouth Policy Area)			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Within the City Centre there is one area that does not receive any attention at all and that is west from Armada Way to the eastern flank of the City Market building covering the south and north facing elevations of New George Street and Cornwall Street.	Plan sound (no change needed)	Site allocations relate to sites where there is evidence to support their availability, suitability and deliverability. This does not mean that other sites could not come forward for development through the development management process. The City Centre masterplan has guided what sites are allocated within the city centre itself. The city centre policy of the JLP and the masterplan together provide the broader holistic vision which relates to all sites, allocated or not.
864414	2142	Policy DEV12			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Support Policy DEV12, however, there should be protection for ground floor retail uses in the City Centre.	Plan sound (no change needed)	Part 4 of Policy DEV 12 seeks to ensure that proposals for Purpose Built Student Accommodation do not result in the harmful loss of an existing use. In accordance with this policy, consideration would be given to the potential loss of retail uses where appropriate.
864414	2144	Policy DEV16			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2117	Policy PLY1			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2124	Policy PLY10			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2125	Policy PLY11			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2126	Policy PLY12			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2127	Policy PLY13			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2128	Policy PLY14			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2131	Policy PLY15			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2132	Policy PLY16			Douglas	Plymouth City	Not indicated	Supports the policy	Plan sound (no	Support welcomed

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					Fletcher	Centre Company			change needed)	
864414	2133	Policy PLY17			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2134	Policy PLY18			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2118	Policy PLY2			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2136	Policy PLY20			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Requests PLY20 policy text be amended to include improvement of the route between the City Centre and the Barbican via St Andrew's Street.	Plan sound (no change needed)	Policy text does not preclude enhancement of St Andrew's Street route and is considered sound.
864414	2135	Policy PLY21			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2137	Policy PLY27			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy, providing the new register office location is in the Hoe Park area.	Plan sound (no change needed)	Support welcomed. The policy provides for the relocation of the register office function but it is not for a local plan to prescribe where to.
864414	2138	Policy PLY29			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2139	Policy PLY37			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Welcomes the Plan commitments to public realm and transport improvements. However, the policy does not go wide, enough. In order to meet the economic objectives transport improvements need to be made to the road network to the East and North, to decrease travel times, as well as the closer transport network to the City Centre mentioned here. Would like to see the JLP recognise that there needs to be significantly better connectivity between the historic Barbican area and the City Centre. Whilst this policy refers to the Millbay Boulevard , it omits any mention of better connectivity between the City Centre and the Barbican area of the Waterfront.	Plan sound (no change needed)	Transport improvements to the north and east of the City Centre are included in PLY47 and PLY57. PLY20 (point 2. v) refers to improvements to the connecting routes between the City Centre and waterfront.
864414	2140	Policy PLY38			Douglas Fletcher	Plymouth City Centre Company	Not indicated	The policy's support for the City Centre is welcomed	Plan sound (no change needed)	Support welcomed
864414	2141	Policy PLY39			Douglas Fletcher	Plymouth City Centre Company	Not indicated	The policy's restriction on non-food retail is welcomed	Plan sound (no change needed)	Support welcomed
864414	2119	Policy PLY6			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
864414	2120	Policy PLY7			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Support the policy although seeks wording change	Plan sound (no change needed)	Support welcomed, Policy wording seeking the retention and refurbishment of the building where it is practicable and viable. This sets out a policy requirement for the buildings retention and only allows its loss where it is demonstrated that it is not able to be for practical and viability reasons. As worded the policy provided flexible approach to development of the site with relevant caveats for an alternative approach to be taken in specific circumstance.
864414	2121	Policy PLY8			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
864414	2123	Policy PLY9			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Policy supported	Plan sound (no change needed)	The policy details the appropriate height ranges.
864414	2109	Policy SPT5			Douglas	Plymouth City	Not indicated	Support Spatial Strategy SPT5 paragraph 2 (i) and (ii), in	Plan sound (no	Support welcomed, policy sets out strategic approach to

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					Fletcher	Centre Company		relation to point (ii) only as far that the phrase complementary non-food retail must be interpreted that the City Centre is the primary centre if for market and/or economic reasons, it is not, new non-food retail space should be directed to the City Centre first. Therefore, the word complementary must mean what it says and Plymouth City Centre must be allowed to fulfil its strategic ambitions set out in the JLP and not be put at risk by ad hoc non-food developments around the full Plan boundary but not identified in the JLP.	change needed)	retail development. The specific consideration are set out in SPT6, PLY38, and DEV16 which provided detailed consideration for the determination of applications.
864414	2111	Policy SPT6			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports policy only as far that the phrase complementary non-food retail must be interpreted that the City Centre is the primary centre. If for market and/or economic reasons it is not, new non-food retail space should be directed to the City Centre first. Therefore, the word complementary must mean what it says and Plymouth City Centre must be allowed to fulfil its strategic ambitions set out in the JLP and not be put at risk by ad hoc non-food developments around the full Plan boundary but not identified in the JLP.	Plan sound (no change needed)	Support welcomed, policy sets out strategic approach to retail development. Policy as set out identifies that Derriford District centre should be complimentary to role of City Centre. Further specific consideration are set out in PLY38, and DEV16 which provided detailed consideration for the determination of applications.
864414	2112	Strategic Objective SO1			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports point 2	Plan sound (no change needed)	Support welcomed
864414	2113	Strategic Objective SO2			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
864414	2114	Strategic Objective SO3			Douglas Fletcher	Plymouth City Centre Company	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
864416	898	Policy PLY10			Hilary Kolinsky		No	Sensitive additional storeys are supported provided they are subordinate, it is vital that there is a consistency so the integrity, balance and coherence of post war architecture is not lost, further design control is required. Additional Design Guidance, conservation area status and planning control required to ensure policies are not mis-used. There is a danger that Plymouth's coherent city centre architecture becomes lost. Additional paragraphs naming the design guide and process to be adopted.	Plan sound (no change needed)	The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable. In this instance this includes guidance on building height. Additional design policies are also applicable including PLY6 and DEV20. Additional design guidance will be provided through SPD. The city centre has not previously been designated as a conservation area, and it is not intended to do this through the JLP.
864416	900	Policy PLY11			Hilary Kolinsky		No	Sensitive additional storeys are supported provided they are subordinate, it is vital that there is a consistency so the integrity, balance and coherence of post war architecture is not lost, further design control is required. Additional Design Guidance,	Plan sound (no change needed)	The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable. In this instance this includes guidance on building height. Additional design policies are also applicable including PLY6 and DEV20. Additional design guidance will be provided through SPD. The city centre has not previously been designated as a conservation area, and it is not intended to do this through the JLP.
864416	902	Policy PLY12			Hilary Kolinsky		No	Sensitive additional storeys to buildings in Plymouth's city centre are supported provided that they are subordinate. However, it is vital that there is consistency of execution such that the integrity, balance	Plan sound (no change needed)	PLY12 includes requirements for high quality building design. Design is also addressed through JLP policies PLY6 and DEV20. Additional design guidance will be provided through SPD. The city centre has not previously been designated as a

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								and coherence of the post-war architecture is not lost or diminished in any way. The design control that this will require is not sufficiently provided for within the JLP. Additional design guidance, conservation area status and rigorous planning procedure is absolutely vital to protect Plymouth's 20th century architecture. An additional paragraph/s should be added to these policies naming the design guide and process to be adopted for the consideration of proposed additions.		conservation area, and it is not intended to do this through the JLP.
864416	564	Policy PLY20			Hilary Kolinsky		No	Suggests ambitions of PLY20 are broadly sound. Comments on unsoundness relate to Waterfront Masterplan. Considers that Hoe landscape design detail shown in Waterfront Masterplan is out of character with area and calls for review of same.	Plan sound (no change needed)	PLY20 is not dependent on the landscape design detail illustrated in the Waterfront Masterplan. Concerns about this design detail do not make PLY20 unsound and no change is required.
864416	551	Policy PLY26			Hilary Kolinsky		No	Supports the policy	Plan sound (no change needed)	Support welcomed
864416	555	Policy PLY27			Hilary Kolinsky		No	Suggests changing policy allocation to "hotel or housing" rather than "hotel and housing". Suggests reducing number of homes. Suggests removing reference to maximising site's redevelopment potential and opportunity for a tall building.	Plan sound (no change needed)	It is considered reasonable to maximise redevelopment of this brownfield site and it is considered that the site has the capacity for hotel and residential accommodation. The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. It is not considered appropriate for the policy to specify detail on storey heights (and actual floor to ceiling heights will vary anyway in response to design and proposed uses). The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The policy is considered sound in relation to sensitivity to the Hoe Conservation Area.
864416	889	Policy PLY27			Hilary Kolinsky		No	Suggests changing policy allocation to "hotel or housing" rather than "hotel and housing". Suggests reducing number of homes. Suggests removing reference to maximising site's redevelopment potential and opportunity for a tall building.	Plan sound (no change needed)	It is considered reasonable to maximise redevelopment of this brownfield site. The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. It is not considered appropriate for the policy to specify detail on storey heights (and actual floor to ceiling heights will vary anyway in response to design and proposed uses). The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The policy is considered sound in relation to sensitivity to the Hoe Conservation Area.
864416	558	Policy PLY28			Hilary Kolinsky		No	Policy should specify maximum building heights as City Centre policies do.	Plan sound (no change needed)	It is considered reasonable to maximise redevelopment of this brownfield site. It is not considered appropriate for the policy to specify detail on storey heights (and actual floor to ceiling heights will vary anyway in response to design and proposed uses). The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of

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										height, massing and orientation. The policy is considered sound in relation to sensitivity to the Hoe Conservation Area.
864416	542	Policy PLY6			Hilary Kolinsky		No	Suggests that the City Centre should be designated as a Conservation Area. Support the proposal to respect and celebrate the 'mid-century modern' architecture, but suggest a rigorous design guide or Conservation Area Management Plan is prepared. Would welcome clarity around the term 'mid-century modern' which is ambiguous.	Plan sound (no change needed)	The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable. Additional design policies are also applicable including PLY6 and DEV20. Additional design guidance will be provided through SPD. The city centre has not previously been designated as a conservation area, and it is not intended to do this through the JLP. Mid century modern is a term explained in the city centre masterplan report to cover a range of building styles of this period. Policy is sound, no changes proposed.
864416	545	Policy PLY7			Hilary Kolinsky		No	Support the proposed retention of Colin Campbell House, however the wording is not strong enough to give this building the protection it deserves.	Plan sound (no change needed)	Support welcomed, policy is considered to set out support for buildings retention with measure to consider proposals which might seek it loss. Policy is considered to present logical approach to delivering key strategy site for the city centre.
864416	547	Policy PLY8			Hilary Kolinsky		No	Sensitive additional storeys to buildings in Plymouth's city centre are supported provided that they are subordinate. However, it is vital that there is consistency of execution such that the integrity, balance and coherence of the post-war architecture is not lost or diminished in any way. The design control that this will require is not sufficiently provided for within the JLP.	Plan sound (no change needed)	The policy has been set out to provided a clear strategy for the City Centre based on detailed City Centre Master Plan. Policy wording is considered adequate alongside the other policies of the plan to control development in a coherent way.
864416	897	Policy PLY9			Hilary Kolinsky		No	Sensitive additional storeys to buildings in Plymouth's city centre are supported provided that they are subordinate. However, it is vital that there is consistency of execution such that the integrity, balance and coherence of the post-war architecture is not lost or diminished in any way. The design control that this will require is not sufficiently provided for within the JLP. Additional design guidance, conservation area status and rigorous planning procedure is absolutely vital to protect Plymouth's 20th century architecture and to prevent Policies PLY8, 9, 10, 11, 12 and 13, from being misused. An additional paragraph/s should be added to these policies naming the design guide and process to be adopted for the consideration of proposed additions.	Plan sound (no change needed)	The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable. In this instance this includes guidance on building height. Additional design policies are also applicable including PLY6 and DEV20. Additional design guidance will be provided through SPD. Policy is sound, no changes proposed.
864960	82	Policy DEV21			DEV	Tamerton Foliot Village Conservation Society	Yes	Seeks addition to policy referencing prior agreements for landscape and conservation	Plan sound (no change needed)	This is considered unnecessary; prior agreements should be able to stand alone, it is not appropriate to use policy to reinforce them
864960	84	Policy DEV31			Robert Plumb	Tamerton Foliot Village Conservation Society	Yes	The aim of DEV31 is supported but proposes an amendment to point 6 - "Mitigate the environmental impacts of transport including air quality and noise pollution. Where mitigation is not possible or is economically or socially infeasible then this must be recognised in planning decisions as a justified reason for rejection."	Plan sound (no change needed)	No amendment required, the importance of environmental considerations are recognised by the Policy and will need to be considered when assessing development proposals on a case by case basis. The Policy already provides sufficient policy basis for refusal of planning permission
864960	83	Tamerton Foliot			Robert Plumb	Tamerton Foliot Village	Yes	Map 3 Plymouth Greenspace shows sites 0349/ 0403 correctly (having been rejected for development) as	Plan sound (no change needed)	The maps are correct for Tamerton Foliot; the Plymouth Policies Map does not show neighbourhood greenspace, that

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						Conservation Society		greenspace whereas Map 4 Plymouth Policies shows them as undesignated. They are also within the Conservation Area.		is only shown on Map 3
892142	1738	Policy PLY20			Mr Roderick Duncanson		Not indicated	Supports Sutton Harbour plans generally, provided there is no adverse impact on East Quay house residential amenity.	Plan sound (no change needed)	Detailed design of site adjacent East Quay can be assessed through planning application process to safeguard residential amenity.
892619	626	Policy PLY58.18	Mr Mark Scoot		Mr Mark Scoot	Walker Developments Ltd	Not indicated	Supports the policy although seeks changes to some elements to make the policy deliverable	Plan sound (but change could be agreed)	Support welcomed. As enabling development it is important that the retail store does not compromise the required sports provision and as such it is important that the provision is secured to ensure the future use of the sports provision and pitches is not compromised by the retail stores development. The City Council is willing to work with development on delivery measures to support development. Safeguarding of adequate supply of burial space is important requirement and as such the policy s the release of this additional land only where re-provision is secured. Wording of policy is considered necessary to preserve adequate supply of burial space. The requirement for Impact Assessment is a key requirement to ensure that the size of food store will not have a significant adverse impact on surrounding network of centres. The tree belt is an important feature and ecological resource and its preservation is an important requirement of the redevelopment of the site. It is accepted that the policy could be amended in relation to the timing of the delivery of sports facilities in relation to the planning process and store commencing trading. Wording will be put forward as a minor modification
892619	626	St Budeaux	Mr Mark Scoot		Mr Mark Scoot	Walker Developments Ltd	Not indicated	An additional objection is that although the St Budeaux Local Centre appears in Figure 3.10 it does not appear on the policies plan itself as a primary shopping area.	Error/Clarification to be accommodated	This was shown in the background document and is an erroneous omission that will be corrected prior to submission
893217	1073	Policy SPT8		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Policy welcomed	Plan sound (no change needed)	Support welcomed
893217	716	Policy SPT8			Mr Colin Thomas		Not indicated	Seeks strengthening of policy in terms of Strategic National Corridors	Plan sound (no change needed)	It is an important aim of the City Council and its partners in the region to promote Strategic National Corridors extension to Plymouth; this is a specific policy in the Plymouth Plan which is considered the appropriate local policy vehicle for this aspiration.
893217	715	Strategic Objective SO3			Mr Colin Thomas		Not indicated	Seeks wording change in relation to connectivity	Plan sound (no change needed)	This is considered unnecessary detail
893234	719	Kings Tamerton			Cllr George Wheeler	Plymouth City Council	Yes	Refers to site 0992 from earlier consultations at Parkway/St Budeaux bypass, formerly gypsy site, then housing site, not included in final draft. Notes that it is shown on the Bio Network map as a stepping stone & Neighbourhood GS between adjacent 2 LGS but not shown on Policies Map. Seeking to add weight to protection as a biodiversity corridor	Plan sound (no change needed)	Not all policies are shown on the policies map. Neighbourhood Green Spaces and sites on the Biodiversity Network are not shown on this map but they are shown on the separate Plymouth Green Space map and the Biodiversity Network map
893357	772	Policy PLY44			Wendy Gaston		Not indicated	Strongly opposes any further residential and industrial development given traffic, infrastructure, servicing, affordability, visual impact and other concerns.	Plan sound (no change needed)	Concerns are acknowledged. The policy framework for Woolwell makes provision for infrastructure improvements as a result of new development. In addition, policies PLY47, DEV31, DEV32 also cover infrastructure and transport issues and DEV24 covers the visual impacts of proposals.
893484	1224	City Centre and Waterfront Growth Area	Mr Mark Underwood	Deloitte LLP		Drake Circus Limited Partnership	Not indicated	The City Centre's Primary Shopping Area boundary should include the Jigsaw Garden at Drake Circus and Drakes Leisure site	Plan sound (no change needed)	The Jigsaw garden is contained in the proposed town centre boundary as show in the 'Review of City , District and Local Centres Document and will be set out in Development Guidelines Supplementary Planning Documents. The site is considered appropriately contained in this area rather than Primary Shopping Area. The future development of the site is adequately able to be dealt without specific allocation or inclusion in the PSA. The proposed Drakes Leisure Development (former Bretonside Bus Station) is outside the core area where retail development is concentrated and is

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										not considered to represent a local inclusion in the PSA. The potential for the site inclusion post completion can be considered at future review of the Local Plan in relation to the location falling in the PSA.
893484	1227	Policy DEV16	Mr Mark Underwood	Deloitte LLP		Drake Circus Limited Partnership	Not indicated	DEV 16.3 should be amended to require proposals in Derriford District Centre to accord with impact assessment with floor space specified over 1,000 sqm (gross)	Plan sound (no change needed)	Inclusion of wording 'the Derriford commercial centre' is not specifically required and would be undue repetition which the NPPG recommend against (Paragraph: 009 Reference ID: 12-009-20140306 Revision date: 06 03 2014), No change required. Introduction of a 1,000sq floor space threshold for Derriford Commercial Centre without evidence base to justify their use is not considered sound. As set out in response to representations to PLY38 additional wording to clarify the floor space requirement would address this matter. No other change required.
893484	1226	Policy PLY38	Mr Mark Underwood	Deloitte LLP		Drake Circus Limited Partnership	Not indicated	The policy should explicitly reference the retail impact assessment and sequential test thresholds set out in DEV16; the policy test should be taken in conjunction with guiding floor space and unit restrictions.	Plan sound (but change could be agreed)	The policy is considered to adequately protect the city centre whilst keeping in place a flexible framework for delivery. However the inclusion of the (500 sqm) figure from DEV16 could be included to aid clarity.
893484	1223	Policy PLY8	Mr Mark Underwood	Deloitte LLP		Drake Circus Limited Partnership	Not indicated	Supports the allocation but it should allow provision of all town centre uses, residential is missing from the allocation and should be included. Opportunities for intensification should not be limited to height or rear extension and sensitive ground floor alterations should be supported. changed recommended to policy wording	Plan sound (no change needed)	Policy allows for range of uses specific reference to all town centre uses is not necessary. Specific reference to residential on upper floors is not necessary as residential use is considered complementary as set out in the policy. Proposed changes set out are not necessary, proposals involving changes to ground floor elevation can be adequately considered through existing policy and other policies of the plan.
893484	1225	Policy SPT5	Mr Mark Underwood	Deloitte LLP		Drake Circus Limited Partnership	Not indicated	Provision for retail development, in relation to the proposed Derriford district centre, should explicitly reference that there should be no unacceptable adverse impact on the City Centre as a result of retail development.	Plan sound (no change needed)	This is provided for in PLY38 and duplication is not required
895550	250	Eastern Corridor Growth Area			Mr Ron Wheeler		Yes	Some pressure would be relieved by building a station at Plympton (where one was already), or Marsh Mills	Plan sound (no change needed)	The commitment of the JLP to improve local rail connectivity is set out in SPT 8 (3) and paragraph 3.66. Please note no specific proposal is included in the Plan at this time, just an area of search. An initial scoping study is currently underway.
895550	208	Policy DEV30			Mr Ron Wheeler		Yes	Tree planting supported but concern about maintenance of existing trees raised	Noted	Maintenance of new and existing trees will be addressed in the Supplementary Planning Document
895550	245	Policy PLY16			Mr Ron Wheeler		Yes	There is an error in this rep. It appears to relate more to railway station than PLY10. There may be opportunities for displays relating to Plymouth's marine interests; bus access is important; enjoys free parking at station; links to Armada way and Central Park should be considered.	Plan sound (no change needed)	These are mainly general comments with no suggestion to change the plan
895550	244	Policy PLY19			Mr Ron Wheeler		Yes	There is an error in the rep. The comment refers to Policy PLY19, not PLY9. Supports the provisions for strategic water drainage. Would like to see pedestrian / cycle bridge over railway to give access from Central Park to city centre / Hoe	Plan sound (no change needed)	Support welcomed
895550	242	Policy PLY30			Mr Ron Wheeler		Yes	Ground floor retail units are not always taken up. These are sighted more in optimism than reality.	Plan sound (no change needed)	Policy specifically encourages active frontages to add vibrancy to this important route to help deliver the strategy for a boulevard linking the City Centre to Millbay waterfront. The policy allows for flexibility in the type of active ground floor uses.
895550	251	Policy PLY47		DCC	Mr Ron Wheeler		Yes	Reopen Tamerton Foliot station	Plan sound (no change needed)	The commitment of the JLP to improve local rail connectivity is set out in SPT 8 (3) and paragraph 3.66. However, it is not proposed to re-open Tamerton Foliot station. There is a direct bus link between the village centre and Derriford Hospital.
895550	247	Policy PLY57			Mr Ron Wheeler		Yes	A hugely important concept because this is the most likely area of continued expansion Plymouth has, stretching to Lee Mill and Ivybridge. A railway station	Noted	The commitment of the JLP to improve local rail connectivity is set out in SPT 8 (3) and paragraph 3.66

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								sited here for Plympton, Sherford and even Plymstock residents, would take traffic away from the crowded city Centre.		
895550	227	Policy PLY6			Mr Ron Wheeler		Yes	Concern at the heights of some buildings but acknowledges that variety is good.	Plan sound (no change needed)	Criterion 3 identifies that tall buildings are identified for specific sites only. Most sites within the city centre are identified for mid-rise buildings (5-6 storeys).
895550	241	Policy PLY6			Mr Ron Wheeler		Yes	Would like to see canopies over the walkways to protect shoppers from the rain. Concern about over provision of retail.	Plan sound (but change could be agreed)	The policy identifies the core retail area being east of Armada Way and specifies a diverse mix of uses across the city centre at Criteria 6 and 7. Weather protection is identified in the City Centre Masterplan as something to encourage. Criterion 10 could be amended to include weather protection measures.
895550	243	Policy SPT8			Mr Ron Wheeler		Yes	Support for SPT8. Consider cycle lane on A386 across moorland section. Support should be given to A386 as a northern strategic link.	Plan sound (no change needed)	Support welcomed. The A386 corridor is identified as a key route/link and is dealt with in Section 4: Derriford and Northern Corridor Growth Area. The plan advocates the development of a multi modal study on the A386 between Tavistock and Plymouth. This is referenced in part 2 of TTV3.
895550	248	Policy TTV3			Mr Ron Wheeler		Yes	Seeks additional transport project - cutting off the Yelverton roundabout, and going south west of Leg OMutton corner to save some time	Plan sound (no change needed)	Whilst the benefit to certain flows of traffic are noted, the Council has no evidence that the proposal is necessary in terms of highway congestion or that the work would be deliverable during the plan period
895550	249	Policy TTV4			Mr Ron Wheeler		Yes	Strongly in favour of re-instating these rail links to Tavistock, Okehampton, and Exeter.	Plan sound (no change needed)	Support welcomed
908937	1906	City Centre and Waterfront Growth Area			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Do not support redevelopment of the Elphinstone Car Park within the City Centre and Waterfront Area Growth Vision; request removal of the Opportunities Site icon at Elphinstone Car Park. [figure 4.2]	Plan sound (no change needed)	The site is considered to present a potential long term opportunity and therefore is correctly shown.
908937	1907	City Centre and Waterfront Growth Area			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	The illustration omits Stonehouse Barracks; request the addition of an Opportunities Site icon at Stonehouse Barracks.	Plan sound (no change needed)	The site is allocated and therefore not an opportunity site as defined in the JLP.
908937	1922	Omission site (Plymouth Policy Area)			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Royal Citadel site should have an allocation and not be considered as an opportunity site	Plan sound (no change needed)	At the time of the Reg 19 plan there was insufficient evidence to make the site an allocation, but it is anticipated that it will be picked up in 5 year review of the plan. Given the heritage significance of the site it is considered that any policy must be based on a thorough understanding of the site and buildings which has not be possible to undertake at present.
908937	1910	Policy PLY20			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Requests greater emphasis for South West Coast Path / Waterfront Walkway and linkages.	Plan sound (no change needed)	The ambition to improve public access to and along the waterfront is already covered in the policy text. The South West Coast Path and National Cycle Network are mentioned in the supporting text.
908937	1917	Policy PLY26			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Supports policy.	Plan sound (no change needed)	Support welcomed
908937	1918	Policy PLY27			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Supports site only when alternative home for Register Office is found. Supports landmark architecture. Suggests limiting heights as per City Centre.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the

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										City Vision. The policy is therefore considered sound. The policy already provides for the relocation of the register office function but it is not for a local plan to prescribe where that will be to.
908937	1916	Policy PLY29			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
908937	1913	Policy PLY32			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Strongly support public access along the site's coastal path linking Millbay to Devil's Point.	Plan sound (no change needed)	Support welcomed
908937	1904	Policy PLY35			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Supports policy.	Plan sound (no change needed)	Support welcomed
908937	1919	Policy PLY37			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Seeks the addition of the St Andrews Street link from Royal Parade to Notte Street and for it to become recognised as a new boulevard, potentially naming it the Mayflower Boulevard or the Barbican Boulevard; requests the consideration of new and improved car parking provision within the Waterfront area, particularly consideration within West Hoe, The Hoe and Mount Batten; requests the promotion of greater connectivity through lighting and public realm infrastructure; define a design code that provides a seamless transition between the heart of the City Centre and the Waterfront areas.	Plan sound (no change needed)	PLY20 (point 2. v) refers to improvements to the connecting routes between the City Centre and waterfront. Reference could be made to improved car parking in the waterfront area in PLY37 or PLY20. PLY20 refers to public realm improvements (point 3. i) and high quality design (point 3. ii)
908937	1896	Policy SPT6			Chris Arscott	Plymouth Waterfront Partnership BID	Not indicated	Recognises the importance of the Derriford District Centre, but has concerns over the scale of the proposals; strongly support the primacy given to Plymouth City Centre and would not wish to see any new provision at Derriford or any where else detract from the offer within the City Centre; recognise the importance of Plymouth's Waterfront being promotion and strengthened as a major regional hub in its own right; request this section is expanded to define how this should be achieved.	Plan sound (no change needed)	Welcome support, controls are in place through the policy PLY38 to control the development to not have a significant impact of the city centre. Policy SPT6 also identifies need to be complementary with the role of the city centre, no change is required. the role of the Waterfront is covered in S03, PLY20 further requirements in SPT6 are not considered necessary.
924372	784	Policy PLY42			Raoul Witherall	FlyPlymouth Ltd	Yes	While FlyPlymouth welcomes Policies PLY42 and SPT8 in so far as they safeguard Plymouth Airport for aviation use, the policy is rendered unsound by the introduction of a five-year review period which undermines the policy and could lead to its frustration and ultimately the airport site being lost as transport infrastructure.	Plan sound (no change needed)	The JLP safeguards the airport site until the first review of the plan, and therefore provides opportunities for aviation uses to come forward. If at first review no aviation uses have come forward the JLP will have to look again at potential future uses and the reasons why aviation uses have not come forward.
924372	1289	Policy SPT8			Raoul Witherall	FlyPlymouth Ltd	Yes	Whilst the safeguarding of airport is welcome, the policy is rendered unsound by the introduction of a five-year review period which undermines the policy and could lead to its frustration and ultimately the airport site being lost as transport infrastructure.	Plan sound (no change needed)	The 5 year review period is considered appropriate, as there needs to be a resolution to the future of a site of this strategic nature
949372	571	Natural Environment			Mr Andrew Young	Plymouth Tree Partnership	No	Would like specific reference to the Plymouth Policy Area- Tree Canopy Cover Assessment targets to be included in para 6.103 and reference made to plans to bring the targets forward.	Plan sound (no change needed)	The Plymouth Policy Area Tree Canopy Cover assessment applies to the Plymouth Policy Area only and although referred to in para 6.103 it is not felt appropriate to go into the details suggested in the Development Policies part of the plan. Further detail on the Plymouth Policy area and specific canopy cover targets will be given in the Supplementary Planning Document.
949372	253	Policy PLY19			Mr Andrew Young	Friends of Central Park Plymouth	No	Supports the policy but doesn't understand why the former cricket club field is covered by a separate policy - PLY58(19) - rather than being included as part of PLY19. The Cricket Field has always been an integral	Plan sound (no change needed)	The cricket pitch allocation is important in ensuring this key component of the playing pitch strategy is delivered. The policy sets all the requirements for Central Park until 2034 the Masterplan is delivery vehicle for this but doesn't need to

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								part of Central Park and it should continue to be treated as such. The notes supporting Policy PLY19 are agreed but a further note is needed to show that the objectives can be delivered within the plans timeframe. Considers that an explicit commitment to the masterplan process will be vital given that the Plan will supersede the Central Park Area Action Plan.		be detailed in the policy as it will evolve over time.
949372	253	Policy PLY58.19			Mr Andrew Young	Friends of Central Park Plymouth	No	PLY58(19) should be included as part of PLY19. The Cricket Field has always been an integral part of Central Park and it should continue to be treated as such.	Plan sound (no change needed)	The cricket pitch allocation is important in ensuring this key component of the playing pitch strategy is delivered.
961919	492	Plympton			Miss Lynne Miller		Not indicated	Representation relates specifically with the need to deal with the sewage problems within Plympton.	Plan sound (no change needed)	The need for development to meet its sewage infrastructure needs is addressed in Policy DEV37.8
961919	493	Policy PLY45			Miss Lynne Miller		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
961919	491	Policy PLY52			Miss Lynne Miller		Not indicated	Supports the policy providing local green space designations are protected ( PL60).	Plan sound (no change needed)	Support welcomed
961919	489	Policy PLY53			Miss Lynne Miller		Not indicated	Supports the policy although infrastructure issues in Plympton need addressing	Plan sound (no change needed)	Policy requires appropriate local facilities; policy PLY57 sets out strategic infrastructure measure in the eastern corridor; the proposal will be required to support delivery of its infrastructure requirements through s106 process
961942	1596	Place Shaping and Heritage			Ross Simmonds	Historic England	Not indicated	Strategic outcome in Plymouth Policy Area welcomed; seeks amendment to that for TTV Policy Area	Plan sound (but change could be agreed)	It is agreed that the Strategic Outcome could be amended to emphasise heritage issues more
961942	1618	Policy DEV20			Ross Simmonds	Historic England	Not indicated	Seeks minor wording amendments	Plan sound (but change could be agreed)	Historic England request the addition of the words "locally distinctive" to provision 3, such that it reads "3. Achieving a good quality sense of place and locally distinctive character [...]." Although the policy is considered sound as it stands and provisions 4 and 5 already require building and landscape design to be distinctive to the location, it is agreed that this change would improve the policy.
961942	1619	Policy DEV21			Ross Simmonds	Historic England	Not indicated	Propose deletion of DEV 21 and amalgamation into DEV 22	Plan sound (but change could be agreed)	Changes proposed by Historic England would be helpful in improving the clarity of the policy and rationalising the two historic environment policies into one.
961942	1620	Policy DEV22			Ross Simmonds	Historic England	Not indicated	Propose deletion of DEV 21 and amalgamation into DEV 22, with slightly amended wording	Plan sound (but change could be agreed)	Changes proposed by Historic England would be helpful in improving the clarity of the policy and rationalising the two historic environment policies into one.
961942	1623	Policy DEV23			Ross Simmonds	Historic England	Not indicated	Suggests amendment to policy with respect to reference to the setting of the WHS; and the addition of a reference to the WHS SPD, that has subsequently been adopted	Plan sound (but change could be agreed)	Wording changes can be agreed as would add clarity to policy
961942	1624	Policy DEV31			Ross Simmonds	Historic England	Not indicated	Seeks amendments to the policy to ensure that transport measures sit within a strategy for conservation and enhancement of the historic environment, with provisions to manage the impacts of development as well as guide the delivery of transport projects.	Plan sound (but change could be agreed)	Although the specific wording changes suggested are not agreed at this stages, and it is considered that the plan already contains sound provisions to conserve and enhance the historic environment, a statement of common ground will be sought with Historic England to help provide further clarity in the policy and the plan about managing these impacts
961942	1622	Policy DEV35			Ross Simmonds	Historic England	Not indicated	Suggests additional criteria for the policy.	Plan sound (but change could be agreed)	AGREE that additional and explicit impact on heritage assets needs to be expressed, although propose to do this within criteria 2, rather than with a new, standalone criteria.
961942	1565	Policy PLY10			Ross Simmonds	Historic England	Not indicated	Policy should mention importance of reinforcing primacy of Armada Way and seek retention of high quality non designated buildings. Recommend wording changes.	Plan sound (but change could be agreed)	The policy is already considered to reinforce the primacy of Armada Way and this is already emphasised in Policy PLY6; provisions to protect high quality buildings could be agreed. The inclusion of specific reference to the Master Plan in the policy is considered unnecessary repetition given its inclusion in the strategic policy PLY6 which sets a context for all site specific policies and development proposals.
961942	1567	Policy PLY11			Ross Simmonds	Historic England	Not indicated	Recommend that a reference in the policy at criterion 1 is added "...diversity of land uses, to creating a positive interface with the ring road, strengthening visual links between the city centre and the immediate hinterland."	Plan sound (no change needed)	It is not considered that this additional wording is necessary.

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961942	1583	Policy PLY12			Ross Simmonds	Historic England	Not indicated	Policy should mention importance of reinforcing primacy of Armada Way and seek retention of high quality non designated buildings. Recommend wording changes.	Plan sound (no change needed)	The policy is already considered to reinforce the primacy of Armada Way and this is already emphasised in Policy PLY6; it also already provides for retention of high quality buildings. However, these references could be amended to reflect the terminology of good quality / highest quality buildings used in City Centre Master Plan. The inclusion of specific reference to the Master Plan in the policy is considered unnecessary repetition given its inclusion in the strategic policy PLY6 which sets a context for all site specific policies and development proposals.
961942	1583	Policy PLY13			Ross Simmonds	Historic England	Not indicated	Policy should seek retention of high quality non designated buildings. Recommend wording changes.	Plan sound (no change needed)	The policy already provides for retention of high quality buildings, and the wording of the policy is considered appropriate
961942	1584	Policy PLY14			Ross Simmonds	Historic England	Not indicated	Seeks additional reference to preserving the significance and setting of the listed crescent. (NB This comment seems to have been erroneously identified under PLY17; the comments identified under PLY14 aren't related to PLY14 at all)	Plan sound (but change could be agreed)	Although this change is unnecessary given that the listed status of the building ensures this, the wording change could be agreed
961942	1584	Policy PLY15			Ross Simmonds	Historic England	Not indicated	Wording change to remove reference to respecting historic interests	Plan sound (but change could be agreed)	The wording change can be agreed as clarification of the policy
961942	1585	Policy PLY17			Ross Simmonds	Historic England	Not indicated	(The comment made does not reflect what is written in the policy - there is an error in the response)	Plan sound (no change needed)	The comment made does not reflect what is written in the policy - clarification will be sought from Heritage England in seeking a statement of common ground
961942	1586	Policy PLY27			Ross Simmonds	Historic England	Not indicated	It should be made clear that the development should preserve or enhance the character or appearance of the conservation area and Registered Park and Garden. Recommend that policy should be reworded to make it more NPPF compliant.	Plan sound (but change could be agreed)	Amended wording can be agreed. The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision. The policy is considered compliant with the NPPF - there is no heritage asset on the site itself and the policy requires a positive response the historic context (informed by a detailed heritage character assessment) and presents the opportunity to enhance the Hoe Conservation area (NPPF Para 9 - seeking positive improvements in the quality of the historic environment by replacing poor design with better design, NPPF Para 137 - LPAs should look for opportunities for new development with Conservation Areas [...] and within the setting of heritage assets to better reveal their significance).
961942	1587	Policy PLY28			Ross Simmonds	Historic England	Not indicated	No evidence to support building of significant height. Suggests rewording provision 1 to preserve or enhance the Hoe Conservation Area and removing supporting paragraph 4.114 which highlights the opportunity for a high quality, innovative building of significant height.	Plan sound (but change could be agreed)	Provisions in the policy are considered appropriate in terms of positively promoting high quality redevelopment of the site and, in terms of heritage, proportionate to site's location outside (but next to) Hoe Conservation Area. Provision 1 already says development must respect the site's heritage assets and context, as informed by a detailed character assessment, although some amended wording could be agreed. The evidence for the tall building opportunity includes the tall buildings adjacent the site, the tall building formerly occupying the site and the scale of spaces around the site. The evidence base includes the Plymouth

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										Waterfront Masterplan and Site Planning Statement.
961942	1588	Policy PLY30			Ross Simmonds	Historic England	Not indicated	There are no references to the possibility of establishing better east-west linkages through the site, which in conjunction with PL31 would make a significant improvement to City's need to better reconnect its different areas; the wording in bullet point 3 is not NPPF compliant.	Plan sound (but change could be agreed)	It is not considered that explicit reference needs to be made to provision of east/west linkages through the site to make the policy sound. This would be urban design best practice detail negotiated through the planning application process and supported by the Plymouth Waterfront Masterplan. However, it is an aspiration that could be reflected in the policy and/or narrative. The use of the words 'conserve and enhance' instead of 'respect' can be agreed.
961942	1589	Policy PLY31			Ross Simmonds	Historic England	Not indicated	There are no references to the possibility of establishing better east-west linkages through the site, which in conjunction with PL31 would make a significant improvement to City's need to better reconnect its different areas; the wording in bullet point 3 is not NPPF compliant.	Plan sound (but change could be agreed)	It is not considered that explicit reference needs to be made to provision of east/west linkages through the site to make the policy sound. This would be urban design best practice detail negotiated through the planning application process and supported by the Plymouth Waterfront Masterplan. However, it is an aspiration that could be reflected in the policy and/or narrative. The use of the words 'conserve and enhance' instead of 'respect' can be agreed.
961942	1590	Policy PLY36.2			Ross Simmonds	Historic England	Not indicated	HIA needs to demonstrate contribution of site allocation to heritage assets; current policy not NPPF complaint; Quantum and strategic design parameters are informed by context of heritage assets; need a planning brief/masterplan.	Plan sound (no change needed)	The policy references the conservation area and the design will need to be in keeping with historic features. The application site has already has a masterplan consented through an outline planning application, which has been largely built out, with the exception of these two final plots. The policy is considered compliant with the NPPF - the HIA and evidence base is sound regarding assessment of the site's heritage assets and context. It is considered appropriate that the detailed heritage impact can be assessed through the planning application process, and a site brief/masterplan is not required in this instance.
961942	1590	Policy PLY36.3			Ross Simmonds	Historic England	Not indicated	HIA needs to demonstrate contribution of site allocation to heritage assets; current policy not NPPF complaint; Quantum and strategic design parameters are informed by context of heritage assets; need a planning brief/masterplan.	Plan sound (no change needed)	The policy references the conservation area and the design will need to be in keeping with historic features. The application site has already has a masterplan consented through an outline planning application, which has been largely built out, with the exception of these two final plots. The policy is considered compliant with the NPPF - the HIA and evidence base is sound regarding assessment of the site's heritage assets and context. It is considered appropriate that the detailed heritage impact can be assessed through the planning application process, and a site brief/masterplan is not required in this instance.
961942	1547	Policy PLY5			Ross Simmonds	Historic England	Not indicated	Welcomes such a commitment at criteria 5 to small scale quarrying for conservation and heritage asset restorations.	Plan sound (no change needed)	Support welcomed
961942	1591	Policy PLY53			Ross Simmonds	Historic England	Not indicated	The HIA identifies the Grade II* Boringdon Arch but doesn't consider the significance of this asset or impacts and harm upon the setting of the Arch. Any harm and mitigation proposals need to be fully justified and evidenced to ensure they be successful in reducing harm. More work needs to be undertaken ahead of the allocation.	Plan sound (no change needed)	The evidence provided is considered to be appropriate and proportionate, consistent with the NPPF requirements for plan making in para 169. The issue of protecting the setting is a matter for the detailed design process that follows a local plan policy that establishes high level principles.
961942	1592	Policy PLY56.3			Ross Simmonds	Historic England	Not indicated	Welcome the HIAs recognition that PCC is going to undertake works to enhance the Drive and recommends wording changes to the policy to reflect this.	Plan sound (no change needed)	No change is considered necessary. This point is addressed through point b
961942	1593	Policy PLY59.11			Ross Simmonds	Historic England	Not indicated	The evidence suggests that the allocation would not be in accordance with national policy for the historic environment.	Plan sound (but change could be agreed)	These detailed matters would be considered at the planning application stage to ensure impacts on historic environment are acceptable and compliant with policy. There is considered to be sufficient evidence to justify an allocation in a local plan, although it is acknowledged that the policy criteria could be expanded to require the undertaking of a detail historic environment assessment as part of an application.

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961942	1594	Policy PLY59.12			Ross Simmonds	Historic England	Not indicated	HIA does not detail the significance of the Grade II* St Budeaux Church nor does it elaborate on impacts and harm to this asset, nor does it detail the importance of the forts. Harm should be avoided before mitigation is considered	Plan sound (no change needed)	Whilst it is noted the HIA doesn't deal with the significance of the Grade II* St Budeaux church, the HIA does address the impacts and harm development could have on this through the suggestion that the southern boundary is curtailed significantly northward in order to protect the setting of both the Church and Ernesettle Battery. Within the provision of NPPF 152 it is understood harm should first be avoided, in the context of this site, it is heavily constrained by gradient and topography, particularly in the centre and towards the north east and as such Agaton Fort is effectively hidden from the site allocation. Furthermore it is noted that the setting of Ernesettle Battery has already been compromised by the development of the Jehovah's Witness Kingdom hall which stands in front of the Battery Wall to the north west and therefore set a precedent. At planning stage it would be necessary to ensure the impacts aren't compounded and ensure development is neither too close or too high in relation to the Battery wall and Grade II* church. Finally, it is considered DEV22 adequately deals with development effecting the historic environment in addition the provisions within PLY59.12 sufficiently highlight the key historic assets on this site. It is considered appropriate that the detailed heritage impact can be assessed through the planning application process in conjunction with policies in the JLP.
961942	1560	Policy PLY6			Ross Simmonds	Historic England	Not indicated	Broadly welcome policy and the commitment to the historic environment. Suggest the policy should address reconnecting the city centre with its neighbouring areas such as Millbay, Sutton Harbour and The Hoe. The policy should mention the importance of reinforcing the primacy of Armada Way as the principal thoroughfare from the station to the Hoe. It is important to maintain a degree of consistency to increased building heights to maintain the Abercrombie Plan form and historic context. The current wording provides no certainty that development will not harm the non-designated heritage assets. The Plan should be clear to applicants what its intentions are to those assets. Welcome the commitment to good quality design in the City Centre Masterplan and the intention to follow through with Design Codes. Recommends the policy outlines the Council's commitment to producing design codes for the city centre. Suggests a number of wording changes.	Plan sound (but change could be agreed)	While the policy as worded is considered sound, the LPAs would be happy to agree some of the alternative wording suggested, particularly in relation to referencing the City Centre masterplan, reinforcing the primacy of Armada Way and connectivity of the centre to adjoining areas. This will be considered through a statement of common ground. However, it is not considered necessary to specify a design code in the policy. The City Centre Masterplan includes a design framework for every street in the city centre and site specific policies with non-designated assets include detailed design criteria. An SPD will also be produced. Should a design code prove to be necessary in addition to this then this will be prepared.
961942	1595	Policy PLY60.11			Ross Simmonds	Historic England	Not indicated	The HIA identifies the Grade II* Boringdon Arch but doesn't consider the significance of this asset or impacts and harm upon the setting of the Arch. Any harm and mitigation proposals need to be fully justified and evidenced to ensure they be successful in reducing harm. More work needs to be undertaken ahead of the allocation.	Plan sound (no change needed)	The evidence provided is considered to be appropriate and proportionate, consistent with the NPPF requirements for plan making in para 169. The issue of protecting the setting is a matter for the detailed design process and planning application stage that follows a local plan policy that establishes high level principles.
961942	1561	Policy PLY7			Ross Simmonds	Historic England	Not indicated	The stated desire to retain the art deco building a non-designated heritage asset is positive. Moreover, the evidence and Plan aspires to high quality sustainable design that will have retained their unique character and sense of identity. However, the wording is weak and open to challenge. Wording changes suggested	Plan sound (no change needed)	It is not considered that the wording changes provide an improvement on the policy as written
961942	1563	Policy PLY8			Ross Simmonds	Historic England	Not indicated	Welcomes the principle of the policy. The policy does not mention the importance of the setting of various heritage assets surrounding the site e.g. RBS building, Guildhall, Civic Centre - all of which are listed. Advises	Plan sound (but change could be agreed)	The policy as worded is considered sound although the additional wording suggested can be agreed as a further clarification to ensure that development conserves and enhances the historic environment

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								that the criterion be added to be consistent with the NPPF, and to provide a positive strategy for the historic environment.		
961942	1602	Policy TTV11.1			Ross Simmonds	Historic England	Not indicated	The policy should respond to the HIA and clarify what is meant by 'sensitive renovation'.	Plan sound (no change needed)	Policies TTV11.1, DEV20 and DEV21 are considered to provide appropriate guidance / protection with respect to heritage assets. Detail has been considered in the process of determining the planning application for this site and would be similarly assessed in subsequent applications. The site has planning permission: 27/1336/15/F
961942	1603	Policy TTV12			Ross Simmonds	Historic England	Not indicated	Welcomes such a commitment at criteria 3 to conserve and enhance the towns historic character.	Plan sound (no change needed)	Support welcomed
961942	1604	Policy TTV13			Ross Simmonds	Historic England	Not indicated	Does not respond to the evidence base in the HIA which require a number of outcomes to ensure no harm and which are not reflected in policy. The policy should be rewritten accordingly.	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1605	Policy TTV16			Ross Simmonds	Historic England	Not indicated	Welcomes the broad principle of criteria 4 but recommends an amendment to: conserving and enhancing the town centre's historic character and vitality.	Plan sound (but change could be agreed)	This change can be agreed
961942	1606	Policy TTV18			Ross Simmonds	Historic England	Not indicated	The current wording provides no certainty that development will not harm the historic asset or its setting. There does not appear to be any evidence to suggest that development can be accommodated on the site without harming the historic asset. This work needs to be undertaken ahead of the allocation.	Plan sound (but change could be agreed)	The planning permission that has been granted has taken heritage fully into account. Appropriate wording can be added in accordance with the permission granted
961942	1598	Policy TTV2			Ross Simmonds	Historic England	Not indicated	Seeks minor wording change to point 5 including the words 'historic towns'	Plan sound (no change needed)	Due consideration to impact of development on the historic environment is not reliant on the insertion of this wording.
961942	1607	Policy TTV21			Ross Simmonds	Historic England	Not indicated	The current policy lacks the detail to provide clarity to applicants as to what the issues, considerations and capacity of the site are and how they need to respond to the World Heritage Site or the conservation area	Plan sound (but change could be agreed)	Possible review and amendment to the allocation policy if updated HIA evidence requires it.
961942	1608	Policy TTV24.4			Ross Simmonds	Historic England	Not indicated	TTV24 doesn't provide certainty that development won't harm historic asset or its setting. No mention of TTV24 sites in draft HIA. Lack of evidence that development can be accommodated without harming assets. Need to undertake work before allocation: a) understand if there is harm to assets, even if site has planning permission. Any harm & mitigation need to be fully justified & evidenced to ensure they will be successful in reducing harm. b) Mitigation recommended by evidence should be applied & recommended design response included in Policy (key development principles; form of development) & in masterplan diagram.	Plan sound (but change could be agreed)	Possible review and amendment to the allocation policy if updated HIA evidence requires it. The site has planning permission: 2092/16/FUL
961942	1608	Policy TTV24.5			Ross Simmonds	Historic England	Not indicated	The current wording provides no certainty that development will not harm the historic asset or its setting. Moreover there does not appear to be any evidence to suggest that development can be accommodated on the sites without harming the historic assets If there is any mitigation recommended by any evidence (HEA or other form of evidence) it should be applied and the recommended design response should be included in the Policy and (key development principles and/form of development) and in a masterplan diagram. This work needs to be undertaken ahead of the allocation.	Plan sound (but change could be agreed)	Possible review and amendment to the allocation policy if updated HIA evidence requires it.
961942	1609	Policy TTV25			Ross Simmonds	Historic England	Not indicated	Welcomes such a commitment at criteria 2.	Plan sound (no change needed)	Support welcomed
961942	1610	Policy TTV27			Ross Simmonds	Historic England	Not indicated	The site abuts the nationally significant Sharpham House and Garden and is alongside the C18 entrance driveway. Although the site is previously allocated, in order to inform future proposals appropriate mitigation should	Plan sound (but change could be agreed)	It is agreed that appropriate provisions for safeguarding historic environment impacts and any mitigation could be incorporated in the policy, wording to be discussed with Historic England through statement of common ground

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								be provided in the policy. To help inform this, the site should be included in the HIA.		discussions. The site has planning permission: 56/1939/10/O; 56/0654/13/RM; 56/0104/13/RM
961942	1611	Policy TTV28.1			Ross Simmonds	Historic England	Not indicated	Concerned about the impact that such a development might have on the setting of the historic entrance to Dartington Hall and the effect upon the significance and subsequent interpretation of the landscape. Note that the site is in the adopted local plan allocation document. Nonetheless, in order to inform future proposals the impact of any new development upon the significance of the asset and the way in which it is subsequently experienced should be considered and appropriate mitigation provided in policy. There is no mention of the site in the draft Heritage Impact Assessment.	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.10			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.11			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA	Plan sound (but change could be agreed)	Provisions relating to safeguarding of historic environment, wording to be considered as part of statement of common ground discussions with Historic England. The site has planning permission: 00760/2013/O
961942	1613	Policy TTV29.13			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.16			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.17			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.20			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA; the allocation seems curious and an opportunity exists to rationalise the sporadic nature of existing development; some of wording challenged	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.4			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA; rewording suggested	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.5			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA; rewording suggested	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1613	Policy TTV29.7			Ross Simmonds	Historic England	Not indicated	The policy does not respond to the evidence base in the HIA; some of the wording challenged	Plan sound (but change could be agreed)	Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
961942	1616	Policy TTV31			Ross Simmonds	Historic England	Not indicated	Additional criteria suggested regarding protecting and enhancing the character of historic assets and their setting in the countryside	Plan sound (but change could be agreed)	This change is supported as a minor modification
961942	1600	Policy TTV4			Ross Simmonds	Historic England	Not indicated	Welcomes such a commitment at criteria 4 to conserve and enhance the towns historic and maritime character.	Plan sound (no change needed)	Support welcomed
961942	1601	Policy TTV6			Ross Simmonds	Historic England	Not indicated	The mitigation recommended by the HIA should be applied and the recommended design response included in the Policy and (key development principles and/form of development) and in a masterplan diagram. This work needs to be undertaken ahead of the allocation.	Plan sound (but change could be agreed)	There are no designated heritage assets on site and the documents submitted with the current planning application demonstrate that there would be no impact on the scheduled ancient monument. Reference to the SAM could be added to criterion 7, and detailed wording modifications will be discussed with Historic England through a proposed statement of common ground.
961942	1556	Spatial Strategy			Ross Simmonds	Historic England	Not indicated	Support the plan's commitment to the historic environment	Plan sound (no change needed)	Support welcomed
961942	1615	Strategic Objective SO10			Ross Simmonds	Historic England	Not indicated	Seeks a new point in the objective related protecting and enhancing local distinctiveness and historic character	Plan sound (no change needed)	This is considered unhelpful to the purpose of the objective which relates to the spatial distribution strategy for the TTV area
961942	1558	Strategic			Ross Simmonds	Historic	Not indicated	Supports the objective	Plan sound (no	Support welcomed

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		Objective SO3				England			change needed)	
961942	1597	Strategic Objective SO6			Ross Simmonds	Historic England	Not indicated	Seeks alternative wording for point 9 - 'preserve and enhance' instead of 'celebrating'	Plan sound (but change could be agreed)	This change could be agreed, with exception that 'conserve' rather than 'preserve' is suggested given other representations received
961942	1599	Strategic Objective SO7			Ross Simmonds	Historic England	Not indicated	Seeks addition of word 'historic' in point 4	Plan sound (but change could be agreed)	This change could be agreed
961942	1612	Strategic Objective SO8			Ross Simmonds	Historic England	Not indicated	Seeks a new point in the objective related protecting and enhancing local distinctiveness and historic character	Plan sound (no change needed)	This is considered unhelpful to the purpose of the objective which relates to the spatial distribution strategy for the TTV area
961942	1614	Strategic Objective SO9			Ross Simmonds	Historic England	Not indicated	Seeks a new point in the objective related protecting and enhancing local distinctiveness and historic character	Plan sound (no change needed)	This is considered unhelpful to the purpose of the objective which relates to the spatial distribution strategy for the TTV area
962948	1121	Eastern Corridor Growth Area	John Brindley	CMYK(Planning & Design)		The Sherford New Community Consortium	Not indicated	Figure 4.6 Eastern Growth Area Vision The boundary between the proposed community park and the housing element at Sherford should reflect recent discussions regarding the review of the current permission and the need to amend the drainage strategy for the site, as the original strategy approved as part of the Outline permission is fundamentally flawed . The diagram should reflect the need for flexibility of the boundary between the park and the development area to allow for a redistribution of the land uses if necessary.	Plan sound (no change needed)	Boundary shown are diagrammatic and not detailed, and are based on the strategic master plan for Sherford.
962948	1123	Policy DEV34	John Brindley	CMYK(Planning & Design)		The Sherford New Community Consortium	Not indicated	Requests an exemption from the policy	Plan sound (no change needed)	There is no justification for exclusion from the policy
962948	1122	Policy PLY48	John Brindley	CMYK(Planning & Design)		The Sherford New Community Consortium	Not indicated	The policy should reflect the fact that a site of 5500 new houses built over a 20 year period will be subject to change and the original Outline permission will probably need to be amended to reflect changes in market conditions and the planning system. The policy should offer the flexibility for amendments to the Outline permission to be supported where appropriate. Some policy changes are requested to provide this flexibility.	Plan sound (no change needed)	The policy sets out the objectives of the Plan. Flexibility exists through the DM process
962948	1124	Policy PLY49	John Brindley	CMYK(Planning & Design)		The Sherford New Community Consortium	Not indicated	The policy needs justification and clarification how much, where and why; there is no evidence to suggest that the proposed Community Park is required to mitigate recreational impacts on European-designated sites; should refer to cafe not cafes; should include the fact the SUDs elements may be required within the development area which can provide the same benefits but also become part of the community park, with areas of the community park becoming development areas to balance the required land uses; requirement needs to be qualified that it is subject to viability and on going management and maintenance being possible; Para 4.197 lacks the flexibility required to be able to redistribute land uses within the masterplan but maintain the required quantum set out under the policy and as part of the outline permission.	Plan sound (no change needed)	The policy clearly states in 7. 'Delivery of the Park will be phased with the development and delivered in a strategic manner led by a Natural Environment Vision Statement that will be regularly reviewed'. The questions being asked such as how much grassland restoration would be answered through this process. Iv. focuses on the biodiversity needs of creating water features, this in no way precludes these features from being part of the SUD system just that the design needs to be designed for biodiversity. Regarding the HRA, the approach to ensuring increased recreational space through the provision of strategic greenspace, helps reduce recreational pressure on European sites.
962948	1120	Strategic Objective SO5	John Brindley	CMYK(Planning & Design)		The Sherford New Community Consortium	Not indicated	Continuing support for Sherford welcomed	Plan sound (no change needed)	Support welcomed
963017	255	Policy PLY45				Plympton St Mary Neighbourhood Forum	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
963017	254	Policy PLY52				Plympton St Mary	Not indicated	No objection providing Local Greenspace designations remain. However wider infrastructure concerns in	Plan sound (no change needed)	Policy requires appropriate local facilities; policy PLY57 sets out strategic infrastructure measure in the eastern corridor;

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						Neighbourhood Forum		Plymouth relating to transport, health and sewage need to be effectively addressed.		the proposal will be required to support delivery of its infrastructure requirements through s106 process
963017	252	Policy PLY53				Plympton St Mary Neighbourhood Forum	Not indicated	Supports the policy. However wider infrastructure concerns in Plymouth relating to transport, health and sewage need to be effectively addressed.	Plan sound (no change needed)	Policy requires appropriate local facilities; policy PLY57 sets out strategic infrastructure measure in the eastern corridor; the proposal will be required to support delivery of its infrastructure requirements through s106 process
963504	648	Policy PLY20			Mr David Ward		Not indicated	Supports the provisions of PLY20 - in particular in relation to protecting and enhancing the Hoe.	Plan sound (no change needed)	Support welcomed
963504	649	Policy PLY21			Mr David Ward		Not indicated	Supports the references to the Hoe / use of Hoe	Plan sound (no change needed)	Support welcomed
963655	2099	Plympton			Miss Donna Finch		Not indicated	Plympton currently experiences traffic congestion and 'rat running' which leads to noise and air pollution. Car parking is an issue and adequate provision should be made to protect the amenity of residents.	Noted	The Plan acknowledges and sets out reasonable steps to address traffic impacts, including for congestion, parking and pollution.
963655	2099	Plympton			Miss Donna Finch		Not indicated	Plympton currently experiences traffic congestion and 'rat running' which leads to noise and air pollution. Car parking is an issue and adequate provision should be made to protect the amenity of residents.	Noted	The Plan acknowledges and sets out reasonable steps to address traffic impacts, including for congestion, parking and pollution.
963655	2097	Policy DEV24			Miss Donna Finch		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
963655	2098	Policy DEV30			Miss Donna Finch		Not indicated	Agrees that all development should be designed to avoid the loss and deterioration of woods, trees and hedgerows, and agrees with the benefits they bring.	Plan sound (no change needed)	Support welcomed
963655	2100	Policy DEV34			Miss Donna Finch		Not indicated	Supportive in general of climate change related policies	Plan sound (no change needed)	Support welcomed
963655	2101	Policy DEV37			Miss Donna Finch		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
963655	2104	Policy PLY45			Miss Donna Finch		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
963655	2095	Policy PLY52			Miss Donna Finch		Not indicated	Supports the policy although infrastructure issues in Plympton need addressing	Plan sound (no change needed)	Support welcomed, detailed policies in the plan address design and amenity issues.
963655	2094	Policy PLY53			Miss Donna Finch		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
964051	1355	Policy DEV10	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Suggested deletion to part of Policy DEV10 criterion 2 'and not appear to be an unrelated addition to the rest of the town, village and neighbourhood'. These words are considered superfluous.	Plan sound (no change needed)	Disagree that the identified wording is superfluous. It is considered necessary and important within the first criterion of Policy DEV10. The integration of incremental development to existing settlements is important in terms of scale, massing, materials, density etc. and can contribute positively to the development's appearance and success.
964051	1354	Policy DEV3	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Development cannot always provide physical replacement of playing fields or create additional space. Reference should be made to using CIL/S106	Plan sound (no change needed)	The mechanism for making development contributions in lieu of direct provision will be set out in the SPD
964051	1353	Policy DEV9	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Object Affordable housing should be affordable and/or social rent depending upon local circumstances	Plan sound (no change needed)	The Plan expects affordable housing to include social and affordable rent as well as intermediate tenures, and where viability is compromised negotiations will allow the exact tenure mix to be agreed. This is set out in the SPD. This might change following regulations due from Government on Starter Homes.
964051	1349	Policy PLY59.12	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	The amount of development identified should be stated as an 'at least' figure in order to be consistent with draft Policy SPT3	Plan sound (no change needed)	Para 1.18 explains why the use of 'in the order of' is correct
964051	1350	Policy SPT1	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Both brownfield and greenfield sites that contribute towards delivering sustainable patterns of development should be supported and encouraged. This point is relevant to draft Policy SPT1, 3. i. This part of the draft Policy should be amended accordingly.	Plan sound (no change needed)	Policy SPT1 provides a long list of criteria which support sustainable development. The policy includes references to the efficient use of land but does not necessarily give preference to either brownfield or greenfield land. The policy seeks to ensure that development follows some basic principles of sustainability by setting out some criteria to express the economic, social and environmental aspects of sustainable development. Whether the land is brownfield or greenfield is one consideration within the policy but its main

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
										principle is to encourage efficient use of land.
964051	1352	Policy SPT2	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Support the text at draft paragraph 3.17 where it states 'The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.'	Plan sound (no change needed)	Support welcomed
964051	1356	Strategic Objective SO11	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Seeks deletion of first point as this cannot always be achieved	Plan sound (no change needed)	This is not a reason for lessening the aspiration set out in an objective
964051	1348	Strategic Objective SO2	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs Richard/Barbara Bennett	Mr Richard and Mrs Barbara Bennett	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
964187	1368	Omission policy	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	The JLP should include a specific Policy that refers to the additional development proposed throughout the rest of Plymouth and how it meets strategic objectives. It should be an introductory Policy (or be linked in some way) to additional policies directing development in the City whereby reference should be made to ensuring that this development also meets local needs	Plan sound (no change needed)	The JLP sets out a supply of sites across the plan area to meet identified needs, including a buffer. All targets are expressed as 'at least', implying that additional sites may come forward over the life of the plan. It is not considered that a policy is required setting this out, as all the policies in the JLP will be used to determine whether development proposals are acceptable or not.
964187	1368	Omission policy	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	The JLP should include a specific Policy that refers to the additional development proposed throughout the rest of Plymouth and how it meets strategic objectives. It should be an introductory Policy (or be linked in some way) to additional policies directing development in the City whereby reference should be made to ensuring that this development also meets local needs	Plan sound (no change needed)	The JLP sets out a supply of sites across the plan area to meet identified needs, including a buffer. All targets are expressed as 'at least', implying that additional sites may come forward over the life of the plan. It is not considered that a policy is required setting this out, as all the policies in the JLP will be used to determine whether development proposals are acceptable or not.
964187	1370	Omission site (Plymouth Policy Area)	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	Seeks allocation of additional land north of Plympton House for residential development	Plan sound (no change needed)	The site is not considered suitable given the historic and greenspace context; it is allocated in the Plan as Local Green Space. The site is part of registered park and garden.
964187	1364	Plympton	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	Object to land adjacent George Lane LGS designation (north of PLY60), based on argument that whilst an open space, it does not currently have access, whereas developing the land as a mixed 6 unit site with public open space would increase public access to this open space. Also queries requirement for LGS as is already within Conservation Area and is Registered Park and Garden. Also notes a lack of contact with the landowner as per gov.uk guidance.	Plan sound (no change needed)	LGS does not have to be publicly accessible. The principal reason for designation is 'Historic Significance'. The reason for designation is clear given that the representation suggests developing the site. All landowners on Plymouth City Council's database were contacted during each of the 4 public consultations on LGS.
964187	1367	Policy SPT2	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	Support the text at draft paragraph 3.17 where it states 'The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.'	Plan sound (no change needed)	Support welcomed
964187	1368	Policy SPT3	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	Supports Policy Targets and 'at least' wording Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply, Omission Policy	Noted	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply .
964187	1370	Strategic Objective SO2	Ed Heynes	Jillings Heynes Planning Ltd		Diocese of Plymouth	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
964389	976	Policy PLY53	Matthew Kendrick	Grass Roots Planning Ltd		South West Strategic Developments	Not indicated	Strongly support the redevelopment of the China Clay Works site although the council's own evidence in the SHLAA has identified viability issues associated with this land; this would be assisted by enlarging the site to the north.	Plan sound (no change needed)	Support welcomed. It is considered that theoretical viability constraints for the development of this site can be overcome; response to comments relating to the site to the north found under Policy 60.11 responses
964389	1257	Policy	Matthew	Grass Roots		South West	Not indicated	Land at Boringdon Park should be developed as part of	Plan sound (but	It is acknowledged that some enabling development could be

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		PLY60.11	Kendrick	Planning Ltd		Strategic Developments		wider scheme involving China Clay works, Coypool. This could help deliver the council's sports aspirations and also provide opportunity for new local centre / primary school along with residential	change could be agreed)	provided for within the policy, which could have added benefit of linking with the China Clay works site
964389	955	Policy SPT3	Matthew Kendrick	Grass Roots Planning Ltd		South West Strategic Developments	No	Challenges Objectively Assessed Need which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SH/WD adjustment for Dartmoor National Park is reasonable and realistic. is based on the evidence to date, which has been assessed with DNPA. Duty to Cooperate actions have been fully and effectively undertaken. We will continue to work with the DNPA under the Duty to Cooperate to ensure that the HMA needs are met.
989009	703	Main Towns			Mr Robert Taylor	Persimmon	Yes	Whilst pertaining to be about settlement boundaries, the response PROPOSES to include additional sites within the plan for Ivybridge, Totnes and Tavistock	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
989009	701	Omission site (Plymouth Policy Area)			Mr Robert Taylor	Persimmon	Yes	Land at Old Newnham Farm previously promoted by Persimmon Homes would provide an opportunity to deliver an extension to Policy PLY45 and a select scheme of executive homes and is well placed to provide limited employment land to compliment the existing office uses at Old Newnham Farm on the North West corner of the site.	Plan sound (no change needed)	Not considered suitable given unacceptable natural infrastructure impacts and flood risk
989009	703	Omission site (TTV Policy Area)			Mr Robert Taylor	Persimmon	Yes	Site at Stibb Lane, Ivybridge identified for residential development	Plan sound (no change needed)	The site boundary of the allocated site at Stibb Lane has been defined to avoid unacceptable impact on landscape / Dartmoor National Park.
989009	703	Omission site (TTV Policy Area)			Mr Robert Taylor	Persimmon	Yes	Site at South of Barracks Hill, Totnes identified for residential development	Plan sound (no change needed)	The site referred to is not considered to be a sustainable option for development. It has been considered through previous SHLAA processes with a consistent conclusion that the site has significant constraints. It is separate from the existing built-form of the town and is located in the rural gap between Totnes and Dartington. Development here would intrude into the open countryside between the two settlements. Vehicular access to the site is very constrained, with Barracks Hill being unsuitable for additional traffic, and there is also a lack of pedestrian footways.
989009	709	Omission site (TTV Policy Area)			Mr Robert Taylor	Persimmon	Yes	Seeks to extend the TTV10 allocation to create a more comprehensive proposal which provides landscaped edge and positive landscape protection from National Park	Plan sound (no change needed)	The site boundary has been defined to avoid unacceptable impact on landscape / Dartmoor National Park.
989009	703	Omission site (TTV Policy Area)			Mr Robert Taylor	Persimmon	Yes	Site north of St Andrews Road and Newtake Road, Tavistock - identified for residential development	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Development may cause flooding issues lower down the stream due to the sloping nature of the site and surface water run-off issues. The site is within a critical drainage area which has a history of flooding. Flooding is also known on the numerous minor watercourses/ditches within the area. Any new development will have to contribute to reducing current rainfall runoff rates. Suggestions that the identified settlement boundary for Tavistock is extended to incorporate development sites is to suggest an inappropriate mechanism for allocating sites in one of the Main Towns. Sites cannot be considered appropriate for development by being incorporated within a settlement boundary alone, but need to be specifically allocated within policy.
989009	696	Policy PLY40			Mr Robert Taylor	Persimmon	Yes	Support the proposal for the development; the quantum of employment envisaged should be reviewed	Plan sound (no change needed)	The policy simply reports the outline planning permission, which includes the amount of employment space stated in the

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								against the wider proposals for Policy PLY38		policy (the applicant has not sought to vary this consent through the DM process).
989009	698	Policy PLY45			Mr Robert Taylor	Persimmon	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
989009	699	Policy PLY48			Mr Robert Taylor	Persimmon	Yes	The PPA relies on Sherford for 4,508 of the units for its area to 2034. The Housing trajectory assumes that a trajectory of 207 units will be achieved in 2018 and beyond at 264 units per annum. Questions how such a significant increase in delivery will be achieved given the significant infrastructure requirements of the scheme.	Plan sound (no change needed)	The evidence about 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.
989009	700	Policy PLY50			Mr Robert Taylor	Persimmon	Yes	We support the development of the site. Object to the quantum of employment space given the proximity of Policy PLY48 and Policy PLY51 specifically due to the significant infrastructure upgrades being implemented through this policy and PLY48. We would value the opportunity to consider further residential development could further justify and support Policy PLY51.	Plan sound (no change needed)	Support welcomed, the inclusion of the provision of employment and other elements of the policy are to secure a sustainable new neighbourhood in a well planned manner and in accordance with the strategy of Policy SPT1 and SPT2.
989009	701	Policy PLY52			Mr Robert Taylor	Persimmon	Yes	The proposal for the development of the above site will provide significantly improved public transport connectivity with Plymouth and further afield. Its development will create a new character to the area increasing the sustainable nature of this area.	Plan sound (no change needed)	Support welcomed
989009	693	Policy SPT3			Mr Robert Taylor	Persimmon	Not indicated	Challenges Housing Supply - Insufficient Supply, additional sites required, 5 Year Supply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
989009	695	Policy SPT7			Mr Robert Taylor	Persimmon	Yes	The JLP should include South East Cornwall in the Plymouth HMA. SPT7 recognises the connections between Plymouth and South East Cornwall and therefore the plan should calculate housing need including south east Cornwall	Plan sound (no change needed)	The Cornwall Local Plan sets out the need for new homes in the Cornwall HMA and provides sufficient supply to meet that need. The rationale for defining the Plymouth HMA is set out in the evidence base. The Cornwall Local Plan Inspector accepted that for the purposes of plan making, Cornwall should be considered as a single HMA.
989009	709	Policy TTV10			Mr Robert Taylor	Persimmon	Yes	The principle of the policy is supported	Plan sound (no change needed)	Support welcomed
989009	710	Policy TTV20			Mr Robert Taylor	Persimmon	Yes	Objects to policy TTV20 (Tavistock) reliance on Callington Rd site. Little prospect of planning permission (achieved 4 years ago) being implemented swiftly - it relies on major infrastructure involving the railway line. Para 5.85 - Callington Road site requires contribution to reinstatement of Tavistock to Plymouth Railway line under application registered in 2013. Little realistic prospect of Task Force assembling land & funding in short term (reinforced by Housing trajectory shows site not starting until 2023). JLP should identify smaller sites more capable of achieving trajectory to provide flexibility over & above policy TTV24 sites.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the OAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
989009	689	Policy TTV29 (Dartington)			Jacqui Wilkins		Not indicated	Objects to the number of houses proposed for Dartington which threatens the character, countryside and wellbeing of the village. Concern about where new residents would work and the potential impact on already congested roads.	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,

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										<p>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>
989009	714	Sparkwell			Mr Robert Taylor	Persimmon	Yes	Supports indicative figure for Sparkwell	Plan sound (no change needed)	Support welcomed
989009	693	Spatial Strategy			Mr Robert Taylor	Persimmon	Yes	Whilst the delivery of strategic sites is understandable consider that the plan lacks flexibility to allow the plan to be managed and adapted should major strategic sites fall below the target.	Plan sound (no change needed)	The JLP contains several policies to manage delivery and includes an over provision of sites against the requirement to provide a buffer. If under delivery occurs the LPAs will address through Housing Action Plans and at the first review of the plan.
989009	690	Strategic Objective SO1			Mr Robert Taylor	Persimmon	Yes	SO1.1: The JLP intends to maximise growth at Plymouth and does not take account of the influences in Cornwall, especially that of Saltash within the Plymouth area. It shows an inconsistent and illogical approach within the plan. Persimmon Homes therefore object to this inconsistent approach. Object to the fact that the influence of East Cornwall within the Plymouth area has not been considered. It is linked with Plymouth via the Tamar Bridge and evidence to Cornwall Council concerning traffic impacts of the bridge show its importance.	Plan sound (no change needed)	The HMA justification is contained in the SHMNA Pt1, and has been defined also in line with our neighbouring authorities.
989009	705	Strategic Objective SO7			Mr Robert Taylor	Persimmon	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
989450	1484	Boringdon	Simon Collier	Collier Planning		Linden Homes	Not indicated	Oppose allocation of site 0730a as Strategic Greenspace	Plan sound (no change needed)	The allocation is supported by the JLP's evidence base and provides an important strategic greenspace function
989450	1495	Omission site (TTV Policy Area)	Simon Collier	Collier Planning		Linden Homes	Not indicated	Development of SHLAA sites SH27_05_16 and SH21_08_16 is the logical next stage of growth within Ivybridge.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The sites are considered to be likely to have an unacceptable impact on character / landscape / Dartmoor National Park.

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989450	1483	Plympton	Simon Collier	Collier Planning		Linden Homes	Not indicated	Strongly object to the proposed designation of the 0730a SHLAA site as Strategic Green Space	Plan sound (no change needed)	The allocation is supported by the JLP's evidence base and provides an important strategic greenspace function
989450	1479	Policy PLY53	Simon Collier	Collier Planning		Linden Homes	Not indicated	Notes that the SHLAA records the site as being unviable and as such the proposal is unachievable, despite the fact that a planning application for the development on part of the site had been submitted. Also note the outstanding objections to the application from the Highways Authority, Environment Agency, the Housing Officer and the Natural Infrastructure Team. Therefore consider that the policy is unsound.	Plan sound (no change needed)	SHLAA concludes that site could be developed in way consistent with spatial strategy. Objections relate to current application with a single access off Woodford Avenue which currently doesn't meet the requirements of the emerging policy.
989450	1480	Policy PLY60.8	Simon Collier	Collier Planning		Linden Homes	Not indicated	The SHLAA deems the site unavailable for housing and therefore unachievable.	Plan sound (no change needed)	The policy allocates the site for residential purposes as part of the wider strategy of the plan, and aspiration for the area within the Eastern Corridor Growth Area. Proposals for other uses can be considered against other policies of the plan should applications come forward.
989450	1474	Policy SPT3	Simon Collier	Collier Planning		Linden Homes		Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement; Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply, lack of Housing Trajectory	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply . Inclusion of Policy Area targets instead of Local Planning Authority targets is appropriate in this Joint Local Plan and consistent with joint planning approach to meeting needs within the HMA.
989450	1490	Policy TTV22	Simon Collier	Collier Planning		Linden Homes	Not indicated	Seeks separate policy for that part of TTV22 employment allocation shown in purple. Seeks amendment to include more flexible reference to 'employment related uses'. Doesn't consider that it was Council's intention to constrain employment to BI uses. Evidence in Employment Land Review (ELR) for West Devon is out-dated & inadequate – ELR last undertaken 2006. Risk that JLP over-provides for employment land. Seeks amendment to make clear that 90m buffer on west of site is approximate & development could feather into this buffer, subject to detailed landscape impact assessment. Seeks amendment to reasoned justification to make clear that reference to policy being amplified by Tavistock Masterplan is only to design and delivery chapters of the SPD.	Plan sound (no change needed)	This allocation has long-standing aspirations, and these need to be delivered in coordination across both parts of the allocation to be achieved.
989450	1487	Spatial Strategy	Simon Collier	Collier Planning		Linden Homes	Not indicated	Broadly agree with the aims of the strategy which seeks to concentrate development at Plymouth but also ensure that development takes place in the area and local centres of South Hams and West Devon. Agree that recognising that Ivybridge and Tavistock have a slightly different relationship to Plymouth in terms of jobs and access to services is appropriate. Agree that Tavistock and Ivybridge are key settlements within the Plymouth Travel to Work Area (TTWA), with close relationships with the city, and good quality public transport connections to Plymouth. Agree that some of the other area centres within the HMA are heavily constrained.	Plan sound (no change needed)	Support Noted
989455	1966	Omission site (Plymouth Policy Area)	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	Seeks allocated of land at Allern Lane, Tamerton Foliot	Plan sound (no change needed)	Site not considered suitable given natural environment and infrastructure constraints, making it an unsustainable location
989455	918	Policy DEV34	Ms Kimberley Brown	GVA Grimley Limited		Taylor Wimpey	Not indicated	Seeks deletion of para 5 & 6 from the policy on the grounds that they do not comply with national guidance	Plan sound (no change needed)	The policy is considered to be consistent with national policy. LPAs are still able to set policies that exceed Building Regulations in terms of energy, but not affecting building fabric efficiency. The District Energy policy will only be

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										applied to developments in areas with sufficient heat density, where this solution is likely to be more cost effective than the use of renewables alone. All policies are subject to viability and the case can be made if this is an issue.
989455	1970	Policy SPT1	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	The policy does not sufficiently recognise the objective of meeting housing needs close to where they arise	Plan sound (no change needed)	This change is not considered necessary; the plan has a clear spatial strategy for the distribution of housing, guided by Strategic Objective SO1 and articulated in Policy SPT3.
989455	1967	Policy SPT3	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, 5 Year supply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply.
989455	1969	Policy SPT4	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	Disagrees with the models used to generate employment projection, which relies simply on demographic change which is argued to be a 'do nothing approach' Economic uplift should be informed by LEP forecast for net employment growth	Plan sound (no change needed)	The employment growth methodology is considered to be sound, and is based on a demographic analysis that factors in significant growth above the baseline ONS SNPP.
989455	906	Policy TTV8	Ms Kimberley Brown	GVA Grimley Limited		Taylor Wimpey	Not indicated	The allocation is supported in principle; Further consideration needs to be given to the quantum of employment floorspace	Plan sound (no change needed)	Support welcomed. Employment floorspace is necessary to ensure balancing of the sustainability attributes of Ivybridge
989455	1968	Strategic Objective SO1	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	The principle of maximising growth in Plymouth is supported	Plan sound (no change needed)	Support welcomed
989455	1971	Tamerton Foliot	Mr Dan Trundle	Origin3		Taylor Wimpey (Exeter)	Not indicated	The inclusion of Allern Lane, Tamerton Foliot within a Strategic Landscape Area as defined by Policy SPT11 is objected to.	Plan sound (no change needed)	The site performs an important strategic greenspace function as supported by the evidence base
998509	661	Policy SPT3			Richard Haigh	Rattery PC and Rattery Parish Plan Steering Group	Not indicated	Challenges Housing Supply - error in calculating supply; time period and indicative housing levels for neighbourhood plans	Error/Clarification to be accommodated	Supply forecast robust and correctly records commitments and completions. The 720 dws for Neighbourhood Plans is the allowance for future supply yet to be identified through Neighbourhood Plans (or through development management in Sustainable Villages without NPs). Amend Fig 5.1 by adding the following footnote: This table refers only to sites allocated by the Joint Local Plan policies plus the allowance for potential supply at Sustainable Villages - see paragraph 5.12. Completions 2014 to 2016 and commitments (permissions) as at March 2016 are additional.
998509	654	Sustainable Villages			Mr Richard Haigh	Rattery Parish Council/Rattery Parish Plan Steering Group	Not indicated	OBJECTS to the assessment method used to identify sustainable villages, including the contribution that the villages make to the housing trajectory and how commitments and completions relate to the indicative housing figures identified for sustainable villages. OBJECTS to Rattery villages assessment, and OBJECTS to the number of indicative housing identified to the village.	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
998509	658	Sustainable Villages			Mr Richard Haigh	Rattery Parish Council/Rattery Parish Plan Steering Group	Not indicated	OBJECTS to the wording used, in that it is unclear how Parish Councils will be consulted in relation to policy making and decision taking.	Plan sound (no change needed)	Policy TTV30 provides a basis for how the LPAs will work with partner organisations from Towns and Parishes. Consultation arrangements regarding T&PCs are well established.
998509	660	Sustainable Villages			Mr Richard Haigh	Rattery Parish Council/Rattery Parish Plan Steering Group	Not indicated	Clarification required regarding what development contributes to meeting indicative housing figures for sustainable villages.	Plan sound (but change could be agreed)	AGREE that clarification is provided in supporting text for Fig 5.8 as to how the numbers should be understood.
998509	661	Sustainable Villages			Mr Richard Haigh	Rattery Parish Council/Rattery Parish Plan Steering Group	Not indicated	OBJECTS to AONB provision not being applied to all villages.	Plan sound (no change needed)	There is clear provision in NPPF paras 115 and 116 to require development proposals and allocations in the AONB to meet additional tests that are not required elsewhere. It is not reasonable to require all development in the sustainable villages to be of a small scale, as some major sites could be appropriately delivered, whilst this approach is explicitly discouraged in the AONB.

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1002092	1553	Policies Map			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	The Plymouth Policy Area boundary should exclude countryside land NW of Brixton as TTV31 only relates to TTV area	Plan sound (no change needed)	Change unnecessary; the para. 5.160 explains that the policy applies to undesignated countryside in the PPA
1002092	1557	Policy DEV1			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Point 3 makes reference to 2 separate but partially overlapping triggers for an HIA; the term 'amplified' reads oddly	Plan sound (no change needed)	The policy is considered to be appropriate as written
1002092	1564	Policy DEV10			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Location and size of development can have the greatest effect upon nationally protected landscapes and wider landscapes and therefore additional wording is suggested,	Plan sound (no change needed)	The wording changes are considered unnecessary; the supplementary planning documents will amplify the higher level design related policies of the local plan
1002092	1566	Policy DEV15			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Seeks caveats in some of the points in this policy relating to residual adverse impacts and other minor wording changes relating to the section on caravans, camping etc.	Plan sound (but change could be agreed)	Some wording improvements could be agreed
1002092	1568	Policy DEV20			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	No explicit reference to DEV20. General support for design quality. General desire to see explicit references to safeguarding protected landscapes.	Plan sound (no change needed)	General support welcomed. Policy requires development to have proper regard to its surroundings. DEV24 requires development to conserve and enhance landscape character.
1002092	1569	Policy DEV21			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Welcome and fully support the inclusion of this policy; the first sentence of point 1 does not make sense and wording change suggested	Error/Clarification to be accommodated	Agree that the wording could be clearer - this change can be made as a minor modification prior to submission
1002092	1570	Policy DEV22			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Welcome and fully support the inclusion of this policy; in relation to point 3 asks for clarification of what happens in relation to less than substantial harm / partial loss of designated heritage asset	Plan sound (no change needed)	Support welcomed; in the case of the clarification point sought, such proposals will be considered in relation to the other provisions of policies DEV21 and 22
1002092	1571	Policy DEV24			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Minor text edits for consistency with industry guidance and European landscape convention.	Plan sound (but change could be agreed)	Agree to suggested changes to improve consistency with European landscape convention.
1002092	1572	Policy DEV25			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Request additional bullet point to better recognise role of Heritage Coast  Request minor text changes to Para 6.90	Plan sound (but change could be agreed)	Additional bullet point: For areas of Undeveloped Coast also falling within the Heritage Coast, development should be consistent with Heritage Coast objectives (as contained within the relevant AONB Management Plan) Amend 6.90 to the following: Some of the country's most spectacular undeveloped coastlines if found in the Plan area. These are a hugely important part of character, identity and economic asset base of the region. Throughout South Hams and West Devon the coastlines are cherished for their unspoilt, wild and rugged nature as is evident in the popularity of the South West Coast Path and coastal tourism and recreation in the Plan Area. Whilst the port city of Plymouth is heavily developed and the coastline is punctuated with historic coastal settlements the area retains a predominantly undeveloped coastline. In Plymouth the character of Plymouth Sound is heavily influenced by the undeveloped, rural edges to the south. This policy seeks to protect this region's valuable undeveloped coast and defined Heritage Coast and ensuring that only development that contributes positively to its character is permitted. The South Devon AONB Management Plan incorporates the objectives and targets for the South Devon Heritage Coast.
1002092	1573	Policy DEV26			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Propose changes to link policy to protected landscapes (AONB)	Plan sound (no change needed)	The protection of the setting of AONB's is made by policy DEV27. It is not considered necessary to include reference to protected landscapes in DEV26.
1002092	1574	Policy DEV27			Roger English	South Devon	Not indicated	Suggests minor text amendments / clarifications to make	Plan sound (but	It is agreed that the text amendments would improve the

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						Area of Outstanding Natural Beauty		policy consistent with NPPF	change could be agreed)	clarity and effectiveness of the policy
1002092	1575	Policy DEV28			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Point 2 - The policy is internally inconsistent. The first line sets out that the requirement for net gains for biodiversity applies to 'major' development. Point 3 ii - change use of 'impacts' to 'harm' for conformity with the NPPF paragraph 118. Point 3 iii - change use of "avoid impacts" to "avoid harm" for conformity with the NPPF paragraph 118.	Plan sound (but change could be agreed)	These changes could be agreed as improving the clarity and effectiveness of the policy
1002092	1576	Policy DEV29			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Support the inclusion of this policy to enable Neighbourhood Plan Groups in the TTV area to designate local green spaces.	Plan sound (no change needed)	Support welcomed
1002092	1559	Policy DEV3			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Concern about potential impacts of sports facilities (lighting, fencing etc.) on AONB. Suggests policy amendments.	Plan sound (no change needed)	There are an number of other policies that will control the potential harmful impacts of sports development in the AONB and other landscapes including DEV24, 25,26 and 27. These policies will be considered in conjunction with DEV3 and provide adequate control to ensure unacceptable impacts are avoided. We do not consider it necessary to repeat the contents of these policies in DEV3.
1002092	1577	Policy DEV30			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	AONB want 'orchards' to be added as fourth item 'and hedgerow trees' to the end of bullet point 3. Error in para 6.102 should read NPPF paragraph 118 not 18. Clarify reference to ancient woodland.	Plan sound (but change could be agreed)	The word 'orchard' could be added as a fourth bullet point. The importance of orchards will also be covered in the Supplementary Planning Document. The words 'and hedgerow trees' could be added at the end of the third bullet point. ERROR: Para 6.102 needs to be corrected to say 'NPPF paragraph 118' not 18. More detail on Ancient Woodland will be provided in the Supplementary Planning Document.
1002092	1578	Policy DEV31			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Extend point 6 to include effects on landscape and local distinctiveness, including avoiding urbanising clutter and infrastructure.	Plan sound (but change could be agreed)	Although there are specific policies in the plan which seek to control the wider impacts on the environment (built and natural) from inappropriate or insensitive development, it is agreed that the policy could be amended to amplify the range of impacts that need to be managed
1002092	1579	Policy DEV34			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Draws attention to the potential impacts of renewable energy installations on the landscape character of the AONB	Plan sound (no change needed)	Other policies require the consideration of landscape impacts of development proposals.
1002092	1580	Policy DEV35			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	SUPPORTS the policy, and PROPOSES that an assessment of the landscape capacity be required as well as landscape sensitivity.	Plan sound (but change could be agreed)	AGREE to amend policy wording as proposed.
1002092	1581	Policy DEV37			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Fully support Point 6 of this policy with regards to development which undermines the undeveloped estuarine coastal margins in providing resilience to climate change not being permitted. This is particularly important in the South Devon AONB estuaries which are steep-sided and important habitats have limited room to migrate.	Plan sound (no change needed)	Support welcomed
1002092	1582	Policy DEV38			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Supports the policy but the CCMA's need to be shown on map	Error/Clarification to be accommodated	Support welcomed; the map will be corrected
1002092	1562	Policy DEV8			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Whilst the inclusion of this policy is welcomed there are some anomalous elements and other elements that require clarification - e.g. special designations; High Value Areas	Error/Clarification to be accommodated	Clause 2 applies to 'Designated Rural Areas'. Glossary can clarify that Designated Rural Areas are parish-level areas designated under S157 of the Housing Act 1985 through SI 2009 No 2098 Glossary can clarify that High Value Areas are Value Areas 3 and 4 as identified in Table 1.2 & shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015 (in JLP evidence base)

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1002092	1535	Policy SPT1			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Considers that the policy fails to achieve its intention of embedding the principles of sustainable development from the outset, as it separates out the 3 pillars of sustainable development, generating conflict between the pillars. The policy could be written in a more integrated way. Wording changes are suggested.	Plan sound (no change needed)	Policy SPT1 seeks to provide a high level strategic framework for delivering sustainable development. The NPPF is clear that 'to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'. The aim is for the principles set out within the policy to be considered alongside each other. Other policies within the plan set out the approach in terms of the Natural Environment (SPT11) DEV21 Conserving the historic environment; DEV22 Development affecting the historic environment; DEV24 Landscape Character, DEV25 Undeveloped Coast; DEV26 Strategic Landscape Areas; DEV27 Nationally Protected Landscapes; DEV28 Protecting and enhancing biodiversity and geological conservation; DEV34 Delivering low carbon development; DEV35 Renewable and low carbon energy (including heat). It is felt that all the policies within the plan should be read in conjunction with each other and therefore it is not necessary to add less strategic detail in Policy SPT1 otherwise it would lead to significant confusion and would also delete some of the strength of the later policies within the plan.
1002092	1541	Policy SPT11			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Suggests there are inaccuracies in this policy, namely the hierarchy and protection afforded according to status of designation. Also notes: Paragraph 3.90 – is unclear and should be changed to reflect the law on AONBs and National Parks, which is to 'conserve and enhance natural beauty'. Natural beauty is wider than just landscape character and scenery. Suggested changes are identified.	Plan sound (but change could be agreed)	See response to representation of Natural England
1002092	1542	Policy SPT12			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Errors with incorrect names used for European Sites.	Error/Clarification to be accommodated	This amendment can be made as a point of clarification prior to submission of the plan
1002092	1543	Policy SPT13			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Errors with incorrect names used for European Sites.	Error/Clarification to be accommodated	This can be changed as a clarification
1002092	1536	Policy SPT2			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Comments about importance of supporting sustainable rural communities and location of local of renewable energy	Noted	Comments noted, no changes suggested
1002092	1537	Policy SPT3			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply, Site Selection Process/SA	Plan sound (no change needed)	Support for the Policy area approach, and Plymouth being the focus for the majority of development is noted. Potential for housing supply through the Sustainable Villages is realistic, taking account of impacts, but the JLP does not allocate the sites to deliver that supply, so sites proposed by Neighbourhood Plans or through planning applications on windfalls sites at these settlements will be considered in the context of NPPF and JLP policy towards the AONB. JLP site allocations have fully considered the implications of relevant policies, including AONB
1002092	1538	Policy SPT5			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	It is not clear how SPT5's statement of 'reasonable walking distance' will relate to the 800m requirement in SPT2.	Plan sound (no change needed)	In relation to point 1 of SPT5 the 800 m distance in policy SPT2 will be used as a measure. No change required
1002092	1539	Policy SPT7			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Plan should reference the AONB in regard to keeping under review the potential need in the future to accommodate Torbay housing need. The Plan has incorrectly described the Marine Plans that apply to the plan area	Error/Clarification to be accommodated	Do not agree that reference to the AONB is required - AONB provisions are set out in other policies, and if at any time in the future Torbay needs were potentially to be met in South Hams, AONB considerations would clearly be part of a site selection process. Accept clarification regarding Marine Plans.

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1002092	1540	Policy SPT9			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	The policy does not contain any mention of guiding the style and appropriateness of transport infrastructure to landscape, vernacular and sense of place	Plan sound (no change needed)	SPT 9 sets out the need to deliver transport in the most health promoting and environmentally responsible manner, alongside supporting place shaping and healthy community objectives. Furthermore Devon County Council are the Highway Authority for South Hams and West Devon and hence will follow the guidance set out in 'Highways Management in Devon's Protected Landscapes' which is referred to in the Representation. Other policies relate specifically to landscape and place making requirements.
1002092	1548	Policy TTV12			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Lack of clarity in policy about relationship to AONB	Plan sound (no change needed)	the policy identifies the principle and other polices in the plan would ensure appropriate assessment in the context of decision making.
1002092	1549	Policy TTV13			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	This is a prominent gateway site to the South Devon AONB; wording changes and comments made on specific provisions of policy	Plan sound (but change could be agreed)	Minor changes to text to strengthen and clarify protection of special qualities of the AONB and sensitivities of the site
1002092	1550	Policy TTV14			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Raises fundamental concerns about the inclusion of this site which is against their earlier consultation advice and contrary to the findings of the Landscape Impact Assessment	Plan sound (no change needed)	Kingsbridge is a settlement where any site is likely to have an impact on the AONB. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The policy criterion recognise and seek to limit / mitigate landscape impact.
1002092	1551	Policy TTV29 (general)			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	The ' Things to be provided for by the development' included in the Table for this policy are inadequate to prevent significant environmental effects on the AONB. These requirements should be site specific and include more detail in order to ensure an appropriate level of mitigation is undertaken. The requirement ' Recognising and enhancing the relationship with the South Devon AONB' is ambiguous with regards what is expected from developments.	Plan sound (no change needed)	Policy SPT11 provides appropriate protection for the AONB. The SPDs will provide further guidance.
1002092	1551	Policy TTV29.21			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Given the damaging results of consented development at RA3 it would be highly inappropriate to proceed with allocating this site.	Plan sound (no change needed)	Salcombe is a settlement where any site is likely to have an impact on the AONB. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The policy criterion recognise and seek to limit / mitigate landscape impact.
1002092	1553	Policy TTV31			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	OBJECTS to policy (in particular 2. (iv)) on the basis that it has not been subject to sustainability appraisal. PROPOSES deletion of part 2, in favour of NPPF para 55, or PROPOSES some wording changes if this part of the policy is retained; has concerns about the permissiveness of elements of the policy; The horse part of policy seems odd in relation to the other parts of the policy, PROPOSES it should be expanded to include 'agriculture and equine'. Policy should apply to 'white areas' in Plymouth Policy Area, as PROPOSES modification of At Plymouth boundary.	Plan sound (but change could be agreed)	Policy TTV31 part 2 already mirrors the requirements of NPPF para 55. Agree that the horse content is incongruous with the remainder of the policy, and this part will be removed, the policy name will be reviewed against the proposed amendment. RESPONSE TO HOW TTV31 APPLIES TO WHITE LAND NEEDS CLARIFICATION.
1002092	1555	Policy TTV32			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Despite the policy title including reference to extensions, this policy's content does not appear to address extensions and focuses instead on replacement dwellings. Wording should be added to provide criteria on extensions to control for example compatibility with host dwelling, size, location, character, design, materials.	Plan sound (but change could be agreed)	AGREE that the policy requires specific criteria regarding residential extensions. These can be shown as clearly distinct within policy TTV32
1002092	1544	Policy TTV4			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Point 3 - Unclear what recognising and enhancing the relationship with the surrounding AONB means.	Plan sound (but change could be agreed)	Add text to paragraph 5.31 to clarify
1002092	1545	Policy TTV5			Roger English	South Devon	Not indicated	Cannot support this allocation in its present form and as	Plan sound (no	The OAN is positively prepared and justified by the SHMNA

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						Area of Outstanding Natural Beauty		per the site's Landscape Impact Assessment evidence suggest that even with mitigation, accommodating development at this site without resultant adverse landscape impacts is highly unlikely.	change needed)	evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable. The site has planning permission: 15_51/2710/14/O
1002092	1546	Policy TTV6			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Supports some aspects of the policy; the expansion of the proposed allocation beyond its current developed extent remains of concern with the potential for visually intrusion likely to give rise to unacceptable levels of harm to the AONB; wording changes suggested	Plan sound (but change could be agreed)	Amend criterion 9 to read 'A site specific mitigation plan to ensure all new development does not have any adverse effects upon greater horseshoe bats and their strategic flyways within the South Hams SAC bat consultation zone.'
1002092	1540	Strategic Connectivity			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Paragraph 3.64 has several factual inaccuracies and omits some very important context-setting facts which should be included.	Error/Clarification to be accommodated	Text amendments are agreed to correct factual errors and provide improved clarity
1002092	1515	Strategic Objective SO1			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Seeks amendments to points 4 (terminology around towns and villages) and 6 (avoid should be used instead of minimises); other aspects of objective welcomed	Plan sound (no change needed)	The terminology and wording used is considered appropriate
1002092	1524	Strategic Objective SO1			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Agree with the need for the spatial strategy to minimise development which affects sensitive areas, such as the AONBs and the Dartmoor National Park as well as European Sites. And, that the strategy accounts for limited development coming forward in the countryside and small settlements, guided by the Plan's policies. Some wording changes suggested	Plan sound (no change needed)	Support notes
1002092	1532	Strategic Objective SO10			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Seeks use of alternative terminology to 'preserve'; Seeks to extend 'new homes' statement to cover any unsustainable development	Plan sound (but change could be agreed)	These amendments can be agreed
1002092	1528	Strategic Objective SO6			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Protecting, conserving and enhancing' should be used in SO6(8)	Plan sound (but change could be agreed)	This terminology is used in SO1 and it would clarify the plan to use it here too
1002092	1529	Strategic Objective SO7			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Supports the strategic approach which emphasises development to meet local needs	Plan sound (no change needed)	Support welcomed
1002092	1530	Strategic Objective SO8			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Supports the strategic approach which emphasises development to meet local needs	Plan sound (no change needed)	Support welcomed
1002092	1531	Strategic Objective SO9			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Supports the strategic approach which emphasises development to meet local needs	Plan sound (no change needed)	Support welcomed
1002092	1537	Sustainable Villages			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	The sustainability evaluation of the plan areas rural villages (referenced in para 3.24) purely focused upon the economic and social aspects of sustainability and did not incorporate or evaluate the environmental aspect of sustainability. The resultant categorisation of some settlements as "sustainable" is therefore questionable. SHLAA sites highlighted as having significant constraints from a landscape and AONB perspective and failing the "Landscape Impact Assessment of potential housing and employment sites across the thriving towns and villages" assessment on landscape and harm to AONB grounds, have been included in the list of sites allocated in this plan.	Plan sound (no change needed)	The assessment framework did assess the accessibility of the natural environment from identified settlements. Criteria included access to PRoW and access to recreation and amenity spaces, as well community woodland, allotments etc. The assessment did not seek to assess the environmental sensitivity of each settlement as that is clearly a distinct and different piece of evidence. Nor did the village assessment assume any particular sites would be coming forward, and as such did not attempt to predict the potential impact of development on identified settlements. That exercise is expected to be done through neighbourhood plans when looking at potential site allocations.
1002092	1552	Sustainable Villages			Roger English	South Devon Area of Outstanding Natural Beauty	Not indicated	Some misgivings over the robustness of the sustainable village assessment. Cautious support for the suppressed growth expectations of settlements located within the AONB, although request that it also be noted that	Plan sound (but change could be agreed)	Clarification in supporting text that the indicative figure of 10 for AONB settlements does not prevent schemes of under 10 being considered major, or some schemes of over 10 being considered as minor.

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								schemes of under 10 dwellings could also result in significant and detrimental impact		
1002186	17	Newton Ferrers / Noss Mayo			S McDonough	Newton & Noss Parish Council	No	OBJECTS to Newton Ferrers and Noss Mayo being listed as separate settlements with an indicative housing figure attributed to each. PROPOSES that the settlements be grouped and given an indicative housing target of 10 only.	Plan sound (no change needed)	Both settlements met the minimum requirement to be considered sustainable in their own right, and as such each settlement can support the identified level of future growth. Housing expectations have been limited in the AONB in recognition of the sensitive character of the landscape, but without this suppression Newton Ferrers would have been clearly distinct from Noss Mayo and allocated a higher figure. The 2004 Newton & Noss Parish Plan makes the clear distinction between the two settlements and lists them as villages in their own right.
1002202	2106	Omission site (Plymouth Policy Area)			Peter Rowan		Not indicated	Seeks allocation of greenspace site for housing (land off Forder Valley road)	Plan sound (no change needed)	Site unsuitable given unacceptable natural infrastructure impacts
1002307	212	Policy SPT3				Highampton Parish Council and NPG	Not indicated	Challenges Housing Supply - error in calculating supply; time period and indicative housing levels for neighbourhood plans	Error/Clarification to be accommodated	Supply forecast robust and correctly record commitments and completions. The 720 dws for Neighbourhood Plans is the allowance for future supply yet to be identified through Neighbourhood Plans (or through development management in Sustainable Villages without NPs). Amend Fig 5.1 by adding the footnote to explain that the table refers only to sites allocated by the Joint Local Plan policies plus the allowance for potential supply at Sustainable Village.
1002307	212	Policy TTV30			Mr Steve Male	Highampton Neighbourhood Plan Group	Not indicated	Strongly supports the JLP's approach to sustainable villages	Plan sound (no change needed)	Support welcomed
1002307	212	Spatial Strategy (TTV Policy Area)			Mr Steve Male	Highampton Neighbourhood Plan Group	Not indicated	Supports the strategy to focus development in areas that are sustainable; however, it takes no account in the different in behaviour in the West Devon area, this will require north-south transport links to be improved	Plan sound (no change needed)	Transport infrastructure needs have been assessed for the plan area, and areas of investment identified.
1002307	212	Sustainable Villages			Mr Steve Male	Highampton Neighbourhood Plan Group	Not indicated	The zero employment figure in Table 5.1 should not be taken as a prohibition on new employment space within the villages; there is also some confusion about the calculation of the Sustainable Villages contribution to housing supply in Table 3.3	Noted	There is an identified figure for the sustainable villages in Figure 3.3. The comments regarding figure 5.1 are noted, although the JLP is not seeking to identify employment sites in the sustainable villages, provision is made under TTV30 for NPs to deliver appropriate employment development.
1002313	1419	Policy DEV31		Dartington Parish Council	Kate Wilson	Dartington Parish Council	Yes	Climate change is one of the biggest threats to society at the moment, but since the introduction of the NPPF it has not been a spatial planning objective. It is clearly not a priority, but how climate change arising from transport can be addressed via a section in Policy DEV31.	Plan sound (no change needed)	The JLP does include policies relating to sustainable development and climate change. The transport policies of this plan are part of this overall package of measures.
1002313	1418	Policy DEV32		Dartington Parish Council	Kate Wilson	Dartington Parish Council	Yes	Concerns raised about the extent to which the JLP supports the role of Neighbourhood Plans. Believes that the strategies related to Neighbourhood Planning could be referred to under the statement 'Ensuring that new homes contribute to the delivery of sustainable communities' which is referred to at DEV32.	Plan sound (no change needed)	DEV32 refers to the provision of an appropriate range of community infrastructure resulting from the development of new homes. Paragraph 6.114 includes a section stating the important role of Neighbourhood Plans in bringing forward the amount of new homes and identifying future infrastructure and service needs.
1002313	786	Policy DEV4			Kate Wilson	Dartington Neighbourhood Plann	Yes	Request that INA priorities are aligned with local investment priorities set out in Neighbourhood plan and local OSSR Assessment.	Noted	These comments relate to the Infrastructure Needs Assessment and not the policy DEV4 itself. Forward to INA lead for information.
1002313	1417	Policy DEV4		Dartington Parish Council	Kate Wilson	Dartington Parish Council	Yes	Request that INA priorities are aligned with local investment priorities set out in Neighbourhood plan and local OSSR Assessment.	Noted	These comments relate to the Infrastructure Needs Assessment and not the policy DEV4 itself. Forward to INA lead for information.
1002313	1406	Policy TTV29 (Dartington)		Dartington Parish Council	Kate Wilson	Dartington Parish Council	Yes	Policy TTV29 makes no mention of NPs and contains no strategic or support mechanisms. There is not enough strategic guidance in the JLP to enable NPs to deliver their visions. Therefore, it is not clear what the delivery mechanisms or expectation will be for delivering housing in these settlements. The policy should be rewritten to include mechanisms for delivering and supporting NPs, as without such information this policy	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

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								is not effective or deliverable. Policy TTV29 is not sound in relation to the Broom Park, Dartington site because the views of the local community have not been taken into account. A key concern has been that the development of this site would join up the hamlets of Week and Broom Park to the main village. Would like to see the DHT site at the Old Postern allocated for housing. The NP supports the sites on the DHT core estate being allocated in preference to sites off the core estate.		<p>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>
1002313	956	Policy TTV29 (Dartington)			Kate Wilson	Dartington Neighbourhood Plan	Yes	<p>Policy TTV29 makes no mention of NPs and contains no strategic or support mechanisms. There is not enough strategic guidance in the JLP to enable NPs to deliver their visions. Therefore, it is not clear what the delivery mechanisms or expectation will be for delivering housing in these settlements. The policy should be rewritten to include mechanisms for delivering and supporting NPs, as without such information this policy is not effective or deliverable. Policy TTV29 is not sound in relation to the Broom Park, Dartington site because the views of the local community have not been taken into account. A key concern has been that the development of this site would join up the hamlets of Week and Broom Park to the main village. Would like to see the DHT site at the Old Postern allocated for housing. The NP supports the sites on the DHT core estate being allocated in preference to sites off the core estate.</p>	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.</p> <p>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.</p>

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										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.
1002313	1416	Policy TTV30		Dartington Parish Council	Kate Wilson	Dartington Parish Council	Yes	Lack of clarity about how NPs will be supported. Aspirations of the local community have been ignored.	Plan sound (no change needed)	Policy TTV30 and the supporting text provides support for NPs without being too prescriptive. The JLP is required to identify and meet the identified housing need across the plan area, and this may mean some settlements feel that they have been identified for a higher proportion of housing than if they were able to choose for themselves. Whilst the JLP identifies strategic housing allocations in the first 2 tiers of the settlement hierarchy, it leaves a lot of room for NPs to adopt policies relating to delivery and other land uses.
1002313	957	Policy TTV30			Kate Wilson	Dartington Neighbourhood Plann	Yes	Lack of clarity about how NPs will be supported. Aspirations of the local community have been ignored.	Plan sound (no change needed)	The purpose of the policy is to acknowledge that neighbourhood plans will lead on determining the development needs in the sustainable villages. The level of practical support provided in neighbourhood plan processes will be a matter for discussion between the LPAs and the relevant villages
1002318	1375	Policy DEV8		Thurlestone Parish Neighbourhood Plan	Sue Crowther	Thurlestone Parish Neighbourhood Plan	Not indicated	It would be helpful to refer to the provision of specialist forms of housing for older people, such as Assisted Living, in the wording of the policy	Plan sound (no change needed)	Wording of Clause 1(iii) is sufficiently clear, comprehensive and flexible. Listing types of specialist forms of housing for older people - would be too detailed (there are numerous forms) and inflexible as 'products' and their branding change over time.
1002318	1363	Policy SPT2		Thurlestone Parish Neighbourhood Plan	Sue Crowther	Thurlestone Parish Neighbourhood Plan	Not indicated	There is no specific reference to village networks, as referenced in para 55 of the NPPF. This would be helpful in terms of applying the principle of sustainable development to groups of smaller settlements, where villages share facilities and services to their mutual benefit.	Plan sound (no change needed)	Policy SPT2 is a high level policy setting out the principles of linked neighbourhoods and rural communities. The detail regarding the settlement hierarchy and how it is defined is set out in Policy TTV1 and TTV30 sets out the approach for the smaller sustainable villages. The approach is to encourage local communities to work together to prepare Neighbourhood Plans and it could be that through that approach plans are prepared for clusters of settlements, this would provide the local community with the opportunity to define their local village networks.
1002318	1371	Policy TTV1		Thurlestone Parish Neighbourhood Plan	Sue Crowther	Thurlestone Parish Neighbourhood Plan	Not indicated	PROPOSES minor rewording to identify a clear role for village networks in delivering sustainable development in rural areas.	Plan sound (but change could be agreed)	Agree that some additional wording to both TTV1 and TTV29 could help to understand the nature of sustainability in rural areas and the relationship between villages.
1002318	1372	Policy TTV2		Thurlestone Parish Neighbourhood Plan	Sue Crowther	Thurlestone Parish Neighbourhood Plan	Not indicated	Suggested conflict between policy wording in TTV2 and paragraph 5.15	Plan sound (no change needed)	Impacts of development within the AONB are subject to specific consideration in policy DEV27.
1002318	1374	Policy TTV32		Thurlestone Parish Neighbourhood Plan	Sue Crowther	Thurlestone Parish Neighbourhood Plan	Not indicated	Proposed additional policy wording to provide greater clarity, particularly relating to proposed extensions.	Plan sound (but change could be agreed)	AGREE that some policy refinement would improve the policy, and enable an applicant to better understand the requirements, particularly for proposals involving extensions in the countryside.
1002318	1373	Sustainable Villages		Thurlestone Parish	Sue Crowther	Thurlestone Parish	Not indicated	Clarity required over which housing numbers count towards the indicative housing figures.	Plan sound (but change could be	Paras 5.156 and 157 identify neighbourhood plan allocations as the preferred mechanism for delivering the housing figures

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				Neighbourhood Plan		Neighbourhood Plan			agreed)	in Fig 5.8. However, further clarification can be incorporated in para 5.156
1002319	921	Policy DEV1			Sue Eberle		Not indicated	No mention of potential problems of noise, from new developments/ businesses.	Plan sound (no change needed)	It is considered that noise from development/ businesses is covered in DEV1
1002319	919	Policy DEV8			Sue Eberle		Not indicated	Seeks a greater percentage of affordable housing in TTV area	Plan sound (but change could be agreed)	The percentage of affordable housing required is consistent with viability evidence .
1002319	917	Policy SPT11			Sue Eberle		Not indicated	Policy fails to adequately recognise undesignated areas	Plan sound (no change needed)	The policy recognises the wide spectrum of green spaces from designated to undesignated; it is a strategic policy with more detail in the DEV policies
1002319	577	Strategic Objective SO11			Sue Eberle		Not indicated	Policy DEV10 should immediately follow SO11	Plan sound (no change needed)	This is a comment on the plan's structure. No change is considered necessary.
1002319	919	Strategic Objective SO9			Sue Eberle		Not indicated	There is nothing in text to cover rural transport	Plan sound (no change needed)	This is not so. Point 5 is specifically about rural travel
1002356	364	Policy TTV18			Jan Goffey		Yes	The land to the north of the stream should be taken out of the development	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The land comprising allocation TTV18 has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan.
1002388	388	Salcombe			Gill Claydon	Salcombe Town Council	Not indicated	Salcombe - concern over 60 additional houses, and the affordability of these for local people. Concerns over sustainability of local bus service, and potential for developing on Shadycombe car park.	Plan sound (no change needed)	Evidence and justification for potential sites supports proposed allocations.
1002451	903	General			Annette Thorn	Dittisham Parish Council	Not indicated	Supports the plan	Plan sound (no change needed)	Support welcomed
1002456	860	Policy TTV30			Jean Turrell	East Allington Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1002456	862	Policy TTV31			Jean Turrell	East Allington Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1002497	1163	Bickleigh / Woolwell			Dan Janota	Dartmoor National Park Authority	Not indicated	Paragraph 4.180 The specific reference to recreational pressure relating to Dartmoor National Park is welcome. As a point of clarification, given the proximity to areas of the National Park which are under significant recreational pressure already, would further welcome reference within this paragraph for the need to clearly understand the recreational pressure arising from the development of this site and for the strategy and mitigation to be informed by and respond to this evidence.	Error/Clarification to be accommodated	Agree to additional text to reference recreational impact assessment and mitigation strategy.
1002497	1163	Policy PLY44			Dan Janota	Dartmoor National Park Authority	Not indicated	Welcomes that the JLP Authorities recognise the potential significant impact of this site upon Dartmoor National Park on a number of fronts, though most notable landscape impact and setting, tranquillity and dark night skies, highways, and recreational impacts. DNPA recognises the need to accommodate growth as part of the overall housing strategy to meet the OAN of the HMA. The current policy wording of PLY44 is fit for purpose, though wish to reiterate desire for close involvement in the master planning of this site in the interests of the Dartmoor National Park.	Plan sound (no change needed)	Support welcomed
1002497	1162	Policy SPT11			Dan Janota	Dartmoor National Park Authority	Not indicated	A change may not be strictly necessary, but care should be taken to ensure that confusion is not caused by giving the impression the JLP includes decisions in the National Park	Plan sound (but change could be agreed)	This point can be picked up as part of a wider review of modifications for this policy - see response to representation of Natural England
1002497	1161	Policy SPT3			Dan Janota	Dartmoor National Park	Not indicated	Supports Housing Distribution/Requirement - Approach taken with regard to DNP; scale to be confirmed	Plan sound (no change needed)	The 600 dws allowance for the scale of housing need in the South Hams and West Devon part of Dartmoor National

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						Authority				Park that is deducted from the HMA OAN to calculate the JLP total housing target is based on the evidence to date, which has been assessed with DNPA. We will continue to work with the DNPA under the Duty to Cooperate to ensure that the HMA needs are met.
1002497	1161	Policy SPT7			Dan Janota	Dartmoor National Park Authority	Not indicated	Minor wording change to SPT 7. Replace "special landscapes" with "special qualities"	Plan sound (but change could be agreed)	The change does not affect the soundness of the JLP but could synchronise the language of the JLP with the Dartmoor Management Plan.
1002497	1168	Policy TTV17			Dan Janota	Dartmoor National Park Authority	Not indicated	Request criterion to state "A landscape strategy which addresses the site's scale and prominence, and the edges of the development, and mitigates visual and landscape setting impacts on Dartmoor National Park"	Plan sound (no change needed)	criterion 1 already includes the references albeit phrased differently
1002497	1169	Policy TTV18			Dan Janota	Dartmoor National Park Authority	Not indicated	Request criterion to state "A landscape strategy which addresses the site's scale and prominence, and the edges of the development, and mitigates visual and landscape setting impacts on Dartmoor National Park"	Plan sound (no change needed)	criterion 1 already includes the references albeit phrased differently
1002497	1166	Policy TTV24.5			Dan Janota	Dartmoor National Park Authority	Not indicated	TTV24(5) (Kelly Preparatory College) Should clarify policy about scale and nature of development of site . It is distant from the town and rural in nature, close to edge of Dartmoor National Park	Plan sound (but change could be agreed)	AGREE that mitigating potential impact on setting of DNP should be expressed in policy wording.
1002497	1164	Policy TTV8			Dan Janota	Dartmoor National Park Authority	Not indicated	Request amendment of criterion 3 to state "A landscape strategy which addresses the site's scale and prominence, and the edges of the development, and mitigates visual and landscape setting impacts on Dartmoor National Park"	Plan sound (but change could be agreed)	This can be agreed as a minor modification.
1002541	183	Bratton Clovelly		Bratton Clovelly Parish Council	Emma James	Bratton Clovelly Parish Council	Yes	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1002541	20	Policy SPT3		Bratton Clovelly Parish Council	Emma James	Bratton Clovelly Parish Council	Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply -Site Selection Process/Sustainability Appraisal	Plan sound (no change needed)	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. Minor change to Glossary to include definition of housing need consistent with definition in NPPG.
1002550	238	Policy DEV18		Milton Abbot Grouped Parish Council	Emma James	Milton Abbot Grouped Parish Council	Not indicated	Policy is not sound. Para 6 would replace west Devon core strategy policy R6 which requires there to be 'no harm, to the level of local service, not 'no significant harm' R6 supporting text requires properties should be marketed for 12 months at realistic price. Term harm is subjective and change to significant harm does not aid interpretation. alternative wording should be used. availability of local facilities is main element of sustainability. Policy is therefore unsound failing to require realistic assessment of viability before change is consider	Plan sound (no change needed)	DEV 18 part 6 Policy is considered sound as worded, further guidance on the specific matters could be provided in supplementary Planning Document or is for the consideration of individual planning applications. No change required
1002563	1062	Policy TTV16		Okehampton Hamlets Parish Council	Jane Gillard	Okehampton Hamlets Parish Council	Not indicated	It is essential priority is given to the delivery of the much needed infrastructure, particularly the link road between Exeter Road and Crediton Road, ahead of more housing development	Plan sound (but change could be agreed)	Devon County Council advise that to unlock employment land the construction of a link road between Crediton Road and Exeter Road is required. This scheme will reduce the convergence of traffic at the Barton Road junction. The first phase of this scheme is on site and the future phase has been secured through the S106 agreement secured.
1002563	1063	Policy TTV17		Okehampton Hamlets Parish Council	Jane Gillard	Okehampton Hamlets Parish Council	Not indicated	Delivery of the employment opportunities is needed before housing.	Plan sound (no change needed)	The need to balance residential development with employment is recognised through the allocations.

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1002563	1064	Policy TTV18		Okehampton Hamlets Parish Council	Jane Gillard	Okehampton Hamlets Parish Council	Not indicated	Land to the east of the proposed Stockley Valley park is not suitable for development. This land should not be developed, there are parcels of more suitable land identified by the local Neighbourhood Planning Group which could be used instead. Provisions must be made to update the existing sewage system.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The allocated land benefits from planning permission with all material considerations taken into account, including sewerage.
1002563	1065	Policy TTV19		Okehampton Hamlets Parish Council	Jane Gillard	Okehampton Hamlets Parish Council	Not indicated	Access to this land should be carefully considered, it is not appropriate for it to be from the existing narrow rural lane.	Plan sound (no change needed)	Criterion 5 identifies the preferred point of access
1002581	1061	Kingsbridge		Loddiswell Parish Council and Neighbourhood Planning Group	Loddiswell Neighbourhood Plan	Loddiswell Parish Council and Neighbourhood Planning Group	Not indicated	Proposes to add a local highways issue to the JLP. Proposes that the AONB Planning Guidance forms part of the JLP	Plan sound (no change needed)	Local highways issues do not fall within the scope of the JLP, particularly where they are not directly related to a specific development proposal. The AONB Planning Guidance is cross referenced within the JLP, and is a material consideration when determining planning applications.
1002586	788	General			Ms Jean Trehitt	North Tawton Neighbourhood Plan & North Tawton Town Council	No	Supports the JLP and feels that the policies on the whole reflect those of our Neighbourhood Plan; like the JLP to clarify the difference between moderate and major development particularly in relation to the Thriving Towns and Villages.	Plan sound (no change needed)	Support welcomed; the term moderate is not used in the same context as major development, which is given a definition in the Glossary
1002586	415	Policy DEV34			Ms Jean Trehitt	North Tawton Neighbourhood Plan & North Tawton Town Council	No	Advocates extending the low carbon development policy to all developments	Plan sound (no change needed)	Compliance with the policy for smaller developments could be an excessive burden and damage scheme viability
1002586	375	Policy TTV29.18			Ms Jean Trehitt	North Tawton Neighbourhood Plan & North Tawton Town Council	No	Support the policy but criteria should read town, not village.	Error/Clarification to be accommodated	Support welcomed; the error can be corrected before submission of the plan. The site has planning permission: 01037/2013/F
1002849	343	Bere Ferrers			Mary Taylor	Bere Ferrers Parish Council	Yes	Questions the validity of the JLP approach - more explanation required regarding links with Exeter and Cornwall. OBJECTS to the approach to defining sustainable villages. OBJECTS to Bere Ferrers being included as a sustainable village. OBJECTS to the NP being required to find a site for another 10 homes.	Plan sound (no change needed)	The assessment of sustainable villages was subject to two phases of consultation, both of which were sent to the PC. As such, the PC and NP group had the opportunity to shape the assessment framework and assess the proposed sustainable settlements before the Reg19. As such, Bere Ferrers has not 'suddenly' been identified as sustainable. The village housing figures are not counted towards the 5 yr supply in recognition of the time it takes to get an NP in place. Bere Ferrers scores well against the approved criteria, and to remove the village from the sustainable villages list would be to ignore our own evidence.
1002886	611	Stoke Gabriel			Helen Kummer	Stoke Gabriel Parish Plan Group	No	Agrees with Reps from Paignton NP and South Hams Society. OBJECTS to any further housing being delivered in Stoke Gabriel, partly due to amount of housing already delivered in recent years, partly due to lack of supporting infrastructure, and partly due to landscape and habitat sensitivity.	Plan sound (no change needed)	Village assessment for settlements within the AONB were suppressed due to landscape sensitivity, with a minimum figure of 10 suggested within the plan period. It is up to NP groups to demonstrate how this figure will be delivered, and how local circumstances will shape the type of delivery proposed.
1002903	1818	Dartington			Leaf Lovejoy		Not indicated	Supports another objector's point about the misidentification of Dartington as a key village in category 2 of the 'sustainable settlement hierarchy', rather than as a collection of scattered settlements and hamlets, with each of those hamlets thus being in category 4, 'where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and 2).	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

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										<p>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>
1002903	1821	Policy TTV1			Leaf Lovejoy		Not indicated	Development strategy within the hierarchy of settlements is not the result of assessment of reasonable alternatives but driven by land availability. Excessive housing expectations in rural villages, with no regard given to recent supply in certain villages. PROPOSES that Dartington not be recognised as a Key Village but as a collection of hamlets, and should be subject to policy TTV31 - Development in the Countryside, as a result.	Plan sound (no change needed)	The sustainable villages assessment tool that was used to inform policy TTV30 clearly identified Dartington as distinct from other villages, on account of the high level of services and facilities available locally. It would be counter-intuitive to ignore the services available in this location and de-classify Dartington as a 'collection of hamlets' when the evidence clearly contradicts that.
1002903	1825	Smaller towns and key villages			Leaf Lovejoy		Not indicated	Misidentification of Dartington as a key village in category 2 of the 'sustainable settlement hierarchy', rather than as a collection of scattered settlements and hamlets, with each of those hamlets thus being in category 4, 'where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities	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.</p> <p>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. .</p>
1002904	8	Kingsbridge			LN Pengelly		Yes	Kingsbridge vision diagram does not show the correct AONB boundary, the whole estuary is part of it. Mixed use development in that area will need to demonstrate protection and enhancement of the natural beauty and landscape	Error/Clarification to be accommodated	The AONB boundary as shown on the Vision diagram will be checked and any errors corrected.
1002904	10	Policy TTV13			LN Pengelly		Yes	Disagree that the Quay side needs regenerating. Not sure where the comment 'The local community has a long held aspiration for regeneration of the Quayside	Plan sound (no change needed)	The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape

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								area' come from. Estuary car park has come from filling in the foreshore to provide extra parking and public access to the estuary area. Don't believe people wish to lose the area to buildings. Policy fails to record that it is part of the South Devon AONB. and a SSSI site.		the detailed proposals.
1002904	296	Policy TTV14			LN Pengelly		Yes	The development proposal for Belle Hill conflicts with NPPF para's. 32, 35 and 123 and should be deleted from the plan on public safety grounds.	Plan sound (no change needed)	DCC as Highway Authority has been consulted and it is considered that safe connectivity between the site and the town can be provided.
1002904	297	Policy TTV14			LN Pengelly		Yes	This proposal does not comply with para. 115 of the NPPF or the CROW Act in terms of having regard to the purpose of the AONB. The proposal should be deleted from the plan.	Plan sound (no change needed)	It is recognised that the site is within the setting of the AONB. This has been taken into account in drafting the policy.
1002904	532	Policy TTV14			LN Pengelly		Yes	The site should be deleted as it contravenes JLP and national guidance relating to flood issues.	Plan sound (no change needed)	The EA has been consulted and it is considered that the development of this site as proposed is acceptable from the flood risk point of view.
1002904	780	Policy TTV15.1			LN Pengelly		Yes	Boundary should be reduced to previous plan's boundary.	Plan sound (no change needed)	This site was allocated in the Kingsbridge SA DPD and through that document's Examination process was found to be 'sound'. The site has subsequently been granted planning permission for mixed-use development.
1002915	827	Policy TTV29 (Dartington)			Mike Galvin		Not indicated	Objects to the disproportionate number of houses proposed for Dartington which would be too much for integration in one village.	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.</p> <p>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</p>

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										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.
1002916	200	Policy TTV29 (Dartington)			Gordon Riddel		Not indicated	Dartington Object to JLP. 504 houses is too many. Would overwhelm the village with lack of services and road improvements. Want development proposed elsewhere. Need to consider air pollution.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1002917	785	Policy SPT3			Michael Webster		Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - Site Selection Process/SA, excludes other commitments and windfall	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1002917	785	Spatial Strategy			Michael Webster		Yes	The JLP should not use Plymouth's aspirationally-driven population projection nor its reduced occupancy projection to the sustainable villages; the JLP should not have policies that encourage second-homes and vacant properties.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1002928	202	Policy TTV29 (Modbury)			D Ranwell		Not indicated	The plan takes no account of the existing traffic problems in Modbury; Modbury's allocation should be reduced from 80-40	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

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
										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.
1002928	202	Spatial Strategy			D Ranwell		Not indicated	Eight grounds of objection to plan identified - relating to lack of investment in infrastructure, housing allocations too high, redistribution of housing from West Devon, lack of input from neighbourhood plan processes, provisions for Modbury, and a saturated housing market	Plan sound (no change needed)	The spatial strategy and housing distribution strategy was set out and explained in the Distribution Topic Paper published for comments in Nov 2016. The matters raised in the representation are explained in the Topic Paper and other evidence base.
1002936	389	Policy TTV29 (Modbury)			Rodney Bomford		Not indicated	REMOVE PROPOSED ALLOCATION 29(16 & 17), INCLUDE Alternative sites that have been submitted for consideration by MPC.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1003176	230	Policy TTV31			H Asbridge	MACKPlan Neighbourhood Planning Team	No	OBJECTS to policy wording of TTV31, as it lacks clarity regarding how SBs will be applied, and how they will be used. Not clear how feedback on draft SBs can be reflected in the JLP. Chillaton appears in the revised SB pack, but is not on the sustainable villages list.	Plan sound (but change could be agreed)	Whilst policy TTV1 is clear that policy TTV31 will apply outside all identified settlement boundaries, it is acknowledged that this could useful be stated in policy TTV31 also. Agree to amend wording of policy TTV31 as advised.
1003215	899	Policy DEV10			Jon Capel	Harrison Sutton Partnership	Not indicated	Support for Policy DEV10 in particular the ambition to deliver high quality housing. It is hoped these will be rigorously upheld especially in light of some large housing schemes where mass produced housing plans have brought mediocrity and poor design standards to recent developments throughout South West Devon.	Plan sound (no change needed)	Support welcomed
1003215	891	Policy DEV8			Jon Capel	Harrison	Not indicated	Challenges the principle of requiring an off-site	Error/Clarification to	Glossary can clarify that High Value Areas are Value Areas 3

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						Sutton Partnership		commuted sum to deliver affordable housing for homes exceeding 200m2 in High Value Areas	be accommodated	and 4 as identified in Table 1.2 and shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015 (in JLP evidence base). Reasoned Justification can clarify that details for implementation of Clause 4 will be the subject of the TTV SPD & updating of the affordable housing code of practice.  Clause 4 is a JLP policy response to local circumstances as justified by evidence of very high house prices in parts of the South Hams; focused on meeting Strategic Objective SO6. Dwelling size threshold is appropriate. Consider implications of any further Government policy or guidance on self build & affordable housing contributions if/when it is published.
1003252	390	Policy TTV29.12			Richard Jones		Not indicated	Supports the plan's proposal for the site. As landowners, would be willing to work with the local community to deliver a sustainable development.	Plan sound (no change needed)	Support welcome and comments noted
1003264	397	Omission site (TTV Policy Area)		Hopwood Swallow LLP	Peter Swallow	Landowner and Elliot Construction (Developer)	Not indicated	OMISSION SITE, PENHILL LANE, HILLHEAD SH_30_04_13	Plan sound (no change needed)	The JLP does not seek to allocate sites in the countryside.
1003264	400	Policy TTV29.3		Hopwood Swallow LLP	Peter Swallow	Devon and Cornwall Farmers Limited (Landowner)	Not indicated	SUPPORT proposed allocation 29(3)	Plan sound (no change needed)	Support welcomed
1003389	392	Policy TTV29.12	Mr Peter Rowan		Peter Heard	Peter Heard	No	Landowner supporting the allocation of their land	Plan sound (no change needed)	Support welcomed
1003421	1423	Policy PLY20		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	Comment acknowledges heritage accent within PLY20.	Noted	No change required.
1003421	1424	Policy PLY25		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	Acknowledges accent on respecting heritage assets.	Noted	No change sought
1003421	1430	Policy PLY44		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	The pressing need is for support to the creation of new communities, each with their own new local identity. In these contexts, it would assist if the language of Policy SPT2 ('places of worship') were to be replicated so that the implications of the general policy could clearly and explicitly be read through into the particular locality (see PLY48 (7)).	Plan sound (no change needed)	Comments noted. The creation of a local identity and sense of community is recognised and is covered by policy SPT2.
1003421	1427	Policy PLY48		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	The pressing need is for support to the creation of new communities, each with their own new local identity. In these contexts, it would assist if the language of Policy SPT2 ('places of worship') were to be replicated so that the implications of the general policy could clearly and explicitly be read through into the particular locality (see PLY48 (7)).	Plan sound (but change could be agreed)	The wording within the policy is a specific aspiration in relation to the Sherford development; however, the wording from SPT2 could also be added for clarification
1003421	1427	Policy PLY50		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	The pressing need is for support to the creation of new communities, each with their own new local identity. In these contexts, it would assist if the language of Policy SPT2 ('places of worship') were to be replicated so that the implications of the general policy could clearly and explicitly be read through into the particular locality (see PLY48 (7)).	Plan sound (no change needed)	Support welcomed, duplication between policies is not required and would be undue repetition which the NPPG recommend against (Paragraph: 009 Reference ID: 12-009-20140306 Revision date: 06 03 2014), policies of the plan will be used together in the deamination of applications.
1003421	1422	Policy SPT2		Diocese of Exeter	Ed Moffatt	Diocese of Exeter	Not indicated	Supports the policy and particularly the following stated characteristics of sustainable neighbourhoods and communities: "8) Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population. 9) Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts,	Plan sound (no change needed)	Support welcomed

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								culture, community facilities, open space, sport and recreation, and places of worship." Supports para 3.16		
1003523	58	General			Terry Cummings		Not indicated	Asks just how Okehampton and its surrounding areas really fits in to the Plymouth area when we are more associated with Exeter due to transport and infrastructure issues. The area has been added to enhance the numbers of houses Plymouth can gather from the area.	Plan sound (no change needed)	The HMA justification is contained in the SHMNA Pt I, and has been defined also in line with our neighbouring authorities.
1003587	394	Omission site (TTV Policy Area)		Bell Cornwall	Amy Roberts	Penninsula Properties	No	Seeks allocation of site at Devonshire Gardens, North Tawton	Plan sound (no change needed)	The JLP is positively prepared and uses objective evidence to identify a plan wide housing need figure. The proposed allocations within the JLP meet this need in full, with no need to identify additional sites at this time. This does not prevent additional sites coming forward through a neighbourhood plan. An area of Flood Zone 3 runs along the northern boundary and covers the access from Devonshire Gardens. The site is detached from the existing settlement, and would represent an incongruous extension to the settlement in this location.
1003587	944	Policy SPT3		Bell Cornwall	Amy Roberts	Penninsula Properties	No	Supports Policy Targets and 'at least' wording Challenges Housing Supply - Site Selection Process/SA Challenges Housing Supply - Insufficient Supply, additional sites required	Plan sound (no change needed)	Support for target expressed as minimums noted. Evidence about housing supply is robust.
1003587	941	Policy TTV1		Bell Cornwall	Amy Roberts	Penninsula Properties	No	Supports the proposed hierarchy of settlements, especially North Tawton's designation as a Local Centre	Plan sound (no change needed)	Support welcomed
1003587	942	Policy TTV29 (general)		Bell Cornwall	Amy Roberts	Penninsula Properties	No	Policy TTV29 contains the site allocations for the smaller towns and key villages but in order to be positively prepared and be considered fully sound it needs to make clear that the housing provisions identified for each settlement are not ceiling figures – the policy cannot prevent other suitable and sustainable sites from coming forward.	Plan sound (no change needed)	The policy neither sets ceiling figures nor prevents other sites coming forward
1003587	943	Policy TTV31		Bell Cornwall	Amy Roberts	Penninsula Properties	No	Part 1 of Policy TTV31 must be reworded to differentiate between previously developed land abutting the boundaries of sustainable settlements and greenfield land abutting or very near to a settlement.	Plan sound (no change needed)	It is acknowledged that it is preferable for previously developed land to come forward before greenfield land, the policy requirements of proposals outside settlement boundaries remain the same, in the a proposal must demonstrate that the location is, or can be made, sustainable.
1003587	941	Settlement Boundaries		Bell Cornwall	Amy Roberts	Penninsula Properties	No	PROPOSES that Settlement boundary revisions should include brownfield sites on the edge of settlement as an agreed principle.	To be considered in review Settlement Boundaries background document	The OAN is positively prepared and justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan. The inclusion of brownfield land on the edge of settlements within the revised SBs has some merit, given that broadly speaking the principle of development is established. However, this is unlikely to extend beyond sites that adjoin a settlement.
1003676	952	Lee Mill		Jackson-Stops & Staff	James Gibbs	Miss D Everson of The Bungalow, Mill Yard, Lee Mill	Not indicated	OBJECTS to the where Lee Mill sits within the settlement hierarchy.	Plan sound (no change needed)	The settlement hierarchy is informed by the sustainable villages assessment. Only Dartington has changed in its settlement 'ranking' on account of the significant amount of services and amenities available locally. The assessment for Lee Mill in no way justifies inclusion to a higher level in the settlement hierarchy.
1003676	436	Policy DEV16		Jackson-Stops & Staff	James Gibbs	Miss D Everson of The Bungalow, Mill Yard, Lee Mill	Not indicated	We object to this Policy on the grounds that it currently only refers to thresholds for retail development creating new or additional floor space creating 250 sq mtrs gross in the thriving Towns and Villages Policy area. This should be more flexible depending on the status of the town and village and therefore should be a similar threshold to the Plymouth policy area of 500 sq metres (gross).  In addition there should be the facility to relate these tests to settlements not currently within the thriving	Plan sound (no change needed)	The floor space thresholds for impact assessment is supported by up to date evidence base to inform the policy as set out. Change from 250 sqm to 500 sqm in thriving towns and villages is not supported by evidence base and adopting a high threshold would limit the potential for scheme which could have a significant adverse impact on smaller centres to be considered. The consideration of the impacts of specific proposals on individual centres will be a matter for applications based upon the impact assessments provided. No change required

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								towns and villages policy area but which fulfil an equivalent or better function by virtue of their strategic location and other employment residential facilities such as Lee Mill.		
1003676	946	Policy DEV8		Jackson-Stops & Staff	James Gibbs	Weymouth Family of Motherhill Farm, Salcombe	Not indicated	The general policy of Affordable Housing to be delivered on Site for developments of more than 11 dwellings at a rate of 30% is supported. However, object to the Policy on the grounds it should provide the necessary flexibility for changing financial climates and site specific abnormal costs	Plan sound (but change could be agreed)	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability.
1003676	435	Policy TTV29.21		Jackson-Stops & Staff	James Gibbs	Weymouth Family of Motherhill Farm, Salcombe	Not indicated	Broadly support the allocation of this site. Having assessed its capacity, would request that it be identified in the plan for 'up to 25 dwellings', which would reflect the capacity of the site and provide a degree of flexibility. Re. Policy DEV8 including the requirement for 30% AH - support this in principle, but object on the basis that it should include the wording 'subject to financial viability' - to provide flexibility and be able to take local circumstances into account.	Plan sound (no change needed)	Support in principle is welcome. The dwelling numbers given in the plan are approximate. If it can be demonstrated that this site can accommodate a slightly greater number of dwellings, whilst taking account of all the other planning considerations, then the Council is open to this being reflected in the plan.
1003676	953	Shopping		Jackson-Stops & Staff	James Gibbs	Miss D Everson of The Bungalow, Mill Yard, Lee Mill	Not indicated	Lee Mill should be listed in the centres in Fig 3.8	Plan sound (no change needed)	Lee Mill is located in Thriving Towns and Villages Policy area. Tesco Lee Mill is stand alone store and does not fit with the defined requirements of a local or district centre.
1003733	1707	Policy PLY42			Michael Newman	Cavanna Homes	Not indicated	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1003790	1790	Omission site (Plymouth Policy Area)	Simon Collier	Collier Planning		Linden Homes	Not indicated	Land at Boringdon (site 0730a) should be allocated for housing	Plan sound (no change needed)	The site is considered unsuitable given landscape impacts and its unsustainable location
1003790	1792	Policy DEV26		Collier Planning	Simon Collier	Linden Homes	Not indicated	DEV26 is unsound because it is not based on appropriate evidence, not consistent with national policy	Plan sound (no change needed)	The evidence base supporting the policy is published; the policy is considered consistent with national policy
1003790	1790	Policy PLY60.10	Simon Collier	Collier Planning		Linden Homes	Not indicated	Policy PLY60 (10) is unsound as the site is not suitable, available and achievable.	Plan sound (no change needed)	We have submitted evidence to demonstrate that the site is suitable, available and achievable. They have not submitted evidence to justify their alternative view
1004109	636	Bickleigh / Woolwell			Cllr Michael Blake		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1004109	639	Bickleigh / Woolwell			Cllr Michael Blake		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1004114	2362	Policy TTV29 (Dartington)			Mr Adrian Porter		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.

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										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.
1004157	2317	Policy DEV26			Mrs Mary Coughlan-Clarke	Totnes Neighbourhood Plan	Yes	Unspecific concern about how policies relate to TTV Policy Area	Plan sound (no change needed)	The policies mentioned apply to the whole Plan Area
1004157	2318	Policy DEV27			Mrs Mary Coughlan-Clarke	Totnes Neighbourhood Plan	Yes	Unspecific concern about how policies relate to TTV Policy Area	Plan sound (no change needed)	The policies mentioned apply to the whole Plan Area
1004157	2315	Policy SPT7			Mrs Mary Coughlan-Clarke	Totnes Neighbourhood Plan	Yes	In relation to the close relationship between Totnes and Torbay the policy should be qualified by the addition of the following: provided that these needs shall not result in any development breaching any policy contained in this JLP or the supporting Landscape Character Assessment for South Hams and West Devon draft dated February 2017.	Plan sound (no change needed)	Do not agree that reference to the landscape issues is required - landscape provisions are set out in other policies, and if at any time in the future Torbay needs were potentially to be met in South Hams, landscape considerations would clearly be part of a site selection process.
1004157	2316	Policy TTV25			Mrs Mary Coughlan-Clarke	Totnes Neighbourhood Plan	Yes	Whilst, TTV25 point 3 refers to ensuring that development singularly and cumulatively will not adversely impact on authorities ability to improve air quality, when this will not be the case; policy should be amended to reflect need for independent assessment being made demonstrating that the requirement in this paragraph has been met	Plan sound (no change needed)	The Highway Authority will assess each site on its own merits at the point of application and will consider both air quality and improvements to pedestrian and cycle access across the town taking into consideration local suggestions through any consultation undertaken.
1004157	790	Totnes			Mrs Mary Coughlan-Clarke	Totnes Neighbourhood Plan	Yes	A qualified 'yes' that the plan is 'sound'. Concerns regarding the combined additional new housing development in Totnes and adjoining Dartington negatively impacting on the abilities of the relevant authorities to improve air quality within the A385 AQMA or provide adequate infrastructure particularly in relation to transport.	Plan sound (no change needed)	points noted, but it is implicit that proposals for development would need to satisfy the requirements of the whole plan as appropriate. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The Council has prepared an Air Quality Action Plan that seeks to ensure impacts on air quality are avoided / mitigated.
1004320	892	Rattery			Ms Stephanie Bradley		Not indicated	OBJECTS to the assessment score for Rattery. PROPOSES that the score should be lower, and as such the indicative minimum housing figure for Rattery	To be considered in review Settlement Boundaries	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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								should be 10. OBJECTS that there has been no consideration given to recent completions that fall within the plan period.	background document	Purpose of the policy is clearly to provide guidance to inform future NP allocations, and whilst recent completions will go some way to meeting housing need, there still needs to be consideration to how future housing needs for the rest of the plan period are met, and figures in table 5.8 are designed to do that.
1004329	357	Policy SPT3			John Birch		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1004329	357	Spatial Strategy			Mr John Birch		No	The JLP has allocated too many homes to South Hams and the housing need methodology is flawed.	Plan sound (no change needed)	The spatial strategy proposed is considered to be the most appropriate and sustainable for the plan area. Housing need is assessed at the HMA and whole plan level, and distribution requirements are made at the TTV and PPA level - not at individual district level.
1004399	584	Bere Alston	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	No mention is made for the need for consideration to be given with regard to the impact of development upon the Outstanding Universal Value of the World Heritage Site.	Plan sound (but change could be agreed)	AMEND para 5.117 to reflect comments received.
1004399	581	Natural Environment	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	No	Requests para 3.90 includes reference to the WHS	Error/Clarification to be accommodated	This change could be agreed. After 3.90 add 'The Cornwall and West Devon Mining Landscape World Heritage Site (WHS) is designated by UNESCO for its international landscape significance.'
1004399	589	Policy DEV10	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	No	Fails to address integration of development with the landscape, instead it focuses on blending with existing development; the policy contains no wording that seeks to ensure that developments include local distinctiveness; there is also no wording addressing street clutter and lighting which can harm the special qualities of the AONB landscape and its setting. Wording changes are suggested.	Plan sound (no change needed)	The highest degree of protection will be given to the protected landscapes of the South Devon AONB, Tamar Valley AONB and Dartmoor National Park. The LPAs will protect the AONBs and National Park from potentially damaging or inappropriate development located either within the protected landscapes or their settings as set out in Policy DEV27 'Nationally protected landscapes'. In addition, Policy DEV24 'Landscape character' seeks to ensure that development conserves and enhances the landscape character and visual quality, it also seeks to avoid significant and adverse landscape or visual impacts through the implementation of a criteria based policy.
1004399	591	Policy DEV15	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	suggests policy amendment to reflect the balance of sustainability in accordance with paragraph 8 of the NPPF; to clarify the nature and character of design that would be appropriate (criterion 4); and to acknowledge the impact of tourism development on the AONB (criteria 7 and 8). suggests that criterion 5 is not enforceable and recommends alternative wording.	Plan sound (no change needed)	all planning policies apply such that a balance of social, environmental and economic factors would determine what is deemed to be appropriate. The PPA SPD and TTV SPD will provide further clarification in this respect. See response to representation 384, John Graham
1004399	594	Policy DEV2	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	The policy omits mention of tranquillity and light pollution	Error/Clarification to be accommodated	Reference to tranquillity and light pollution is included in point 4; however, it would clarify the policy if the opening paragraph included a hook reference.
1004399	592	Policy DEV20	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	It is felt that the LPAs should strive for excellent standards of design and that the wording should be altered from "good" to "excellent". Seeks stronger wording around delivery of design solutions. Seeks reference to landscape/landscaping. Seeks other wording changes relating local distinctiveness, health, repairing damaged townscapes, and gateways	Plan sound (but change could be agreed)	The policy overall is considered sound as it stands and as a general principle for the plan area should promote good design, although some of the elements identified in the representation could help improve the policy. It is not considered necessary to change Criterion 7 to say that repairs to damaged townscapes and environments should be locally distinctive, since this will be covered by Criteria 4 and 5. It is considered that the policy is sufficiently strong on responding positively to landscape (as are other policies). It is not considered necessary to explicitly include words on health and wellbeing in the policy, since this would duplicate other policies, including DEVI.

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1004399	587	Policy DEV23	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	Suggests changed wording and additional points for DEV23 and para 6.84.	Plan sound (but change could be agreed)	Some wording amendments to the policy and following narrative can be agreed.
1004399	593	Policy DEV31	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	Policy DEV31 should contain criteria which seek to address the physical impacts of transport infrastructure on distinctive rural and historic built environments.	Plan sound (but change could be agreed)	Although there are specific policies in the plan which seek to control the wider impacts on the environment (built and natural) from inappropriate or insensitive development, it is agreed that the policy could be amended to amplify the range of impacts that need to be managed
1004399	582	Policy TTV21	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	No	Paragraph 5.86 states that the allocation at Callington Road that has been subject of outline planning consent is partly within the World Heritage Site (WHS). This is incorrect, no part of the site is within the WHS. The canal that runs adjacent to the site is within the WHS and therefore the allocation/site which benefits from outline consent is located within the setting to the WHS.	Error/Clarification to be accommodated	AMEND para 5.86 to reflect comments received.
1004399	585	Policy TTV30	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	Proposed wording change to policy to ensure adequate protection for AONBs, and to ensure the correct assessments have been undertaken to fully understand impacts.	Plan sound (no change needed)	Para 5.158 explains the AONB context
1004399	586	Policy TTV32	Mr Ben Dancer	Tamar Valley AONB	Mr Ben Dancer	Tamar Valley AONB	Not indicated	Proposed additional policy wording to provide greater clarity, particularly relating to proposed extensions.	Plan sound (but change could be agreed)	AMEND policy TTV32 to provide criteria for assessing applications for extensions in the countryside.
1005551	2018	Policy TTV29.7			Clr John Green		Yes	The number of houses allocated is several times higher than the local needs of Dartington. The total number will have a severe impact on local distinctiveness and it should be made clear that the allocations are to help meet the needs across the Plymouth HMA, rather than the needs of Dartington and Totnes. The proposal for Broom Park is on a greenfield site adjoining the hamlet of Week, and there are several other unallocated brownfield sites on land nearby owned by DHT. Concern about how potential impacts on air quality have been considered.	Plan sound (no change needed)	Dartington is identified in the JLP as one of the '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

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
										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. Woodlands Yard is reasonably well contained in the local landscape and additional small-scale, rural employment development will not necessarily displace existing businesses and any potential adverse impacts on nearby houses will be assessed through the detailed planning process. The Council has prepared an Air Quality Action Plan that seeks to ensure impacts on air quality are avoided / mitigated.
1005551	2019	Totnes			Cllr John Green		Yes	Concerned about the impact of growth in Dartington on Air Quality Management Area in Totnes	Plan sound (no change needed)	The Council has prepared an Air Quality Action Plan that seeks to ensure impacts on air quality are avoided / mitigated.
1005594	743	Policy TTV29 (Modbury)			MRS Alison Wood		No	The potential sites will provide a proportionally large number of new households in one area, on the edge of Modbury. The sites will not draw people into the community to visit shops and businesses and socialise easily. This will have a negative impact on social cohesion and the vitality of the community. The sites are not in keeping with the small developments that have characterised the growth of Modbury over the centuries. The sites will have a negative impact on the rural landscape.	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.
1005975	36	Omission site (TTV Policy Area)		Buckland Tout Saints Parish Council	Mr Peter Boreham	Buckland Tout Saints Parish Council	No	Welcomes the overall document for its clarity and direction but fails to understand why there is no mention of Torr Quarry as a significant potential future employment development area within South Hams. This is all the more surprising given the fact that this one site alone has the potential to more than double the currently identified South Hams potential employment floorspace, that South Hams District Council (SHDC) as a major occupier of the site are fully aware of this potential and that for some time BTSPC have been urging SHDC to clarify the plans for the site and provide	Plan sound (no change needed)	Torr Quarry is an existing employment site protected by the provisions of Policy DEV14.

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								leadership on behalf of the wider community by bringing together interested parties with a view to developing a coordinated plan as opposed to the current uncoordinated ad hoc developer led approach.		
1005975	27	Policy TTV10			Mr Ian Ross		No	Taken together with all the other parts of the plan, this proposal creates a further ribbon development of Ivybridge north of the A38; concerns about accessibility of facilities and congestion; sites to south of A38 better.	Plan sound (no change needed)	See responses to rep 18 and rep 25
1009369	574	Policy TTV29 (Modbury)			Ms Claire Marco		Not indicated	The number of new dwellings proposed for Modbury should be reduced to 40. The scale and location of the JLP's allocations will have a negative impact on the countryside setting of Modbury, will increase traffic levels and will be contrary to many of the plan's other objectives.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1009859	159	Tamerton Foliot			Mrs Claire Kean		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1010086	1152	Policy TTV29 (Dartington)			Ms Lou Selene Sayell		Not indicated	Dartington should not be designated as a Key Village and the proposed increase in the number of houses is unsustainable. Opposes the allocation of 80 dwellings for Broom Park. There is no strategy identified to deal with the pollution along the A385 corridor.	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.
1010124	170	General			Mr Paul Stephens		No	Supports the holistic approach to the plan	Plan sound (no change needed)	Support welcomed

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1010232	803	General			Mr T McCausland		No	The plan is poorly laid out	Plan sound (no change needed)	The plan is considered to be clearly structured; however, the LPAs are happy to explore improvements to the interactive web based plan to provide greater ease of use
1010232	782	Policies Map			Mr T McCausland		No	The policies map is not comprehensive - eg road names not included	Plan sound (no change needed)	The policies map is correctly prepared; web based modules enable the plan to be overlaid on street maps
1010232	793	Policy DEV29			Mr T McCausland		No	Requests reference to public consultation about future plans for green space	Noted	PCC has undertaken extensive consultation on the proposed local greenspaces, no change or addition needed - covered in Greenspace Evidence document. Future proposals for greenspace will be consulted on.
1010232	792	Policy DEV6			Mr T McCausland		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1010232	783	Policy PLY39			Mr T McCausland		No	A continuous green corridor should be provided for walkers though the site as part of a wider route from Tamerton Lake through to Bircham Wood and Forder Valley Woods	Plan sound (no change needed)	The policy provides for the Glacis Park Green Corridor which will provide this route through the site
1010232	798	Policy PLY40			Mr T McCausland		No	There must be plenty of provision for open/recreational space/green spaces interspersed between the houses/buildings. Should also be screened from existing housing and the Forder Valley Road so as to retain the country aspect.	Plan sound (but change could be agreed)	The policy could be strengthened to highlight the need for appropriate landscape treatment
1010232	787	Policy PLY59.1			Mr T McCausland		No	Tree screening must be provided to hide development from the open country to the west and the Area of Outstanding Natural Beauty plus the country lane walks out of Tamerton Foliot.	Plan sound (no change needed)	The site already has planning consent for development which will have considered the need for tree screening and appropriate mitigation.
1010232	787	Policy PLY59.14			Mr T McCausland		No	Tree screening must be provided to hide development from the open country to the west and the Area of Outstanding Natural Beauty plus the country lane walks out of Tamerton Foliot	Plan sound (no change needed)	Tree planting and landscaping will be considered through pre-application and planning application process.
1010232	787	Policy PLY59.3			Mr T McCausland		No	Tree screening must be provided to hide development from the open country to the west and the Area of Outstanding Natural Beauty plus the country lane walks out of Tamerton Foliot	Plan sound (no change needed)	Planning permission already approved I6/00644/FUL
1010232	787	Policy PLY59.6			Mr T McCausland		No	The industrial development must be totally screened from Warleigh Woods and the Tamar Area of Outstanding Natural Beauty.	Plan sound (no change needed)	The site already has planning consent for development which will have considered the need for tree screening and appropriate mitigation.
1010236	346	Tamerton Foliot			Miss Julie Steer		Not indicated	Supports the Joint Local Plan and agree that all areas within the Tamerton Foliot area are designated as either Local Neighbourhood Green Space or Local Green Space, in particular the site between Lake View Close and Riverside Walk.	Plan sound (no change needed)	Support welcomed
1010986	485	Policy TTV29 (Modbury)			Dr Michael Oakins		Not indicated	Supports the MPC and MNPG response document. Modbury does not need more large, expensive houses, but smaller houses that local young people can afford.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1011611	94	Omission site (TTV Policy Area)			mr eric heavisides		Yes	OMISSION SITE, HOLBROOK TERRACE, STOKENHAM. Residents favour the old playing field behind Holbrook terrace SH_53_19_16	Plan sound (no change needed)	The proposed site was assessed during the SHLAA, and not considered to be deliverable. This view was also the outcome from pre-app in 2015, not least because of objection to DCC Highways - the applicant could not provide evidence of suitable splay, with required land in third party ownership. Sites identified to meet the needs of Stokenham and Chillington were favoured through the SHLAA process.
1011611	94	Policy TTV29.23			mr eric heavisides		Yes	OMISSION SITE, HOLBROOK TERRACE, STOKENHAM. Residents favour the old playing field behind Holbrook terrace SH_53_19_16	Plan sound (no change needed)	The proposed site was assessed during the SHLAA, and not considered to be deliverable. This view was also the outcome from pre-app in 2015, not least because of objection to DCC Highways - the applicant could not provide evidence of suitable splay, with required land in third party ownership. Sites identified to meet the needs of Stokenham and Chillington were favoured through the SHLAA process.

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1011611	67	Vision			mr eric heavisides		Yes	The vision is flawed as regards Stokenham	Plan sound (no change needed)	The vision is considered appropriate for the plan area
1011659	88	Tamerton Foliot			Mr and Mrs Robert J Mullock		No	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1011691	35	General			Mr Jim Parsons		No	Objective is sound	Plan sound (no change needed)	Support welcomed
1011730	376	Exbourne			CMH Brady		Yes	OBJECTS to proposed development in Exbourne and the potential impact this will have on highways.	Plan sound (no change needed)	The indicative minimum housing figures identified for the villages are to provide guidance to NPs on an appropriate level of growth when assessed against the provision of local services and facilities. The sustainable villages assessment left room for NPs to interpret this work and apply local constraints, site availability and potential impacts of development. If the NP finds sites to deliver 20 homes then the impact of this level of development will need to be understood, and the LPA can assist with this process at that time.
1011908	262	Tamerton Foliot			Thomas Collins		Not indicated	Green spaces are vitally important	Plan sound (no change needed)	No specific concerns identified with JLP
1012106	1498	Policy DEV10		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1012106	1499	Policy DEV24		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1012106	1500	Policy DEV25		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Support.	Plan sound (no change needed)	Support welcomed
1012106	1501	Policy DEV27		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1012106	1502	Policy TTV31		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1012106	1503	Strategic Objective SO10		Brixton Parish Council	Ms Kirstie Aldridge	Brixton Parish Council	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1012415	734	Policy PLY29			Dr Ian Roxborough	Millbay Marina Village Residents Association	Yes	Object to public quayside access at Millbay Marina Village - "The South West Coast Path should not be diverted on to it as to do so would represent an unacceptable risk to highway safety and would seriously damage the amenity of Millbay Marina Village."	Plan sound (no change needed)	The JLP through Policy PLY29 'Millbay Waterfront' seeks to ensure that development provides public access to and along the quayside walkways along the harbour, including connections to the South West Coast Path and the National Cycle Network. Diverting the South West Coast Path would require a formal application and would be subject to public consultation where comments and concerns will be considered. The policy does not require the diversion of the SWCP through the Millbay Marina Village, but requires 'connection to'. Consent has already been granted for public access and connections to the SWCP through 14/01103/FUL. Vehicular access to Trinity Pier has been granted through consent 14/01448/OUT which is via Custom House Lane. Consideration of design, materials, impact upon amenity are all covered through other JLP policies. Wider public access to the waterfront is key to delivering the Vision of becoming one of Europe's most vibrant waterfront cities.
1012415	736	Policy PLY29			Dr Ian Roxborough	Millbay Marina Village Residents Association	Yes	Oppose diversion of the South West Coast Path from its current route along Great Western Road where it passes Millbay Marina Village into The Village itself along Custom House lane, and to seek greater clarity in The Plan for the proposed use of Trinity Pier.	Plan sound (no change needed)	The policy says development should provide for public access to and along the quayside consistent with Plymouth's Vision. The policy does not talk of re-routing the SW Coast Path, but provides for connections to it to improve people's access to and along the waterfront. The supporting text says that Trinity Pier is identified in the Masterplan as providing opportunity for "marine and cultural events, public-facing marine technology or arts space" and says that its deep-water berth should be safeguarding for marine-related use.
1012538	62	Tamerton Foliot			Mrs Glenys McKenzie		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed

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1012785	521	Spatial Strategy			Alexa Williams	Do not wish to disclose	No	The JLP housing need assessment is flawed and too much housing is thus allocated at Modbury.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1012813	267	Policy TTV29.23			Mr Peter Bain		Yes	The plan does not comply with AONB boundaries; there is no exceptional need for development in Stokenham; access and infrastructure concerns; the site should be deleted from the plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1012813	616	Policy TTV29.23			Mr Peter Bain		Yes	The plan does not comply with AONB boundaries; there is no exceptional need for development in Stokenham; access and infrastructure concerns; the site should be deleted from the plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1012891	310	Tamerton Foliot			Mr Nick Bunch		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1012944	934	Policy SPT3			Phil Smith		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1012944	934	Policy TTV29 (Modbury)			Mr Phil Smith	Not applicable	Yes	Modbury - OBJECTS to the OAN figure and the amount of housing identified for the town. PROPOSES that fewer houses should be proposed for Modbury, on alternative sites.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1012962	278	Policy TTV31			Dr Dr Rumsey	South Hams Tree Wardens Network	No	Questions the relationship between the countryside and proposals to identify small number of homes in rural villages, with particular regard to increase in traffic. Would like trees and hedges to be more prominent in the JLP.	Plan sound (no change needed)	The JLP balances the need to protect sensitive landscapes with the need to enable organic small-scale growth within the rural areas. Some appropriate growth is required to help meet identified housing needs. Impacts on traffic and transport will continue to be taken into account. Policy TTV30 empowers rural communities to deliver housing and employment to meet local needs. Policy DEV30 relates specifically to woodland, trees and hedgerows.
1012979	488	Bigbury		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Consider that Bigbury Village has been wrongly identified as a sustainable village (para 5.10). Propose that village assessment revised for Bigbury, resulting in removal from list of sustainable villages.	To be considered in review Settlement Boundaries background document	Village assessments were consulted on in Nov/Dev 2016, with no substantiated objections to scores for Bigbury or St Anns Chapel. However, we AGREE to AMEND the village assessment where new evidence is provided.
1012979	464	Glossary		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Consider that it would be helpful for there to be a definition for major residential development.	Plan sound (no change needed)	A definition is included in the Glossary. This is not quantified as major depends on the context of the development. SPD can provide further area specific guidance.
1012979	507	Omission policy (TTV Policy Area)		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Consider that a separate policy is required for developments within settlements such as Bigbury Village or Bigbury on Sea which are not Sustainable Villages.	Plan sound (no change needed)	Appropriate protection would be provided through policies SPT11, DEV21, DEV22 and DEV24. These seek high quality design and consideration of landscape character and heritage.
1012979	510	Policy DEV1		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	522	Policy DEV10		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	525	Policy DEV13		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	General support but should add criteria that sites will not be allowed in the Undeveloped Coast or in an Area of Outstanding Natural Beauty	Plan sound (no change needed)	Support welcomed. Impact of any development, including sites for Travellers and Travelling Showpeople, is set out in SPT11 and does not need to be repeated in DEV13.

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1012979	527	Policy DEV14		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	529	Policy DEV15		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	534	Policy DEV18		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	511	Policy DEV2		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	536	Policy DEV20		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	538	Policy DEV21		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	539	Policy DEV22		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	540	Policy DEV24		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	543	Policy DEV25		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support this policy; the formatting does needs to be changed. Criteria 2, 3, 4 and 5 should be the necessary criteria for allowing development in the undeveloped coast, currently wrongly shown as a separate criterion (criterion 1). All of these 4 criteria need to be met.	Error/Clarification to be accommodated	Correct policy formatting error
1012979	544	Policy DEV27		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support this policy but consider that development should also accord with the policies and guidance of the South Devon Area of Outstanding Natural Beauty Management Plan and the emerging South Devon AONB Planning Guidance.	Plan sound (no change needed)	Support welcomed; the AONB documents are a very important part of the overall family of policy and guidance documents for the Plan Area
1012979	548	Policy DEV28		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	552	Policy DEV29		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	549	Policy DEV30		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	553	Policy DEV31		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	554	Policy DEV32		Bigbury Neighbourhood	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed

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				Plan Steering Group						
1012979	556	Policy DEV33		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	559	Policy DEV34		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Suggests renewable energy delivery should not be compulsory in the context of the policy	Plan sound (no change needed)	This is indeed the case.
1012979	546	Policy DEV35		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	The policy should state that no commercial renewable energy developments will be allowed within the South Devon AONB, the Undeveloped Coast or the Heritage Coastal Area.	Plan sound (no change needed)	Decisions are made using the policy framework within the JLP and balancing the benefits and impacts of the proposal. Whilst not overtly encouraged in designated landscapes, if a commercial scheme is proposed that does not result in detrimental impact then it should be approved.
1012979	512	Policy DEV38		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	513	Policy DEV4		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	516	Policy DEV5		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Allotments should only be provided where there is a recognised need for such facilities.	Plan sound (no change needed)	The policy is already clear that it is based on need
1012979	519	Policy DEV8		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	<b>DEV8 Clause 2</b> Wants affordable housing provided on-site in rural areas & % of affordable housing in areas where there is a specific need. Rural sites of 6 to 10 dws should provide on-site affordable housing to meet local housing needs. Off-site commuted sum unlikely to be used to provide affordable housing locally due to limited number of available sites, so pointless. Developments in AONBs likely to be small scale (less than 10 dws). Without policy requiring on-site affordable housing then local housing needs of these areas are unlikely to be met. 30% provision insufficient. <b>DEV8 Clause 4</b> Agrees that in High Value Areas, large single dws could be required to pay a commuted sum to deliver affordable housing- but uncertain how this would be used to deliver affordable housing in location that meets local housing needs.	Plan sound (but change could be agreed)	The percentage of affordable housing required is consistent with viability evidence. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; & prefix the % of affordable housing provision sought with the words "at least". Clause 2 (i) offsite contributions is consistent with Ministerial statement. TTV30 provides additional mechanism for Neighbourhood Plans to plan for homes to meet local needs. The mechanism for spend of commuted sums is a subject for the SPD.
1012979	520	Policy DEV9		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	449	Policy SPT1		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	464	Policy SPT11		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the need for Areas of Outstanding Natural Beauty to be given the highest status of protection in relation to landscape and scenic beauty and to avoid major development in these areas.	Plan sound (no change needed)	Support welcomed
1012979	456	Policy SPT2		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1012979	450	Policy SPT3		Bigbury	Mrs Valerie	Bigbury Parish	Yes	Challenges Objectively Assessed Need methodology	Plan sound (no	The evidence about housing need (OAN) and forecast

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				Neighbourhood Plan Steering Group	Scott	Council		which over estimates need. Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - Monitoring and Managing	change needed)	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. Taking account of second homes mad market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1012979	618	Policy SPT5		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the policy for allowing small convenience shops in locations where there are no other such shops within reasonable walking distance of a residential area.	Plan sound (no change needed)	Support welcomed
1012979	472	Policy SPT6		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the sequential hierarchy approach for the provision of retail and main town uses with the centres of larger villages having primarily top-up food shopping and local services.	Plan sound (no change needed)	Support welcomed
1012979	461	Policy SPT8		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the need to build upon Plymouth and South West Devon's digital connectivity. However this needs to be extended to serve rural communities which do not currently have High Speed Broadband.	Plan sound (no change needed)	Support noted. Strategic ObjectiveSO9 clearly recognises the need for good rural/village digital connectivity which can be addressed to some extent through new development but delivery to existing premises will largely be via on-going local authority partnership programmes
1012979	463	Policy SPT9		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the general principles of this policy but would emphasise the need for much better public transport facilities to support the rural areas.	Plan Sound (no change needed)	SPT 9 sets out the strategic principles for transport planning. This includes the approach of concentrating growth in accessible locations which is the key theme of this representation. Furthermore, Strategic Objective SO6: 6 'Improving transport infrastructure and services, helping to reduce the need to travel and provide more sustainable transport options,' TTV 2 : 7 'The provision of sustainable transport accessibility appropriate to the specific context of the proposal', Section 5d: Sustainable Villages, Policy DEV10: 'Delivering high quality housing' and Policy DEV31: 'Specific provisions relating to transport', all identify the importance and need to strengthen connectivity and ensure that new development provides for high quality, safe and convenient public transport.
1012979	488	Policy TTV1		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the principle of having a hierarchy of sustainable settlements	Plan sound (no change needed)	Support welcomed
1012979	495	Policy TTV2		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	SUPPORTS the policy	Plan sound (no change needed)	Support welcomed
1012979	502	Policy TTV30		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the principle of having a hierarchy of sustainable settlements, although OBJECTS to the inclusion of Bigbury on the list of sustainable villages. OBJECTS to score for St Anns Chapel.	Plan sound (no change needed)	Support welcomed. See entry under Bigbury for response on sustainable village point
1012979	507	Policy TTV31		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Unclear what policies apply to villages that do not have Settlement Boundaries. PROPOSES a separate policy to deal with applications within villages that are not identified as 'sustainable. PROPOSES that policy is worded to 'restrict all new development outside Settlement boundaries'. PROPOSES removal of criteria 2(iv)	Plan sound (no change needed)	Policies TTV1 and TTV31 are clear that all proposals outside settlement boundaries will be treated as development t in the countryside. This includes villages not identified as being sustainable. Policy TTV31 does not seek to restrict all development outside SBs, rather establishes the criteria that will be applied to applications in these areas. Criteria 2(iv) is consistent with national policy.
1012979	508	Policy TTV32		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	OBJECTS to lack of clarity over where policy TTV32 applies.	Plan sound (no change needed)	The plan is clear in TTV1 that the countryside is outside defined settlement boundaries, and as such it is clear where policy TTV32 applies.
1012979	448	Strategic Objective SO1		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed

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1012979	567	Strategic Objective SO1		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Support the objective	Plan sound (no change needed)	Support welcomed
1012979	619	Strategic Objective SO11		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1012979	476	Strategic Objective SO6		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1012979	496	Strategic Objective SO9		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports this strategic objective but considers that Bigbury Village is wrongly allocated as a sustainable village.	Plan sound (no change needed)	Support welcomed; comment on Bigbury covered elsewhere
1012979	447	Strategic Objectives		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the strategic objectives of the plan	Plan sound (no change needed)	Support welcomed
1012979	446	Vision		Bigbury Neighbourhood Plan Steering Group	Mrs Valerie Scott	Bigbury Parish Council	Yes	Supports the vision	Plan sound (no change needed)	Support welcomed
1013039	596	Policy TTV29.23			Christina Torrington		Yes	The process behind the current site selection is not transparent and the Landscape Impact Assessment for site 23 is inaccurate. It fails to prove that there is an "exceptional" need to develop this environmentally sensitive site situated within the AONB. There are many reasons why the decision is not sound and the current site should be removed and alternative sites or options considered	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1013041	2320	Omission site (TTV Policy Area)		Bell Cornwell	Mr Daniel Rogers	Stuart Properties Ltd.	No	PROPOSES additional site at Wrangaton and Sidings Cross.	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.
1013041	2320	Policy TTV1		Bell Cornwell	Mr Daniel Rogers	Stuart Properties Ltd.	No	Supports the proposed hierarchy of settlements, including Wrangaton's designation as a Sustainable Village	Plan sound (no change needed)	Support welcomed
1013041	2320	Settlement Boundaries		Bell Cornwell	Mr Daniel Rogers	Stuart Properties Ltd.	No	PROPOSES that principles used to redraw settlement boundaries are AMENDED to include PDL. PROPOSES additional site at Wrangaton and Sidings Cross.	To be considered in review Settlement Boundaries background document	Agree that principles used to redraw settlement boundaries should include brownfield land that is adjacent to an existing boundary.
1013255	402	Tamerton Foliot			Paul Richards		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1013335	85	Policy TTV29.23			John and Jennifer Quick		Yes	Remove allocation at Carehouse Cross since the constraints of AONB, Coastal Protection, Nature preservation zone, flood risk and impact on the character of the village mean it is inappropriate for development. Also access not considered to be suitable. The site at Holbrook Terrace was identified as the most suitable site on a local survey, but this has been ignored.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1013341	24	Plympton			John Derrick		No	Plympton housing proposals should as much as possible be concentrated on brownfield sites; dwelling design should be in keeping with the local area; the preservation of greenspaces is vital; there is a need for expansion and development of Plympton's health care facilities; the shopping facilities of Plympton, especially on the Ridgeway, should continue to benefit from free	Plan sound (no change needed)	Comment is considered adequately provided for in the plan and no specific changes needed.

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								parking; the monitoring of flood risk is still important; there remain concerns with regard to the environmental and landscape damage threatened by the Hemerdon Ball open cast mining by Wolf Minerals; .development in Plympton has had a very real impact on transport links.		
1013352	663	Tamerton Foliot			Mr and Mrs Sue Allen		No	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1013369	2048	Policy TTV29 (Modbury)			Barry Lee		Not indicated	Objects to the proposed extension to the current RAI site - which has already broken the skyline and encroached into the next valley to the west. The Modbury NP group has established that the overwhelming opinion of the local community is that development should be accommodated within the skyline and on other suitable sites which have been identified.	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.
1013408	30	Bratton Clovelly			Mr John Adrian Wallwork		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1013408	31	Policy SPT3			Mr John Adrian Wallwork		No	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	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. Minor change to Glossary to include definition of housing need consistent with definition in NPPG

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1013491	2071	Policy TTV29 (Modbury)			Roger Gage		Not indicated	The number of dwellings allocated to Modbury should be reduced to 40 and the proposed sites should be those on the eastern side of the town. The Penn Park site has been considered by the PC to be suitable for the natural expansion of the employment estate, not for housing.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1013573	131	Policy TTV10			Tim Shipton		No	Objects to inclusion of the site, and concerned at process behind its selection	Plan sound (no change needed)	A site numbering error may have led to a misunderstanding with respect to the area of land that was rejected. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1013589	503	Omission site (TTV Policy Area)			Mark Donald	Landowners	Not indicated	Garden Mill (Locks Hill), Derby Road site, Kingsbridge, should be allocated	Plan sound (no change needed)	The site was previously allocated in the Development Plan but has not come forward. The Council considers that there is insufficient evidence that residential development can be delivered.
1013589	457	Omission site (TTV Policy Area)			Mr Mark Lawrence		Yes	Sites TTV29.16 and 29.17 should be deleted and replaced by allocations of 20 to the east of Ayleston Park and 20 to the south of Poundwell Street. This would reduce the overall number of dwellings for Modbury and provide them on smaller sites, reflecting community wishes.	Plan sound (no change needed)	Re. overall numbers - this is dealt with in separate part of response report. 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

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										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.
1013602	403	Bickleigh / Woolwell			Miss Elizabeth Gilmour		Yes	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1013602	2261	Bickleigh / Woolwell			Miss Elizabeth Gilmour		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1013602	403	Policy PLY44			Miss Elizabeth Gilmour		Yes	The size of the development at Woolwell will be wiping out areas identified as areas with populations of Common Lizard and Slowworms, hedgerows qualifying as important under the hedgerow regulations (7 or more woody species), bat flight areas and badger setts.	Plan sound (no change needed)	The policy and other policies within the Plan (e.g. DEV28) ensure that the biodiversity value of development sites is not negatively affected, by seeking net gains in biodiversity. DEV30 also protects against the loss of deterioration of the quality of hedgerows unless the need for, and benefits of, the development in that location clearly outweigh the loss which can be demonstrated.
1013608	2345	Policy TTV29 (Dartington)			Miss Rosa Bloomberg		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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

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										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.
1013739	386	Policy TTV29 (Modbury)			Jennie Richardson		Not indicated	Modbury - response does not feel the OAN has been robustly prepared. AMEND Plan wide housing figures. Feels that fewer houses should be proposed for Modbury. REMOVE PROPOSED ALLOCATION 29(16 & 17), INCLUDE Alternative sites that have been submitted for consideration by MPC.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1013813	2301	Bickleigh / Woolwell			Mr Rodney Lane		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1013813	2302	Bickleigh / Woolwell			Mr Rodney Lane		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1013817	2092	Policy TTV29 (Modbury)			Philip Speight		Not indicated	The total number of houses proposed should be reduced from 80 to 40. New development should not all be clustered on the western side of town as there are more suitable sites within the town. The proposed sites will be visually detrimental to the surrounding countryside, will not encourage people to walk into the town centre, do not comply with the Modbury NP, there are not enough local jobs, and local community services and transport infrastructure will not be able to cope.	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

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										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.
1013831	1685	Policy PLY47			Ed Halford	Highways England	Not indicated	Notes the proposals for the northern corridor and the work PCC and HE are doing on scheme development	Noted	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors
1013831	1686	Policy PLY57			Ed Halford	Highways England	Not indicated	Notes the proposals	Noted	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors
1013831	1687	Policy PLY61			Ed Halford	Highways England	Not indicated	Notes the proposals	Noted	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors
1013831	1684	Policy TTV16			Ed Halford	Highways England	Not indicated	The policy will contribute to placing additional pressure on the SRN; acknowledges the joint working needed but no changes to plan suggested	Noted	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors
1013831	1683	Policy TTV7			Ed Halford	Highways England	Not indicated	The policy will contribute to placing additional pressure on the SRN; acknowledges the joint working needed but no changes to plan suggested	Noted	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors
1013831	1681	Strategic Objective SO5			Ed Halford	Highways England	Not indicated	The plan seeks to place additional demand on the Strategic Road Network and should be expected to identify the measures to offset those demands	Plan sound (no change needed)	Through the work of the Transport Strategy Working Group, which Plymouth leads and Highways England are a member, we will continue to work together to identify and deliver transport programmes to support the operation of our key transport corridors, including the Strategic Road Network
1013839	1514	Omission site (Plymouth Policy Area)	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Cattedown Wharf should be allocated and safeguarded as minerals wharf	Plan sound (but change could be agreed)	The site is safeguarded by virtue of Policy PLY5.3. However, for clarity the site could be identified specifically in the supporting text for the policy
1013839	1514	Omission site (Plymouth Policy Area)	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Pomphlett Wharf should be allocated and safeguarded as minerals wharf	Plan sound (but change could be agreed)	The site is safeguarded by virtue of Policy PLY5.3. However, for clarity the site could be identified specifically in the supporting text for the policy
1013839	1514	Omission site (Plymouth Policy Area)	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Corporation Wharf should be allocated and safeguarded as minerals wharf	Plan sound (but change could be agreed)	The site is safeguarded by virtue of Policy PLY5.3. However, for clarity the site could be identified specifically in the supporting text for the policy
1013839	1514	Omission site (Plymouth Policy Area)	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Victoria Wharf should be allocated and safeguarded as minerals wharf	Plan sound (but change could be agreed)	The site is safeguarded by virtue of Policy PLY5.3. However, for clarity the site could be identified specifically in the supporting text for the policy
1013839	1517	Policy DEV34	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Deletion of the word 'the' in front of opportunities would make point 1 clearer	Error/Clarification to be accommodated	It is agreed that this would clarify the policy
1013839	1516	Policy PLY20	John Penny	AGGREGATE INDUSTRIES	Mrs A Hoey	Devon Stone Federation	Not indicated	Suggests adding the words "commercial and ferry ports" to PLY20.6.	Plan sound (no change needed)	PLY20 is already considered sound in this respect and sufficiently covers marine employment sector and marine

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				UK LIMITED						industries and port functions.
1013839	1514	Policy PLY5	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	Policy wording changes recommended, due to allowing non mineral development.	Plan sound (but change could be agreed)	Improvements could be made to reflect the considerations for non mineral development in MCAs, to provide clarity and flexibility to policy
1013839	1518	Policy PLY55	John Penny	AGGREGATE INDUSTRIES UK LIMITED	Mrs A Hoey	Devon Stone Federation	Not indicated	The principle of the policy is supported. However, questions the reference to the width of the buffer zone, which should be 500m. It was highlighted that further recognition of the wharfs was required and that there could be improvements to the policy PLY55 to permitted non mineral development.	Plan sound (no change needed)	A balanced approach has been agreed with the mineral operator. It is unusual for a quarry to be located in a urban environment and as such a 500m buffer is more achievable in more isolated locations. This approach ensures that careful and proactive management of safety is required. The omission of the wharfs, batching plants and infrastructure is noted and the clarification of the Mineral Safeguarding Area and buffer would support this approach.
1013894	722	Policy PLY26			Christopher Stanley		Not indicated	Any encroachment on the current fisheries complex would be detrimental to the industry in Plymouth	Plan sound (no change needed)	The policy safeguards the fishing complex
1013991	1128	Omission site (Plymouth Policy Area)			Duncan Westlake		Not indicated	Site 1033 Land adj to 54 Blunts Lane, Estover should be allocated for housing	Plan sound (no change needed)	The land in question forms part of the green infrastructure of the area and is part of the network that joins the valleys within Derriford Community Park. The site has poor access.
1013991	1128	Policy PLY41			Duncan Westlake		Not indicated	The new proposed Derriford park boundary is wrong; the boundary line includes properties, building plots, curtilage and private land belonging to 50-54 Blunts Lane and Fursdon House.	Plan sound (no change needed)	The land in question forms part of the green infrastructure of the area and is part of the network that joins the valleys within Derriford Community Park.
1014005	1670	Delivery and Monitoring			Carol Reeder	Natural England	Not indicated	It would be useful if the Measures of Success reflected the objectives for the area - e.g. SO6, enhancing natural beauty	Error/Clarification to be accommodated	Annex 2 already identifies a measure of success around the plan area's natural beauty but this has erroneously not been included in the box on page 51 (para 3.105)
1014005	2160	Policy DEV2			Carol Reeder	Natural England	Not indicated	Advises that the preamble to the policy refers to 'impacts on the natural environment and general amenity' rather than 'environmental quality'.	Error/Clarification to be accommodated	Change can be agreed
1014005	1673	Policy DEV37			Carol Reeder	Natural England	Not indicated	Recommend wording changes; potential overlap with DEV2	Plan sound (but change could be agreed)	The changes sought by Natural England can be agreed as an improvement and clarification to the policy. In relation to potential overlap with DEV2, this is not considered to be problematical as DEV2 provides a high level position on a range of forms of pollution, whilst DEV37 is a detailed and technical policy around managing flood risk and water quality impacts.
1014005	2161	Policy TTV12			Carol Reeder	Natural England	Not indicated	There are water quality issues relating to the estuary and any developments will need to address this matter. This issue should be referred to in the site-specific policy.	Plan sound (but change could be agreed)	The importance of this issue is recognised and the Council would accept an amendment to include it in the policy.
1014006	246	Policy TTV29.23			Professor Alan Jago		No	OBJECTS to site 29 (23)	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1014006	311	Policy TTV29.23			Professor Alan Jago		No	The site should be removed from the plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1014012	837	Omission site (TTV Policy Area)			Sacha Hagar	Modbury Parish Council	Not indicated	Urges the Inspector to amend the Plan to reduce the housing target for Modbury to an additional 40 and approve the two sites on the eastern side of the town – east of Ayleston Park and east of Silverwell Park – for this development.	Plan sound (no change needed)	The JLP does not include a target for the number of houses in Modbury. The plan expresses the OAN as a minimum to be met across the whole plan area. the sites suggested have not been included primarily due to potential impact on landscape and the absence of evidence at Regulation 19 stage that safely access / egress is possible and lack of evidence that the sites are deliverable.
1014012	837	Policy TTV29 (Modbury)			Sacha Hagar	Modbury Parish Council	Not indicated	Urges the Inspector to amend the Plan to reduce the housing target for Modbury to an additional 40 and approve the two sites on the eastern side of the town – east of Ayleston Park and east of Silverwell Park – for this development.	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

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										<p>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.</p> <p>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.</p> <p>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>
1014031	407	Ivybridge		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Yes	Undue and inappropriate elongation of settlement form; misrepresentation of the JLP strategy for Ivybridge in the Vision Diagram; the JLP strategy for Ivybridge is not the most appropriate; inadequate alignment to neighbourhood plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The level and location of development proposed for Ivybridge is supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking. Vision diagram is considered to fairly reflect the strategy.
1014031	1235	Omission site (TTV Policy Area)		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	Land south of A38 Ivybridge should be allocated for mixed use development	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The Council does not have robust evidence to demonstrate that development is deliverable on land to the south of the A38. Heritage, access and the presence of pylons have been identified as potential constraints to development.
1014031	1234	Policy TTV10		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should be deleted; the alternative to the south of A38 is better	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable. Development to the south of the A38 has not been included since a deliverable site has not been identified.
1014031	1235	Policy TTV11.1		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should require that each development contributes to the traffic and transport study and other community requirements specified in policies INP5 and INP7 of the submitted Ivybridge Neighbourhood Plan.	Plan sound (but change could be agreed)	Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan
1014031	1235	Policy TTV11.2		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should require that each development contributes to the traffic and transport study and other community requirements specified in policies INP5 and INP7 of the submitted Ivybridge Neighbourhood Plan.	Plan sound (but change could be agreed)	Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan

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1014031	1235	Policy TTV11.3		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should require that each development contributes to the traffic and transport study and other community requirements specified in policies INP5 and INP7 of the submitted Ivybridge Neighbourhood Plan.	Plan sound (but change could be agreed)	Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan
1014031	1235	Policy TTV11.4		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should require that each development contributes to the traffic and transport study and other community requirements specified in policies INP5 and INP7 of the submitted Ivybridge Neighbourhood Plan.	Plan sound (but change could be agreed)	Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan
1014031	729	Policy TTV7		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	Inclusion of a policy is welcomed, and its broad content is supported. However it should be stronger in some respects and some of its objectives and aspirations are poorly served by other JLP policies pertaining to Ivybridge.	Plan sound (but change could be agreed)	Replace the word 'maintained' with 'improved' in criterion 4 as this is an appropriate objective; and add a reference to the need to contribute to a traffic and transport study since this is a requirement of the Air Quality Action Plan
1014031	1232	Policy TTV8		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The 540 dwellings proposed is an increase of 165 above the 375 proposed in 2011 and the 10,400 m2 employment is a significant decrease in employment provision; the policy needs strengthening	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The policy could be amended to align more closely with the provisions of Neighbourhood Plan policies INP5 and INP7
1014031	1233	Policy TTV9		Ivybridge Town Council	Lesley Hughes	Ivybridge Town Council	Not indicated	The policy should be deleted; the alternative to the south of A38 is better	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the south has not been included since it has not been demonstrated that development is deliverable.
1014048	281	Policy SPT3			Mr Martyn Buttery		Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Distribution/Requirement.	Plan sound (no change needed)	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.
1014048	474	Policy TTV29 (Modbury)			Mr Martyn Buttery		No	Opposes the sites on the west of Modbury; the housing target should be reduced from 80-40; allocate 2 sites on east of town	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

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										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.
1014048	281	Spatial Strategy			Mr Martyn Buttery		Yes	South Hams is having to make up for under-supply in West Devon	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.
1014109	908	Policy TTV29 (Modbury)			John Curry		Not indicated	A maximum of 40 new dwellings should be allocated to Modbury, as advocated by the NP group. Smaller sites on the eastern side of town should be utilised before extending RAI which has already unbalanced the structure of the town. Further large scale development on the western side of the town will create two communities where historically there has only been one.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1014116	2424	Policy TTV29 (Dartington)			Andrew Leith		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)	<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.</p> <p>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</p>

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										<p>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>
1014323	820	Omission site (TTV Policy Area)			Polly Ellison		Not indicated	Meadow Field SH_53_12_13 and Meadow Field & Bulls Field SH_53_13_13 should be allocated instead of TTV29.22	Plan sound (no change needed)	These sites have not been included primarily due to character of Chillington and Stokenham and impact on the AONB and the absence of evidence at Regulation 19 stage that the sites could be safely accessed and are deliverable.
1014323	820	Policy TTV29.22			Polly Ellison		Not indicated	The site should be removed from the plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: 41/1915/13/F (part)
1014335	821	Omission site (TTV Policy Area)			Belinda Ellison		Not indicated	Meadow Field SH_53_12_13 and Meadow Field & Bulls Field SH_53_13_13 should be allocated instead of TTV29.22	Plan sound (no change needed)	These sites have not been included primarily due to character of Chillington and Stokenham and impact on the AONB and the absence of evidence at Regulation 19 stage that the sites could be safely accessed and are deliverable.
1014335	821	Policy TTV29.22			Belinda Ellison		Not indicated	The site should be removed from the plan	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: 41/1915/13/F (part)
1014465	306	Okehampton			Mr Tony Leech		Yes	The overall thinking behind the proposals for the development boundaries is the way forward for the areas within the JLP. However, the Development Boundary for Okehampton is somewhat confusing as the proposed developments to the east of Okehampton under the JLP are all in the parish of Stockley and not in	To be considered in review Settlement Boundaries background document	Whilst the settlement boundary for Okehampton can be changed, it is noted that the purpose of the boundary is to identify land that has functionality with the settlement and this is not affected by Parish / Town Council Boundaries.

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								Okehampton. The remainder of the development boundary around Okehampton itself is acceptable especially the line between the town and the Dartmoor National Park, and should be implemented as quickly as possible.		
1014510	218	Policy DEV25			Dr Richard Dalley		No	Additions requested to Policy DEV25 to include TTV31 principles	Plan sound (no change needed)	All policy principles within TTV31 will apply across the TTV area. Within the PPA, all DEV25 areas are also covered by Strategic Landscape Areas or Strategic Green Space. Therefore no need to duplicate policy wording.
1014510	219	Policy DEV27			Dr Richard Dalley		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1014510	220	Policy TTV31			Dr Richard Dalley		No	Supports policy TTV31	Plan sound (no change needed)	Support welcomed
1014585	1771	Policy TTV29 (Dartington)			Trudy Turrell	Don't Bury Dartington Under Concrete	Not indicated	The proposals for housing over Broom Park and for the remainder of Sawmills Field seriously threaten the local distinctiveness of Dartington. Increasing the population at such a rapid rate is far in excess of the growth required by the local population. Developing Broom Park would add 80 houses to the hamlet of Week which has no facilities at all and would add to 'rat-running' through the lanes. Whilst retaining the green gap between Totnes and Dartington is appreciated, the allocation of sites along the roads is advocating a sprawling pattern of housing. The JLP threatens to make Dartington a suburb or town, with the scale of development proposed a threat to Dartington's village character. The issue of air quality has not been sufficiently considered and the 2008 Ambient Air Quality Directive 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.
1014585	748	Policy TTV29 (Dartington)			Trudy Turrell		Not indicated	A 63% increase in the size of the main settlement area over a 20 year period cannot be considered sustainable or reasonable. Throughout the JLP the stated aims and objectives seem to conflict with the allocation of 504 new houses within the parish of Dartington.	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

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										<p>facilities and services.</p> <p>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>
1014661	52	Bickleigh / Woolwell			Mrs Susan Ramsay		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1014661	53	Bickleigh / Woolwell			Mrs Susan Ramsay		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1014700	2354	Policy TTV29 (Dartington)			John and Elizabeth Callaway		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. Local infrastructure is already overloaded and the A385 at capacity, with the result that traffic cuts through the village.	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.</p> <p>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>

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										<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>
1014705	2188	Policy TTV29 (Modbury)			Mrs Charlotte Buttery		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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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										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.
1014821	329	Policy PLY38			Mark Brunson	Plymouth City Council	Not indicated	Support for the policy; commercial interests exists in the site; a masterplan is being prepared	Plan sound (no change needed)	Support welcomed
1014821	509	Policy PLY44			Mark Brunson	Plymouth City Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1014821	331	Policy PLY58.18			Mark Brunson	Plymouth City Council	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1014835	1106	Policy DEVI			Ms Rae Wallin		Not indicated	Notes that DEVI will be important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1107	Policy DEV10			Ms Rae Wallin		Not indicated	Support for Policy DEV10 which is of particular importance in the small rural villages although concerns about a lag time between Plan adoption and implementation.	Plan sound (no change needed)	As the plan advances towards submission stage, the policies within the plan will be given greater weight when planning decisions are made. Once adopted, the plan will become the primary planning document that will guide and influence development.
1014835	1108	Policy DEV15			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1111	Policy DEV20			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1109	Policy DEV21			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1112	Policy DEV22			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1113	Policy DEV24			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1114	Policy DEV27			Ms Rae Wallin		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1014835	1115	Policy DEV28			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1116	Policy DEV29			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1117	Policy DEV30			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1118	Policy DEV37			Ms Rae Wallin		Not indicated	The representation is supportive of the policy	Plan sound (no change needed)	Support welcomed
1014835	576	Policy SPT1			Ms Rae Wallin		Not indicated	Representation supports the strategy within the plan and sets out the ways in which the plan is considered to be sound. However the representation does raise issues in relation to the possible implications in any delay in adoption or implementation of the plan and asks of there can be the possibility of a 'phased overlap provision.' The implementation and delivery of Neighbourhood Plans is specifically mentioned.	Plan sound (no change needed)	The support for the plan is welcomed. It is not entirely clear what is meant by the need for a 'phased overlap provision', however this could relate to the delivery of development as the plan progresses through its various stages and that delays in the process could delay implementation of the plan. The plan will increase in weight (depending on the level of representation to the policy and proposal) as it progresses through the various stages of examination. It is fully recognised that implementation and delivery is important in terms of maintaining a 5 year supply. In the thriving towns and villages some development relates to the production of Neighbourhood Plans in support of TTV30, there are contingency plans in place (set out at paragraph 5.157 ) to ensure that delivery does come forward, it is considered that this will ensure that development sites are identified. It is considered that strategy and contingency plans within the JLP will help ensure that development comes forward to meet the annual requirement to meet housing and employment needs and therefore no change is proposed to the JLP.
1014835	1096	Policy SPT10			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed

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1014835	1097	Policy SPT11			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1173	Policy SPT8			Mr Joe Keech	Devon County Council	Not indicated	Supports the priorities set out within the policy.	Plan sound (no change needed)	Support welcomed
1014835	1095	Policy SPT9			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1102	Policy TTV1			Ms Rae Wallin		Not indicated	Policy of particular important to small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1103	Policy TTV2			Ms Rae Wallin		Not indicated	Policy of particular important to small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1104	Policy TTV30			Ms Rae Wallin		Not indicated	Policy of particular important to small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1105	Policy TTV31			Ms Rae Wallin		Not indicated	Policy of particular important to small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1100	Strategic Objective SO10			Ms Rae Wallin		Not indicated	Sees the objective as particularly important for small rural village	Plan sound (no change needed)	Support welcomed
1014835	1101	Strategic Objective SO11			Ms Rae Wallin		Not indicated	The objective is important for small rural villages	Plan sound (no change needed)	Support welcomed
1014835	1098	Strategic Objective SO6			Ms Rae Wallin		Not indicated	Sees the objective as particularly important for small rural village	Plan sound (no change needed)	Support welcomed
1014835	1099	Strategic Objective SO9			Ms Rae Wallin		Not indicated	Sees the objective as particularly important for small rural village	Plan sound (no change needed)	Support welcomed
1014850	211	Tamerton Foliot			Mr Joseph Dunn	none	No	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1014873	161	Tamerton Foliot			Mr Stuart Kean		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1014876	385	Salcombe			Mr Andy Barsby	Salcombe Neighbourhood Plan Group	Yes	Qualified endorsement of the JLP, subject to delivery of affordable housing and limited addition to open market housing, which is likely to fuel interest in second homes.	Plan sound (no change needed)	Potential sites identified for Salcombe will deliver AH at levels in accordance with SHMNA and viability assessment.
1015453	1155	Policy TTV29 (Dartington)			Karin Jordan		Not indicated	Dartington Proforma - OBJECTS to housing numbers for Dartington, and feels that the Parish boundary has been incorrectly drawn. PROPOSES that certain sites are removed to minimise the impact on Dartington, and that FURTHER EVIDENCE IS REQUIRED regarding the impact on air quality.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The distribution of housing in the sustainable villages is informed by evidence, and it is not considered appropriate to apply a blanket expectation across all villages that ignore local circumstances.
1015453	1156	Policy TTV29 (Dartington)			Karin Jordan		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

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										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.
1015527	2089	Policy TTV29 (Modbury)			Philip Ainsley		Not indicated	Modbury - response does not feel the OAN has been robustly prepared. AMEND Plan wide housing figures. Feels that fewer houses should be proposed for Modbury. REMOVE PROPOSED ALLOCATION 29(16 & 17), INCLUDE Alternative sites that have been submitted for consideration by MPC.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1015543	2357	Policy TTV29 (Dartington)			Susannah Bowyer		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

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										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.
1015625	2396	Policy TTV29 (Dartington)			Tom Hilliard		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)	<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.</p> <p>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>
1015709	1089	Policy TTV29 (Modbury)			Margaret and Adrian Woods		Not indicated	If more houses are needed at Modbury they should be located within the natural boundary of the town, i.e. to the east of Ayleston Park and Silverwell Park, not on the town's western boundary. More attention should be paid to public opinion.	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.</p> <p>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</p>

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										<p>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.</p> <p>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.</p> <p>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>
1015727	1488	Policy SPT3			Jane Bullen			Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	<p>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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence</p>
1015727	1496	Policy TTV29 (Modbury)			Jane Bullen		Not indicated	<p>The total number of dwellings should be reduced from 80 to 40. The two sites proposed are isolated and will be disconnected from the community and have no easy access to the town centre. The Penn Park site should be reserved for employment use. There is wide support for distributing new development throughout the town. The main road through the town cannot accommodate more traffic; a relief road is needed.</p>	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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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										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.
1015819	1925	Policy TTV29.22			Paul Farrier	Chillington Housing Action Team	Not indicated	The Plan is not based on sound evidence. The site should be removed from the JLP .	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1015882	613	Policy TTV29 (Modbury)			Carolyn and Gregory Johnson		Not indicated	There should be no further development on the western edge of the town as this is too detached. If there has to be additional growth this should be on smaller sites on the eastern side of Modbury.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1016053	1149	Policy TTV29.22			Ray and Angela Thompson		Not indicated	The site lies outside the established settlement for Chillington, it is adjacent or close to the South Devon AONB and is remote from village services and facilities. Furthermore, it was rejected under the Rural Areas Site Allocations Development Plan Document Adopted February 2011 due to significant constraints relating to impact on the landscape character. There are access and infrastructure concerns. The allocation is opposed	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1016068	1961	Policy PLY36.5	Maria Bailey	Maria Bailey Planning		Broadreach House, Units 1 and 2 Ocean Quay, Richmond Walk, Plymouth, PL1 4LL	Not indicated	Supports policy but calls for estimated housing provision to be raised from 60 to 90 homes.	Plan sound (no change needed)	The policy is considered sound as it is. The drawing submitted in support of 90 homes suggests a 100% flatted development of about 5 or 6 storeys - a height that would be in excess of any adjacent buildings and potentially difficult to justify. The suggested layout of could be problematic in terms of its relationship with the cliff face (particularly the likely overbearing impact of the same on residential amenity of lower cliff-facing units). Therefore the estimated figure of about 60 would seem to allow more flexibility to provide residential amenity.
1016119	1680	Omission site (Plymouth Policy Area)	Rebecca Mitchell	Maristow Estate		The Maristow Estate	Not indicated	Land at Valley Park and Haxter Lodge, Roborough, (site 0413) should be allocated for employment purposes	Plan sound (no change needed)	There is no overriding employment land need for this site to come forward given the level of provision made in the plan; the site performs a strategic landscape function for the city.
1016119	1680	Omission site (Plymouth Policy Area)	Rebecca Mitchell	Maristow Estate		The Maristow Estate	Not indicated	Land at Valley Park and Haxter Lodge, Roborough, (site 0414 ) should be allocated for employment purposes	Plan sound (no change needed)	There is no overriding employment land need for this site to come forward given the level of provision made in the plan; the site performs a strategic landscape function for the city.
1016119	1680	Omission site (Plymouth Policy Area)	Rebecca Mitchell	Maristow Estate		The Maristow Estate	Not indicated	Land at Valley Park and Haxter Lodge, Roborough, (site 0411) should be allocated for employment purposes	Plan sound (no change needed)	There is no overriding employment land need for this site to come forward given the level of provision made in the plan; the site performs a strategic landscape function for the city.
1016119	1678	Policy PLY46.13	Rebecca Mitchell	Maristow Estate		The Maristow Estate	Not indicated	Not considered to be available or suitable	Plan sound (no change needed)	The allocation of this site allows for the expansion of the existing Plessey employment site. This is an important opportunity and should be retained in the plan to support the economic growth objectives for the City.
1016392	14	Tamerton Foliot			Hilary Cramp		Not indicated	Supports the plan to protect areas around Tamerton Foliot as green space.	Plan sound (no change needed)	Support welcomed
1016395	406	Tamerton Foliot			Mr M J OBrein		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1016412	425	Policy SPT3			Joanna Owen		Not indicated	Challenges Objectively Assessed Need methodology	Plan sound (no	The evidence about housing need (OAN) and forecast

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								which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1016412	425	Policy TTV29 (Modbury)			Mrs Joanna Owen		Not indicated	The overall housing numbers allocated to the South Hams is unsound and results from WD not accommodating enough to cater for its own needs. The level of growth proposed for Modbury is too high and the infrastructure, employment, etc. is not adequate and cannot support it. The JLP's proposals for the town conflict with many of its objectives and policies.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1016412	2168	Policy TTV29 (Modbury)			Mrs Joanna Owen		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.
1016426	132	Ivybridge			Cllr Ann Laity	The Stairways and Dove groups of Ivybridge	Not indicated	Combined response from local groups about facilities and services the town needs	Plan sound (no change needed)	In addition to the comments made by DCC, the level and location of development proposed for Ivybridge is supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking. The JLP supports the provision of commercial and community services in the town.
1016432	605	Policy TTV29.10			Paul Hornby		Not indicated	Site is not suitable for employment development due to issues including access, trees/ecological designations and proximity to housing.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good

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										transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1016432	605	Policy TTV29.5			Paul Hornby		Not indicated	Supports the allocation	Plan sound (no change needed)	Support welcomed
1016432	605	Policy TTV29.7			Paul Hornby		Not indicated	Sites 29.7 and 29.9 would represent an intrusion into the countryside on elevated sites and both have access difficulties.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1016432	605	Policy TTV29.9			Paul Hornby		Not indicated	Sites 29.7 and 29.9 would represent an intrusion into the countryside on elevated sites and both have access difficulties.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1016436	1328	Policy SPT3			Dr Michael Young		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply, Site Selection Process	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1016436	1329	Policy TTV29 (Modbury)			Dr Michael Young		Not indicated	Questions the need for any additional housing at Modbury. This evaluation should be based on need, which should not include second homes or any excess in an attempt to reduce market values. The increase in inhabitants will greatly exceed any additional jobs,	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

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								resulting in increased levels of commuting and pollution. Any new development should be dispersed around the town, as evidenced in the Modbury Society submission.		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.
1016441	1992	Policy DEV27			Su Beswick		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1016441	1994	Policy DEV37			Su Beswick		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1016441	1991	Policy DEV8			Su Beswick		Not indicated	Applauds the recognition that whilst we need to cater for young people and working families, there is also a need to look to cater for older people who wish to retain a sense of self sufficiency.	Plan sound (no change needed)	Noted. Policy supports mix of housing, including housing to meet needs of older people
1016441	1989	Policy TTV12			Su Beswick		Not indicated	Supports a mixed-use scheme here, in principle, but would be opposed to luxury holiday accommodation. Parking provision must be retained to support the vibrancy of the town centre. A marina in the head of the estuary should not be allowed.	Plan sound (no change needed)	The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape the detailed proposals.
1016441	1988	Policy TTV2			Su Beswick		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1016441	1990	Policy TTV30			Su Beswick		Not indicated	Supports the policy and indicative assessment for Frogmore	Plan sound (no change needed)	Support welcomed
1016441	1987	Strategic Objective SO6			Su Beswick		Not indicated	Agrees with the objective	Plan sound (no change needed)	Support welcomed
1016441	1993	Transport (TTV Policy Area)			Su Beswick		Not indicated	queries how with all the proposed new houses along the A379 between Stokenham and Kingsbridge, the resulting traffic chaos will be managed	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The Chillington site (TTV29.22) has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan.
1016494	933	Tamerton Foliot			Alison Wallace		Not indicated	Agrees with the JLP's decision to allocate land at Lake View Close as Green Space.	Plan sound (no change needed)	Support welcomed

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1016671	1015	General			Cllr Jacqi Hodgson		Not indicated	Concerns about consultation process; the work of neighbourhood planning groups to date has not been actively solicited by SHDC for inclusion	Plan sound (no change needed)	The consultation process was in accordance with the councils' statements of community involvement and legal requirements. Council Officers have met with Neighbourhood Planning Groups for Dartington and for Totnes on a number of occasions and remain in regular contact.
1016671	990	Introduction			Cllr Jacqi Hodgson		Not indicated	Noted that South Hams Our Plan was never completed	Noted	The plan makes this clear in the introduction
1016671	990	Policy SPT3			Councillor Jacqui Hodgson		Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Site Selection Process/SA, Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence and the spatial strategy including TTV1 and TTV2. Process of site selection to identify JLP allocations is robust and realistic.
1016671	1016	Policy TTV29 (Dartington)			Cllr Jacqi Hodgson		Not indicated	The proposed settlement pattern of focusing new housing around the main towns and Plymouth fringe is not a sustainable settlement pattern. The tried and tested settlement pattern of the South Hams and West Devon (that dates back to Saxon times and earlier), has been a more organic growth pattern where smaller numbers of new houses have developed around villages, hamlets and towns in reflection of their natural growth rates. The proposals that amount to 504 new houses or 63% growth in Dartington does not conform to this objective. A truly sustainable settlement pattern would be one that was designed from an objective strategic overview. This would take into consideration meeting identified housing needs and accommodating this by building on the historic settlement pattern appropriately within the landscape, infrastructure and heritage constraints both natural and built. Dartington's proposed will overly burden the significant historic town of Totnes and similarly significant parish of Dartington. This substantial increase cannot be justified by the local housing needs as identified in their Neighbourhood Plan Housing needs assessments that have been carried out, neither is this justified by the ONS assessed growth and these two adjacent parishes would not be able to carry the increased load of traffic and congestion that would ensue. Dartington and Totnes straddle the A384 and A385 which comprise an artery from Torbay to the A38. Due to increased traffic this route is frequently jammed with traffic and an Air Quality Management Plan has been in monitored in Totnes for the last few years.	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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1016671	2022	Spatial Strategy			Cllr Jacqi Hodgson		Yes	Objects to the spatial distribution. West Devon is not allocated a share of new housing in accordance with its higher projected population growth	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.
1016671	2021	Strategic Objective SO1			Cllr Jacqi Hodgson		Yes	This objective cannot be carried out when the proportion for the allocation of new homes does not coincide with ONS population growth by area	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.
1016671	2026	Strategic Objective SO11			Cllr Jacqi Hodgson		Yes	This would be more possible with smaller development built by local builders	Plan sound (no change needed)	This comment is noted but does not challenge the objective
1016671	2027	Strategic Objective SO12			Cllr Jacqi Hodgson		Yes	Infrastructure that encourages people to use the car less and walk or cycle more should underpin this plan. For this more investment in footpaths and cycle paths should be encouraged.	Plan sound (no change needed)	The comment is noted although no challenge is made to the objective
1016671	2023	Strategic Objective SO8			Cllr Jacqi Hodgson		Yes	The aspiration to maintain the vitality and viability of the smaller villages in the rural areas for all the good reasons stated will not be met through the imbalance and distortion of the proposed development sites in the JLP.	Plan sound (no change needed)	The JLP supports the delivery of development in sustainable villages through Neighbourhood Plans.
1016671	2024	Strategic Objective SO9			Cllr Jacqi Hodgson		Yes	The proposed settlement plan starves many of these rural villages and hamlets across South Hams and West Devon.	Plan sound (no change needed)	The JLP supports the delivery of development in sustainable villages through Neighbourhood Plans.
1016671	1015	Vision			Cllr Jacqi Hodgson		Not indicated	Welcome aspirations but these will not be met through this JLP; residents have not been empowered to create strong communities as the neighbourhood plan groups have not been asked for input in terms of their plans or proposed housing numbered being integrated into this JLP; the plan will not deliver sufficient affordable homes	Plan sound (no change needed)	Neighbourhood Plans have an opportunity to review allocations that lie within their area and an opportunity to add allocations for any appropriate use / infrastructure where these would consolidate and help deliver the objectives of the plan
1016822	1534	Omission site (Plymouth Policy Area)	Michael Rees	LRM Planning		Barratt David Wilson Homes	Yes	Land at Thornbury Road, Estover, should be allocated for residential	Plan sound (no change needed)	Delivery of housing on this site would prejudice the future use of the airport site for aviation. The site is currently in employment use and notwithstanding the airport issue it has not been determined that it is suitable for housing
1016822	1523	Omission site (TTV Policy Area)	Michael Rees	LRM Planning		Barrat David Wilson Homes	Yes	Objects to lack of allocation for housing of land to the north of Callington Road, Tavistock; 13.6 hectare greenfield site for 200 dws (could be up to 250 dws – depending on tenure/mix). Should also amend Policies Map – Alter Tavistock settlement boundary -include site; Insufficient housing requirement in TTV policy area; more sites needed in TTV otherwise overall 1070 shortfall in first 5 years, half in TTV; 500 needed in first 5 years to ensure robust supply; logical extension of JLP allocation to south of Callington Road; technically suitable site access; site deliverable; could deliver 200 dws in the 5 year supply; sustainable location.	Plan sound (no change needed)	The JLP is positively prepared and uses objective evidence to identify a plan wide housing need figure. The proposed allocations within the JLP meet this need in full, with no need to identify additional sites at this time. This does not prevent additional sites coming forward through a neighbourhood plan. This site was not submitted as a potential omission site during the Reg 18 stage. Site WD_45_74_13 is not considered for allocation due to significant constraints identified in relation to access and impact on gateway entrance into the town. Junction of Crease Lane with Callington Road is inadequate to take further traffic generating development therefore access from Crease Lane would not be acceptable. Vehicle access from Orchard Close is inadequate to take further traffic generating development. If it were to be possible to form a suitable access to this site from Callington Road, its location on the inside of the bend would require significant highway works and alterations to hedgerows. Whilst this would be acceptable in principle from a highways safety perspective, it would result in an unacceptable impact on the gateway into the town due to the extensive removal of hedge banks required. This entrance into Tavistock also provides a very important 'gateway', establishing a strong landscape setting from the western approach into town.

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1016822	1521	Policy SPT3	Michael Rees	LRM Planning		Barrat David Wilson Homes	Yes	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year supply, windfall allowance unjustified	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1016900	1758	Policy SPT3				Minette Marin	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need	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 (including affordable housing) are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1016900	1758	Spatial Strategy (TTV Policy Area)				Minette Marin	Not indicated	Housing should only be built that can be accessed by local people, that doesn't spoil the countryside, that is served by public transport and close to jobs. Questions the role of the LEP. Questions the credibility of the housing evidence.	Plan sound (no change needed)	There is very limited scope for the planning system to only provide housing for people identified as being 'local', and such an approach would not be considered sound when subject to independent examination. The OAN has been prepared using the prescribed government methodology. Enterprise Partnerships are identified by central government as being the most appropriate mechanism for enabling regional economic growth.
1016908	2041	Policy PLY26			Dave Cuthbert		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1017006	1754	Policy PLY35	David Seaton	PCL PLANNING LTD		Rotolok (Holdings) Ltd.	Yes	Requests removal of public access and various changes to text, including in relation to the site's natural environment features and relationship with the SAC and SPA.	Plan sound (no change needed)	The policy is consistent with the consented planning application for Drake's Island and is considered sound. Removal of references to ensuring that development will have no adverse impact on the SPA/SAC would make the policy unsound. Removal of references to public access would not be in the spirit of the Plan's Vision, Policy PLY20 and the consented planning application and cannot be supported.
1017013	2044	Policy PLY26			Paul Carne	Cornwall Transport Ltd	Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1017417	1703	Derriford and Northern Corridor Growth Area	Richard Brown	CBRE Ltd		Wharfside Properties Ltd (on behalf of Aviva)	Yes	Recommends changes to para 4.156 and Fig 4.5 to better reflect the NWQ masterplan, provide greater design flexibility and prevent unnecessary delay	Plan sound (no change needed)	Changes to the strategic masterplan framework are not considered necessary, nor overly restrictive for the development whose emerging masterplan is sufficiently aligned with the framework; the link through the Rowans should be maintained for future development as it links up with the route northwards towards the airport site and University College of St Mark and St John.
1017417	1700	Policy PLY38	Richard Brown	CBRE Ltd		Wharfside Properties Ltd (on behalf of Aviva)	Yes	General support for policy; seeks flexibility over design approach; concerned that requirement for strategic masterplan does not delay development; uncertainty over deliverability of some infrastructure; seeks to avoid prescription over development quantum's and allow for hotel use	Plan sound (no change needed)	The policy is not prescriptive in terms of design solution; the reference to housing and employment numbers is to give a general indication of potential scale and to assist demonstrating the supply of housing and employment land, and not to prescribe exact content to be delivered (see explanation in para 1.18 of the JLP); the policy is also not exclusive in terms of the nature of uses and so there is no need to identify additional ones; by providing a strategic masterplan framework in the JLP itself, the plan already provides sufficient information to enable a development to proceed, with its own master planning work undertaken to flesh out the strategic framework in more detail; the infrastructure projects are appropriately identified.
1017417	1699	Strategic Objective SO4	Richard Brown	CBRE Ltd		Wharfside Properties Ltd (on behalf of Aviva)	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1017417	1702	Strategic Objective SO4	Richard Brown	CBRE Ltd		Wharfside Properties Ltd (on behalf of	Yes	Supports the overall objective	Plan sound (no change needed)	Support welcomed

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						Aviva)				
1017430	2428	Policy TTV29 (Dartington)			Fiona Bicknell		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)	<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.</p> <p>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>
1017722	2389	Policy TTV29 (Dartington)			Mary Bartlett		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)	<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.</p> <p>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</p>

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1017883	818	Policy DEV7			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Imerys supports policy DEV 7 and welcomes the JLP's approach to viability on the provision of 30% affordable housing on developments over 10 Houses and off-site contributions made for developments between 11 and 14 Houses.	Plan sound (no change needed)	Support welcomed
1017883	819	Policy DEV8			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Imerys notes that viability is considered within policy DEV7, but not included within policy DEV 8.	Plan sound (but change could be agreed)	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability".
1017883	811	Policy PLY45			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1017883	812	Policy PLY45			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Support Policies PLY53 and PLY45 which provide unique opportunity for development and enhancement of western Plymstock.	Plan sound (no change needed)	Support welcomed
1017883	808	Policy PLY53			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Support PLY53 and policies requirements for masterplan and access via Coypool Road and other consideration set out in policy provided they are considered against viability of the site	Plan sound (no change needed)	Support welcomed. Viability matters are considered in dealing with planning proposals. No change required.
1017883	816	Policy SPT1			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	Representation relates to proposed development land at Lee Moor and the need to ensure that the JLP meets 'objectively assessed need with sufficient flexibility to adapt to rapid change. The representation sets out that policies SPT1 and SPT2 are too restrictive to enable development to come forward particularly the measures set out in 3.16 and 3.17 which could restrict development. The representation would like a more pragmatic view to be taken to development proposals.	Plan sound (no change needed)	The spatial strategy and distribution of growth is clearly articulated throughout the whole of the JLP and sites have been allocated to meet the requirements set out through the objectively assessed need. The JLP should clearly set out the strategy for growth and ensure that the plan area can meet its needs. If the plan should fail to deliver its targets than this would result in a partial or full review of the plan, it is considered that the contingency plans built into the plan provide adequate opportunities to monitor the plan and revisit the strategy if development is not coming forward as expected.
1017883	817	Policy SPT2			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	The representation sets out that policies SPT1 and SPT2 are too restrictive to enable development to come forward particularly the measures set out in 3.16 and 3.17 which could restrict development. The representation would like a more pragmatic view to be taken to development proposals.	Plan sound (no change needed)	The spatial strategy and distribution of growth is clearly articulated throughout the whole of the JLP and sites have been allocated to meet the requirements set out through the objectively assessed need. The JLP should clearly set out the strategy for growth and ensure that the plan area can meet its needs. If the plan should fail to deliver its targets than this

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										would result in a partial or full review of the plan, it is considered that the contingency plans built into the plan provide adequate opportunities to monitor the plan and revisit the strategy if development is not coming forward as expected.
1017883	813	Policy TTV30			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	General support for indicative figures given to NP groups, but would like to see more flexibility in policy to allow strategic scale development to still come forward outside the sustainable villages and NP route.	Plan sound (no change needed)	Support welcomed for approach to managing growth in the rural areas. Development proposals outside sustainable villages would generally be subject to policy TTV31. However, proposals on a strategic scale will be considered on their own merits, and will need to be fully considered within the plan making process. Positive plan making should see strategic scale development incorporated within the plan making process.
1017883	815	Policy TTV31			Wesley Pascoe	Imerys Minerals Ltd	Not indicated	General support for indicative figures given to NP groups, but would like to see more flexibility in policy to allow strategic scale development to still come forward outside the sustainable villages and NP route.	Plan sound (no change needed)	Support welcomed for approach to managing growth in the rural areas. Development proposals outside sustainable villages would generally be subject to policy TTV31. However, proposals on a strategic scale will be considered on their own merits, and will need to be fully considered within the plan making process. Positive plan making should see strategic scale development incorporated within the plan making process.
1017893	1995	Policy PLY60.9		Mark Evans Planning Limited	Mark Evans	Plympton House Limited	Not indicated	Seeks increase in housing numbers to be provided on the site	Plan sound (no change needed)	The site submitted is already allocated for housing. The housing provision of 14 is not a fixed quantum, rather a broad indication of the potential scale of development.
1017970	1982	Plymstock			Clive Tompkins	Aggregate Industries	Not indicated	Contained within the mineral resource area on the Plymouth Policy Area map (PLY55) is a "local green space" designation which represents a county wildlife site; this designation should not be regarded as a constraint to the future working of this mineral deposit as wildlife assets of equivalent value can be provided as part of restoration schemes elsewhere.	Plan sound (no change needed)	This is merely an hypothetical question at this stage as there is no known prospect of a proposal coming forward in foreseeable future. However, it is a point that can be picked up in future plan reviews
1017970	1978	Policy PLY55			Clive Tompkins	Aggregate Industries	Not indicated	Welcomes the policy which supports a buffer zone to protect the future extraction of limestone on land to the north of the existing Hazeldene (Moorcroft) Quarry. The policy also refers to the provision of a landscaped environmental bund within the potential expansion area to protect the amenity of future development; a strip of land along the northern part of the site, which could form part of the environmental bund and the formation of a 'green link', including a pedestrian and cycle link, between Sherford and Saltram. Consider that the policies for the safeguarding of these mineral resources can be strengthened.	Plan sound (no change needed)	Support is welcomed, although there needs to be a discussion about the evidence from the BGS which provides the foundation for the MCA.
1017970	1977	Policy SPT7			Clive Tompkins	Aggregate Industries	Not indicated	Support for Policy SPT7	Plan sound (no change needed)	Support welcomed
1018022	831	Policy TTV29 (Dartington)			Tessa King		Not indicated	There has been inadequate research to establish the current volume of traffic in and around the village, and that done to inform the NP has not been considered. The 2008 Ambient Air Quality Directive 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

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1018041	355	Policy PLY26			Rikki Down	Rex Down Wholesale Fish Merchants Ltd	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1018045	2035	Policy PLY42			Maureen Holland		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1018113	667	Tamerton Foliot			David Turvey		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1018138	1851	Policy SPT3			G Nickolls		Not indicated	Challenges Housing 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.
1018145	2352	Policy TTV29 (Dartington)			Jane Parker		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had	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

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								developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.		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.
1018151	2356	Policy TTV29 (Dartington)			Janice Duncombe		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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

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										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.
1018183	2347	Policy TTV29 (Dartington)			Helen Scadding		Not indicated	Supports the development of 50-100 homes in Dartington (especially shared ownership, small flats and rented accommodation), but considers the total 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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.
1018200	257	Tamerton Foliot			Jeffrey Fogwill		Not indicated	Concerned that developers can appeal even if site allocated for green space	Noted	Not a comment on the JLP
1018236	325	Tamerton Foliot			Julie Roberts		Not indicated	Agrees that the land between Lake View Close and Riverside Walk in Tamerton Foliot remains as green space.	Plan sound (no change needed)	Support welcomed
1018385	703	Settlement Boundaries			Mr Robert Taylor	Persimmon	Yes	Whilst pertaining to be about settlement boundaries, the response PROPOSES to include additional sites within the plan for Ivybridge, Totnes and Tavistock	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1018432	568	Policy DEV34			Peter/Sue	WARM:Low	No	Questions the rationale of district energy networks and	Plan sound (no	District heating schemes designed and implemented to

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					Warm/Johns	Energy Building Practice		suggests the policy should be more flexible.	change needed)	current best technical practice (e.g. CIBSE Heat Networks guidance) should avoid significant losses such as these. District Energy networks have multiple benefits, including carbon savings and fuel flexibility and diversity, able to use waste heat and renewable heat, and provide the most cost effective source over time. The use of DE is an integral part of the Governments Heat Strategy and is reflected in NPPF. Unfortunately only a small proportion of new developments are delivered to Passivhaus standards (which is significantly higher fabric efficiency than current Building Regulations), and retrofit is also a big issue, for which DE can make a big contribution to reducing. The argument for viability can be made on a case by case basis if this is an issue.
1018432	569	Policy DEV34			Peter/Sue Warm/Johns	WARM: low energy buildings practice	No	Questions the use of a 'Merton rule' style policy.	Plan sound (but change could be agreed)	The policy is considered to be consistent with national policy. LPAs are still able to set policies that exceed Building Regulations in terms of energy, but not affecting building fabric efficiency. The District Energy policy will only be applied to developments in areas with sufficient heat density, where this solution is likely to be more cost effective than the use of renewables alone. All policies are subject to viability and the case can be made if this is an issue. In terms of the solar masterplanning policy, a wording change could be agreed to use term 'access to natural light' instead of 'solar gain'. Additionally, further information can be included in SPD stressing the importance of ensuring the design will not lead to overheating, which can be avoided through careful design.
1018482	1141	Policy DEV1			Joan Jackson		Not indicated	Supports policy	Plan sound (no change needed)	Support welcomed
1018482	1139	Policy PLY16			Joan Jackson		Not indicated	Support policy.	Plan sound (no change needed)	Support welcomed
1018482	1131	Policy PLY27			Joan Jackson		Not indicated	Policy is contrary to other JLP policies and is unsound. Concern about idea of a tall building's impact on the Hoe Conservation Area.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision. The policy is therefore considered sound.
1018482	1140	Policy PLY28			Joan Jackson		Not indicated	Supports policy.	Plan sound (no change needed)	Support welcomed
1018574	2364	Policy TTV29 (Dartington)			Miss MR Brand		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

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										<p>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>
1018736	2401	Policy TTV29 (Dartington)			Clare Miller		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1018748	2442	Policy TTV29 (Dartington)			Hazel Fuller		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.
1018749	2350	Policy TTV29 (Dartington)			Sandra Crawford		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	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

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								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.		<p>facilities and services.</p> <p>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>
1018811	1997	Policy PLY44			Mr and Mrs B Appleby		Not indicated	Objects to the policy. Concerned about impact of development on the character of the area, inadequate infrastructure provision, congestion on A386, loss of greenspace and impact of tourism, especially with regards to Dartmoor.	Plan sound (no change needed)	Concerns noted. The policy puts in place suitable provisions to mitigate the impact of development, including significant infrastructure investment in improvements to the A386.
1018842	2344	Policy TTV29 (Dartington)			Mrs Marilyn H McConnell-Bloomberg		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable	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.</p> <p>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</p>

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								housing.		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.
1018914	1129	Policy PLY20			Barry Huxley		Not indicated	Raises concerns about the conservation and commercialisation of Hoe Park and the use of the Hoe Promenade for events.	Plan sound (no change needed)	PLY20.2ii already provides for protecting and enhancing the Hoe's historic environment and for enhancing enjoyment of the area for residents as well as visitors.
1018980	651	Policy PLY26			Nick Henry	Moby Nicks Limited	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1019006	644	Policy PLY26			Ken Perry		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1019013	1735	Tamerton Foliot			Rosemary Phillips		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1019014	323	Tamerton Foliot			Jane and Dave Wills		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1019021	945	Tamerton Foliot			Tom Shellens		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1019023	2379	Policy TTV29 (Dartington)			James Brown		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

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										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.
1019151	1148	General			Dave Curno		Yes	More time should have been given for the Reg 19 consultation given the amount of evidence	Plan sound (no change needed)	The statutory time period for Reg 19 stage was provided
1019151	991	Kings Tamerton			Dave Curno	Friends of Ham Woods	Yes	Designate Site 0992 as LGS	Plan sound (no change needed)	The reason for rejection given in the evidence base document is 'The site may be subject to alternative proposals in the future so future management as greenspace cannot be guaranteed.' Future management is one of the Governments criteria for designating LGS.
1019170	1491	Bickleigh / Woolwell			Mr Keith Fordham		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1019464	2084	Plympton			Jenifer Mercer		No	Supports the northern field at Plympton House being LGS.	Plan sound (no change needed)	Support welcomed
1019464	2084	Policy PLY60.9			Jenifer Mercer		No	Supports the policy but hopes that hard landscaping isn't used on remaining part of site due to drainage problems and to preserve setting of Listed House.	Plan sound (no change needed)	Welcome support. Concerns noted.
1019466	2078	Policy PLY60.9			Roger German		Not indicated	All of the land should be retained for local green space	Plan sound (no change needed)	Site has been assessed and is suitable for housing development.
1019728	2043	Policy PLY26			H Andrews		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1019837	2074	Tamerton Foliot			Mr RD Rosevear		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1019942	71	Policy TTV18			Glen Wise		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1019959	1889	Omission site (TTV Policy Area)			Alex Graves	ADPAD	Not indicated	Seeks allocation of site at Rattery for housing	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.
1019959	1894	Omission site (TTV Policy Area)		PCL Planning	Alex Graves	ADPAD	Not indicated	Seeks allocation of site at Brixton for housing	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.
1019959	420	Policy SPT3			Alex Graves	ADPAD		Challenges Objectively Assessed Need methodology which under estimates need. Challenges Housing Distribution/Housing 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.
1019959	427	Policy SPT3		PCL Planning	Alex Graves	ADPAD	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need.	Plan sound (no change needed)	HMA is correctly defined. Duty to Cooperate actions have been fully and effectively undertaken. The evidence about

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								Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - insufficient supply , additional sites required		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.
1019959	1889	Rattery			Alex Graves	ADPAD	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The JLP does not seek to allocate sites within the sustainable villages. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1019959	1892	Spatial Strategy		PCL Planning	Alex Graves	ADPAD	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. Additional comments relating to Brixton.	Plan sound (no change needed)	The rationale for the HMA is set out in the SHMNA Pt1, and follows best practice and advice set out in the LPEG Group recommendations
1019959	1894	Sustainable Villages		PCL Planning	Alex Graves	ADPAD	Not indicated	Unclear what evidence to substantiate housing numbers in Fig 5.8 and the numbers should be expressed as minimums. Proposes alternative sites.	Plan sound (no change needed)	The evidence supporting Fig 5.8 and the assessment of sustainable villages is set out in the Assessment of Sustainable Villages evidence base document. The housing figures are broad indications of an amount of housing that could be supported by the sustainability characteristics of each village – they are not meant to be seen as housing targets to be met in each village. This is made clear in para 5.196 and in paragraph 3.24, which also set out the parameters used to decide on the broad indications of dwelling numbers. 3.24 also makes clear that the allowance is made simply to provide an indication of sites that are expected to come forward in Neighbourhood Plans over the life of the plan. Given this, it is not appropriate to express the numbers as minimums.
1020011	484	Belliver		Savills	Nick Beddoe	Trustees of the Cann Estate	Yes	Opposes 'Strategic Landscape Area' designation of site 0986 (Belliver industrial estate)	Plan sound (no change needed)	This site meets the criteria for designation under Policy DEV26.
1020011	1258	Omission site (Plymouth Policy Area)		Savills	Nick Beddoe	Trustees of the Cann Estate	Yes	Land west of Broadley Park, Roborough (site 0985) should be an employment allocation rather than commitment given that the consent has now expired.	Plan sound (no change needed)	It is acknowledged that the consent has now lapsed on the site. However, the base date of the plan is 1st April 2014 at which point the site was still a live consent and therefore it is correct to be shown as such on the policies map.
1020011	1258	Omission site (Plymouth Policy Area)		Savills	Nick Beddoe	Trustees of the Cann Estate	Yes	Land north of Belliver Industrial Estate (site 0986) should be allocated as employment site and not part of the Strategic Landscape Area.	Plan sound (no change needed)	The site forms part of the strategic landscape setting of the city. Previous historic employment allocations have not been taken up. Planning consent is in place for solar farm.
1020013	925	Omission site (TTV Policy Area)			Richard House		Yes	OMISSION SITE, ANDERTON LANE, TAVISTOCK, WD_45_41_08/13 Seeks allocation of land at Anderton Lane, Tavistock	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the OAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The western part of site and the potential for access from Anderton Lane are within Flood Zone 3. There is no evidence that an alternative means of access is achievable.
1020013	607	Policy DEV9			Richard House		Yes	Not aware that there is any supporting evidence relating to the level of need for specialist housing. Policy relating to wheelchair housing should only be imposed where it is justified by the evidence and has been viability tested. Policy DEV9 is unjustified and inconsistent with national policy.	Plan sound (no change needed)	The Plan Area has a growing and ageing population with many households identified as having long term health or disability problems requiring accessible and wheelchair housing. This is evidenced by The Housing Needs of Physically Disabled People, PCC Report 2015.
1020013	924	Policy SPT3			Richard House	Gladman Developments	Yes	Challenges Objectively Assessed Need which under estimates need; Duty to Cooperate Challenges Housing Distribution/Requirement Challenges Housing Supply- 5 Year Supply, Insufficient Supply, additional sites required, Site Selection Process/SA	Plan sound (no change needed)	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.
1020024	1285	Brixton		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	OBJECTS to the village assessment score for Brixton - proposes numerous OMISSION SITES for BRIXTON.	Plan sound (no change needed)	Delivery of housing in sustainable villages have not been counted within the initial 5 year supply, recognising that it takes some time to prepare and adopt a neighbourhood plan. Village assessment for settlements within the AONB were suppressed due to landscape sensitivity, with a minimum figure of 10 suggested within the plan period. This does not prevent an NP from identifying sites for more than 10 homes

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										providing that the impacts are acceptable.
1020024	1280	Omission site (Plymouth Policy Area)		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Objects to the omission of Radford Quarry, Plymstock, for housing	Plan sound (no change needed)	The site is considered unsuitable for residential development, a position which was confirmed in a recent planning inquiry.
1020024	1281	Omission site (TTV Policy Area)		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Proposes new sites to be allocated in Brixton.	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.
1020024	1280	Omission site (TTV Policy Area)		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Objects to the omission of a larger site to the south of North Tawton for housing.	Plan sound (no change needed)	The North Tawton site is not considered to be appropriate for development due to constraints of flood risk, adjoining industrial uses, impact on landscape character and impact on heritage assets.
1020024	1277	Policies Map		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Plymouth Policy Area and TTV Policy Area should be clearly identified on policies map	Plan sound (no change needed)	They are clearly shown as the policies maps are for each policy area.
1020024	1278	Policy SPT2		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	In terms of specific representations to SPT2, the broad approach of the policy is supported.	Plan sound (no change needed)	Support welcomed
1020024	1279	Policy SPT3		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1020024	1281	Policy TTV1		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	OBJECTS to policy TTV1 as it is not precise enough to be considered 'positively prepared', and could restrict sustainable sites coming forward.	Plan sound (no change needed)	Policy TTV1 and the strategy to apportion development according to the settlement hierarchy have been tested using the sustainability appraisal, along with reasonable alternatives, and it is considered to be both positively prepared and justified in accordance with available evidence.
1020024	1282	Policy TTV2		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Broad support for the development strategy but feel numbers could be increased. PROPOSES more sites in rural areas are identified to avoid over-reliance on large sites and increase short-term supply. PROPOSES additional sites for North Tawton.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1020024	1285	Policy TTV30		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	The Councils will need to ensure that the implementation of their proposed strategy does in fact generate the delivery of sufficient housing to meet the overall needs of the 'Thriving Towns and Villages ' area as well as the specific needs of individual villages and other smaller settlements.	Noted	General comment about delivery of the policy
1020024	1285	Rattery		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Objects to the sustainability appraisal for Rattery.	Plan sound (no change needed)	Village assessment has been the subject of previous consultation. Assessment can be reviewed if new evidence is available, or where the score is contested, although it is not anticipated that the outcome would change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs.
1020024	1278	Spatial Strategy		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Representation sets out a number of challenges to the spatial strategy and level of growth within the JLP area. Wainhomes consider that insufficient allocations have been made to meet the housing requirements and that the modest levels of growth to be delivered by the strategy in the TTV area will not achieve the future sustainability of the area.	Plan sound (no change needed)	The representation challenges the development strategy and will be mainly considered under policy SPT3. In terms of policy SPT2 the broad support for the policy is noted
1020024	1277	Strategic Objective SO1		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Agrees that the focus on Plymouth and the towns and larger villages is the appropriate starting point; concern however that modest growth in rural areas will not be sufficient scale to ensure future viability / meet housing needs	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1020024	1284	Strategic Objective SO9		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	The thrust of this Strategic Objective is supported in that it seeks to deliver new homes that add diversity and accessibility of the rural housing stock and enables a	Plan sound (no change needed)	The objective sets high level strategic principles that are considered entirely appropriate for sustainable development in rural areas

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								balanced demographic profile that retains and attracts young people and working age families. However, objects to the limit to development to that which is sufficient to meet local needs, without any reference to the evidence identifying the nature and extent of the local needs.		
1020024	1285	Sustainable Villages		Emery Planning	Teresa Cook	Wainhomes (South West) Holdings Ltd.	Not indicated	Objects to the omission of allocated development sites in villages as part of the Joint Local Plan. Allocations in villages should be made to avoid uncertainty in delivery of the identified housing requirement.	Plan sound (no change needed)	Delivery of housing in sustainable villages have not been counted within the initial 5 year supply, recognising that it takes some time to prepare and adopt a neighbourhood plan. Policies STP2, TTV1 and TTV31 do provide a framework for assessing development proposals within the TTV policy area.
1020173	1726	Omission policy (TTV Policy Area)			Vanessa Pike	The Dartington Hall Trust	No	The loss of the "Dartington Special Policy Area", a saved policy from the South Hams Local Plan 1989-2001, will leave a vacuum in decision-making guidance in relation to applications on the Dartington Campus and impacts plan soundness in this area.	Plan sound (no change needed)	Appropriate protection would be provided through policies SPT11, DEV21, DEV22 and DEV24. These seek high quality design and consideration of landscape character and heritage.
1020173	1745	Omission site (TTV Policy Area)			Vanessa Pike	The Dartington Hall Trust	Yes	The Old Postern Campus, Dartington should be allocated for mixed use residential development	Plan sound (no change needed)	The site has not been included, primarily due to likely impact on heritage assets
1020173	1721	Policy DEV15			Vanessa Pike	The Dartington Hall Trust	No	Support this policy and feel it is a sound and supportive policy for guiding decision making.	Plan sound (no change needed)	support welcomed
1020173	1722	Policy DEV19			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1020173	1723	Policy DEV20			Vanessa Pike	The Dartington Hall Trust	No	Support the intent of Policy DEV20 and feel this is important for improving the places people live, work and visit in South Devon. However, as drafted there are issues which will make it difficult to interpret for decision making and as such unsound in respect of being effective.	Plan sound (no change needed)	Broad support for intent of policy welcomed. It is not considered necessary to include additional words on "noteworthy" landscapes, since the policy already requires development to contribute positively to landscape and its context. Other policies include for safeguarding and enhancement of valuable and protected landscapes. The policy is not considered the most appropriate place to include words saying that development should "reflect the special qualities, details and characteristics of area neighbourhoods and developments which are valued by local residents." Local residents have the opportunity to create Neighbourhood Plans to achieve this and/or can identify features they value through the planning application process.
1020173	1724	Policy DEV21			Vanessa Pike	The Dartington Hall Trust	No	Support DEV 21 and particular reference to intangible, portable and future assets as reflect work of Dartington Hall Trust. However would like it better worded, in particular DEV 21 (1)	Error/Clarification to be accommodated	Agree that the wording could be clearer - this change can be made as a minor modification prior to submission
1020173	1725	Policy DEV22			Vanessa Pike	The Dartington Hall Trust	No	Supports the intent of Policy DEV21 and feel this is an important policy. However, as drafted there are issues which will make it difficult to interpret DEV21 for decision making.	Plan sound (but change could be agreed)	Consider comments in light of Historic England's suggested changes. Local list to be addressed in SPD
1020173	1719	Policy DEV28			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy but makes observations on the robustness of the policy for decision making purposes. Clause 3 needs amendment. To be fully effective the metric for "the biodiversity value of a site" should be referenced. In addition NPPF 118 is clear that the avoidance of "significant harm" is a grounds for refusal and clause 3 makes no reference to significance. The list (i.) to (vi.) should be an "and" list.	Plan sound (but change could be agreed)	By using 'harm' instead of 'impact' as referenced in ID1575, this would address the reference to use of adverse - i.e. adverse is not needed if 'impact' is changed to 'harm' - and harm would be more consistent with NPPF 118. Do not agree that clause 3 makes no reference to 'significant' - it is mentioned in 3v) which looks the right place for the word, and makes it clear (albeit in the negative) that we would not permit development unless harm was reduce to a level of non significance - i.e. significant harm would not be supported unless adequately mitigated/compensated. Do not agree with proposed alternative wording - weight of sites according to hierarchy should not need repeating in point 3, and introduction of 'magnitude and scale of harm' whilst a reasonable suggestion does not appear consistent with NPPF text.
1020173	1708	Policy DEV8			Vanessa Pike	The Dartington Hall Trust	No	Supports the intent of the policy but is unclear as to the meaning and intent of High Value areas and a clear	Error/Clarification to be accommodated	Clause 2 applies to 'Designated Rural Areas.' Glossary can clarify that Designated Rural Areas are parish-level areas

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								statement on requirements of rural exception sites, would recommend the Council put forward clarifications prior to the Plan examination hearings.		designated under S157 of the Housing Act 1985 through SI 2009 No 2098 JLP policy approach towards taking account of evidence about High Value Areas when seeking affordable housing contributions is appropriate. Glossary can clarify that High Value Areas are Value Areas 3 and 4 as identified in Table 1.2 and shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015, (in JLP evidence base).  Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; & prefix the % of affordable housing provision sought with the words "at least" .
1020173	1720	Policy DEV9			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy and commends the Councils for a unique and positive housing policy.	Plan sound (no change needed)	Support welcomed
1020173	1712	Policy SPT1			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1020173	1711	Policy SPT10			Vanessa Pike	The Dartington Hall Trust	No	Supports the transport hierarchy set out in the policy	Plan sound (no change needed)	Support welcomed
1020173	1709	Policy SPT11			Vanessa Pike	The Dartington Hall Trust	No	Supports this strategic policy in outlining an integrated approach to consideration of the natural environment.	Plan sound (no change needed)	Support welcomed
1020173	1710	Policy SPT2			Vanessa Pike	The Dartington Hall Trust	No	The policy is sound and is a positive supportive policy.	Plan sound (no change needed)	Support welcomed
1020173	1714	Policy SPT4			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1020173	1717	Policy TTV1			Vanessa Pike	The Dartington Hall Trust	No	Generally supportive of TTV1, subject to minor wording. Proposed additional policy relating to DHT.	Plan sound (no change needed)	Support welcomed
1020173	1716	Policy TTV2			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1020173	1739	Policy TTV28.1			Vanessa Pike	The Dartington Hall Trust	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1020173	1742	Policy TTV29.10			Vanessa Pike	The Dartington Hall Trust	No	Support this allocation policy and wish to confirm availability and deliverability.	Plan sound (no change needed)	support welcomed
1020173	1744	Policy TTV29.4			Vanessa Pike	The Dartington Hall Trust	Yes	The policy as proposed will not enable delivery of the regeneration and conservation objectives of the Trust nor will it allow the full potential of the site to be met.	Plan sound (no change needed)	the boundary, scope and criterion reflect heritage sensitivities of the site
1020173	1743	Policy TTV29.5			Vanessa Pike	The Dartington Hall Trust	Yes	The policy as proposed will not enable delivery of the regeneration and conservation objectives of the Trust nor will it allow the full potential of the site to be met.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The boundary and capacity for the site has been defined based on likely impact on heritage assets..
1020173	1741	Policy TTV29.7			Vanessa Pike	The Dartington Hall Trust	No	Support this allocation and confirm its availability and deliverability within the required time frame.	Plan sound (no change needed)	Support welcomed
1020173	1737	Policy TTV29.9			Vanessa Pike	The Dartington Hall Trust	No	Support this allocation policy and wish to confirm availability and deliverability.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The boundary and capacity for the site has been defined based on likely impact on heritage assets. The site has planning permission: 14/1744/13/F
1020173	1718	Policy TTV30			Vanessa Pike	The Dartington Hall Trust	No	Support the policy, although some clarity required over how NPs in Main Towns, Towns & Key Villages can relate to policy TTV30, and which policies NPs need to demonstrate conformity with.	Plan sound (but change could be agreed)	Although the purpose of the policy relates to the role of neighbourhood plans in meeting the development needs of the sustainable villages, it is agreed further explanation in the supporting text could be provided to explain that neighbourhood plans are also supported in other areas.
1020173	1715	Policy TTV31			Vanessa Pike	The Dartington Hall Trust	No	Proposes additional criterion for policy TTV31	Plan sound (no change needed)	It is considered that policy TTV31 and policy DEV15 provide a balance between enabling rural enterprise and development whilst providing much needed protection for the countryside against inappropriate development.

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1020189	235	Policy TTV29 (Dartington)			Caroline Zealey		Not indicated	Not opposed in principle to new housing, but considers the numbers proposed for Dartington to be too large and will destroy the character of the village. Instead, villages across the South Hams should have 10 or 20 each. Recent development has resulted in increases in traffic and pollution along the main road.	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.</p> <p>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>
1020221	2073	Omission site (TTV Policy Area)			Kathleen GM Lyon		No	40 affordable homes should be built either side of the A39 between Stokenham and Chillington	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be suitable for development primarily due to impact on the character of the settlements and on the AONB
1020221	2073	Policy TTV29.22			Kathleen GM Lyon		No	40 affordable homes should be built either side of the A39 between Stokenham and Chillington	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be suitable for development primarily due to impact on the character of the settlements and on the AONB. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1020228	2070	Omission site (TTV Policy Area)			Derek W Lyon		No	40 affordable homes should be built either side of the A39 between Stokenham and Chillington	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be

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										suitable for development primarily due to impact on the character of the settlements and on the AONB.
1020228	2070	Policy TTV29.22			Derek W Lyon		No	40 affordable homes should be built either side of the A39 between Stokenham and Chillington	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be suitable for development primarily due to impact on the character of the settlements and on the AONB. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1020295	2147	Policy TTV29.22			RM Johnson		Not indicated	Public engagement' complex and confusing; and questions DM process. Appends Chillington Housing Action Team response to planning application 0771/16/OPA	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. All consultation requirements and the provisions of the Statement of Community Involvement have been met. This included engagement events in the locality. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1020407	2060	Policy TTV29.23			Mrs Elizabeth J Evans		Yes	Unsuitable access and egress, PDL and empty houses are available, employment not available to match housing numbers. lacking infrastructure to support (particularly health), education and highways. Potential adverse impact on AONB and flood risk. Potential breaching of the Slapton Line would render development at dead end. Need is for Affordable Housing.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint. Highway Authority has confirmed that safe access and egress can be achieved for TTV29.23. The JLP facilitates PDL sites being brought forward.
1020497	2034	Policy TTV29.22			Mrs GM Johnson		Not indicated	Highway congestion and harm to neighbour amenity make the site unsuitable for development. Better sites area available.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1020654	2037	Kingsbridge			Mrs Vanessa Burch		Not indicated	Further developments along A379 should not be committed due to traffic and infrastructure concerns	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Allocation TTV29.22 has been the subject of detailed assessment, including highway impact, during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The Highway Authority has not indicated that development on the A379 is likely to result in severe impacts on the highway. Further development would dbe considered on its merits in this respect.
1020655	2038	Kingsbridge			Graham Burch		Not indicated	Further developments along A379 should not be committed due to traffic and infrastructure concerns	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Allocation TTV29.22 has been the subject of detailed assessment, including highway impact, during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The Highway Authority has not indicated that development on the A379 is likely to result in severe impacts on the highway. Further development would dbe considered on its merits in this respect.

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1020914	1879	Policy SPT3			M Cooper		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement	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
1020914	1882	Spatial Strategy			M Cooper		Not indicated	Concerned that the JLP is turning South Hams into urban sprawl	Plan sound (no change needed)	The spatial strategy prioritises growth in Plymouth
1020959	2371	Policy TTV29 (Dartington)			Robin Lacey		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.
1032693	5	Omission site (TTV Policy Area)			Alan Pyne		Not indicated	OMISSION SITE Land at Weeke Hill, Dartmouth (SH_15_24_16). Objects to site not being identified as a proposed allocation for Dartmouth. Proposes that site could deliver sustainable development and that the site is included.	Plan sound (no change needed)	Through the SHLAA process the site was not considered to be likely to deliver sustainable development, primarily landscape and access. It is a small, steep site remote from the services and community facilities in the town. The lack of allocation within the JLP does not preclude the land owner pursuing planning permission on this site, or promoting the site for inclusion within the Dartmouth NP.
1034201	428	Stonehouse			Mrs Julie Johns		Yes	Devils Point Reservoir should be included in local green space designation	Plan sound (no change needed)	The reservoir site has planning permission and under the Governments criteria for LGS, if a site has planning

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										permission then it can't be an LGS
1037191	977	Policy PLY1	Daniel Rogers	Bell Cornwell Ltd		Plymouth Albion Rugby Club	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1037191	1001	Policy PLY36.6	Daniel Rogers	Bell Cornwell Ltd		Plymouth Albion Rugby Club	No	Recognise that the allocation of the site within the Local Plan is hugely positive; to suggest that housing or employment development is "not applicable" underplays the importance of delivering enabling development on site to facilitate a first-class multi-sport hub.	Plan sound (no change needed)	Brickfields is a key sporting facility for the City and this use needs to be protected. Although as the policy states some enabling development may be acceptable the master planning approach will determine whether this is the case.
1037191	1000	Strategic Objective SO3	Daniel Rogers	Bell Cornwell Ltd		Plymouth Albion Rugby Club	No	Supports the objective	Plan sound (no change needed)	Support welcomed
1043407	2080	Bratton Clovelly			Geoffrey & Elizabeth Cooke		Not indicated	OBJECTS to the village assessment for Bratton Clovelly. OBJECTS to the implementation of the plan, which PROPOSES that all WD issues should not be overseen by a Joint Local Plan, but only by WDBC.	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. All planning applications in the component parts of the JLP area will be determined by the relevant LPA.
1048284	1850	Strategic Objective SO9			Mrs Flo Watts	Kingston Parish Council	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1048284	893	Sustainable Villages			Mrs Flo Watts	Kingston Parish Council	Not indicated	Parish Council SUPPORTS village sustainability assessment for Kingston, and overall approach to managing change in the rural areas.	Plan sound (no change needed)	Support welcomed
1049355	460	Policy DEV8			Mr Mark Lawrence		Yes	<b>Amend DEV8</b> so that affordable contribution is sought for developments of 10 or less in Towns as well as smaller settlements in TTV. No justification for relaxing policy in towns - inconsistent application of affordable %s between Towns & smaller settlements in TTV. <b>DEV8</b> doesn't allow sufficient affordable housing in relation to the evidenced need. Affordable need in South Hams is 58.6% (SHMA part2 para 7.8). But DEV8 only states 30% - results in less affordable housing. <b>Amend % contribution</b> - to be 50% as in current South Hams policy.	Plan sound (but change could be agreed)	DEV8 is consistent with Ministerial statement regarding threshold for qualifying sites; the percentage of affordable housing required is consistent with viability evidence. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; & prefix the % of affordable housing provision sought with the words "at least".
1049355	459	Policy SPT12			Mr Mark Lawrence		No	Unsound; provision should be made for a relief road for Modbury.	Plan sound (no change needed)	Devon County Council advise that a proposal for a relief road in Modbury would be unaffordable and not justified in light of the scale of development proposed.
1049355	455	Policy SPT3			Mr Mark Lawrence		Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - insufficient supply , additional sites required Challenges Housing Supply - Site selection process	Plan sound (no change needed)	The evidence about housing need (OAN) 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.
1049355	458	Policy SPT3			Mr Mark Lawrence		Not indicated	Challenges Housing Requirement Challenges Housing Supply - overprovision not required due to Sherford under delivering	Plan sound (no change needed)	Policy targets in SPT3 and monitoring targets in JLP Annex 2 are correct. Agree that supply in the Plymouth urban fringe including Sherford counts towards the Plymouth Policy Area SPT3 target. Accept that the figure of 8,400 dws at South Hams stated in Housing Topic Paper para 8.24 is incorrect - this is a typographical error (it should be 10,300 dws)
1049355	457	Policy TTV29.16			Mr Mark Lawrence		Yes	Sites TTV29.16 and 29.17 should be deleted and replaced by allocations of 20 to the east of Ayleston Park and 20 to the south of Poundwell Street. This would reduce the overall number of dwellings for Modbury and provide them on smaller sites, reflecting community wishes.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1049355	457	Policy TTV29.17			Mr Mark Lawrence		Yes	Sites TTV29.16 and 29.17 should be deleted and replaced by allocations of 20 to the east of Ayleston Park and 20 to the south of Poundwell Street. This would reduce the overall number of dwellings for Modbury and provide them on smaller sites, reflecting	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are

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								community wishes.		considered to be sustainable.
I049355	458	Spatial Strategy			Mr Mark Lawrence		No	Para 3.31 refers to annual monitoring against targets. The targets set out in para 8.24 of the Housing background paper are incorrect as the South Hams figure is 1,900 too low. Para 5.55 of the background paper mentions a target of 4,500 for the South Hams part of the TTVPA which gives a total for the South Hams of 10,300. Under performance at Sherford should not be held against the rest of the South Hams.	Plan sound (no change needed)	Policy targets in SPT3 and monitoring targets in JLP Annex 2 are correct. Agree that supply in the Plymouth urban fringe including Sherford counts towards the Plymouth Policy Area SPT3 target. Accept that the figure of 8,400 dws in South Hams district stated in Housing Topic Paper para 8.24 is incorrect - this is a typographical error (it should be 10,300 dws).
I050205	I086	Policy DEV10		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Policy DEV10.1 will be instrumental in implementing the concept of Thriving Towns and Villages including Policy DEV10 point 1.	Plan sound (no change needed)	Support welcomed.
I050205	I078	Policy DEV15		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
I050205	I081	Policy DEV21		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports DEV 21 and DEV 22. In particular DEV 21(1) and supporting text 6.81-82	Plan sound (no change needed)	Support welcomed
I050205	I082	Policy DEV22		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports DEV 21 and DEV 22. In particular DEV 21(1) and supporting text 6.81-82	Plan sound (no change needed)	Support welcomed
I050205	I087	Policy DEV24		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
I050205	I088	Policy DEV27		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
I050205	I070	Policy DEV31		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	The policy is welcomed	Plan sound (no change needed)	Support welcomed
I050205	I071	Policy DEV32		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes especially paragraph 2	Plan sound (no change needed)	Support welcomed
I050205	I079	Policy SPT1		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the inclusion of criteria which relate to the protection of cultural/ heritage assets, and design standards which respect local distinctiveness and high standards of design.	Plan sound (no change needed)	Support welcomed
I050205	I072	Policy SPT2		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	The representation welcomes the inclusion of a number of policies and particular criteria which support this approach. In relation to SPT2 the Town Councils support criteria 2 , 8 and 10 which relate to connections to sustainable transport, services & facilities	Plan Sound (no change needed)	Support welcomed
I050205	I094	Policy SPT8			Ms Rae Wallin		Not indicated	The policy is important for small rural villages	Plan sound (no change needed)	Support welcomed
I050205	I069	Policy TTV16		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the policy	Plan sound (no change needed)	Support welcomed
I050205	I076	Policy TTV16		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the policy	Plan sound (no change needed)	Support welcomed
I050205	I077	Policy TTV17		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the policy	Plan sound (no change needed)	Support welcomed
I050205	I080	Policy TTV18		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the policy	Plan sound (no change needed)	Support welcomed
I050205	I074	Policy TTV2		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Support for specific element of TTV2	Plan sound (no change needed)	Support welcomed
I050205	I068	Policy TTV3		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Considers strongly that a further point should be included, that being the implementation of a town centre relief road to relieve the town-centre gridlock that presents an increasing disincentive to visitors and residents.	Plan sound (no change needed)	The point is not disputed, but it is considered appropriate to articulate in the JLP the wider scope of the issue (highway constraint on development).
I050205	I085	Policy TTV31		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes the policy	Plan sound (no change needed)	Support welcomed
I050205	I083	Strategic Objective SO1		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Welcomes points 3 and 4 of the objective	Plan sound (no change needed)	Support welcomed
I050205	I066	Strategic Objective SO6		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
I050205	I067	Strategic Objective SO7		Okehampton Town Council	Mr Paul Snell	Okehampton Town Council	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed

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1050347	814	Policy SPT11			Mr Andrew Bell	Vice Chairman (International Projects) UK Committee for UNESCO MaB Programme	Not indicated	Welcomes recognition of the Biosphere Reserve in the designations map; asks if it is possible to mirror policies used for the zones of the BR in the plan to provide some consistency.	Plan sound (but change could be agreed)	Although existing policy providing 'great weight' to the Biosphere is adequate consideration, given other representations regarding amendments to this policy this matter can be picked up as part of a wider review of modifications - see response to representation of Natural England
1050759	1020	Omission site (TTV Policy Area)			Mr Mark Scoot		Not indicated	Former golf driving range, Crapstone should be allocated for residential	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.
1050759	1024	Policy DEV2			Mr Mark Scoot		Not indicated	Bullet point 7 should be amended to consider the potential for mitigation to be delivered in support of a development proposal	Plan sound (no change needed)	Policy SPT11 acknowledges this point. The purpose of Policy DEV2 is to prevent unacceptable pollution.
1050759	1026	Policy DEV21			Mr Mark Scoot		Not indicated	As worded the draft Policy is not consistent with the NPPF and could be used to prevent any development that has a detrimental impact on designated and non-designated heritage assets. The draft Policy should be amended to recognise the fact that impacts on heritage assets need to be considered within the overall planning balance.	Plan sound (no change needed)	It is not agreed that the policy is inconsistent with the NPPF in relation to the context for decision making for developments affecting the historic environment. It does not prevent the consideration of proposals as part of the overall planning balance, having regard also to the appropriate legal weight that applies to protecting the historic environment.
1050759	1027	Policy DEV22			Mr Mark Scoot		Not indicated	As worded the draft Policy is not consistent with the NPPF and could be used to prevent any development that has a detrimental impact on designated and non-designated heritage assets. The draft Policy should be amended to recognise the fact that impacts on heritage assets need to be considered within the overall planning balance.	Plan sound (no change needed)	It is not agreed that the policy is inconsistent with the NPPF in relation to the context for decision making for developments affecting the historic environment. It does not prevent the consideration of proposals as part of the overall planning balance, having regard also to the appropriate legal weight that applies to protecting the historic environment.
1050759	1028	Policy DEV24			Mr Mark Scoot		Not indicated	Policy is overly restrictive.	Plan sound (no change needed)	All policies are considered when reaching a planning balance judgement. Policy is NPPF compliant.
1050759	1025	Policy DEV9			Mr Mark Scoot		Not indicated	Should set a specific or maximum requirement rather than a minimum requirement that could be used to curtail otherwise suitable development.	Plan sound (no change needed)	Not agreed. At least 30% target is consistent with viability evidence and our need to meet identified affordable housing needs. Setting a maximum requirement would inevitably result in applications promoting smaller quantum of affordable homes. There are other planning powers that are used to 'curtail' developments to ensure they are suitable / sustainable.
1050759	1017	Policy SPT2			Mr Mark Scoot		Not indicated	Representation relates to the measures set out in fig 3.2 of the JLP and sets out that these should not be used to 'block development'	Plan Sound (no change needed)	Figure 3.2 in the JLP sets out a series of measures which the LPAs will use in implementing Policy SPT2. The reasoned justification for the table is very clear that these measures are aspirational but will also be considered when determining proposals for development. They will be used as part of the planning judgement for an application and are not a prescriptive tick list of requirements
1050759	1019	Policy SPT3			Mr Mark Scoot		Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement; LPA targets, not Policy Area targets. Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply	Plan sound (no change needed)	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. The Councils have considered the evidence in SHMA Part2. They concluded that it is not necessary or appropriate for the housing targets in SPT3 to include a further uplift above the OAN identified in SHMA Part 1 in order to deliver additional affordable housing. Focussing on Policy Areas, not LPA boundaries is the most appropriate approach to targets, for this joint local plan. SH/WD adjustment for Dartmoor National Park is reasonable and realistic. Boost to supply is forecast compared to past delivery. No change to SPT3 necessary.
1050759	1020	Policy TTV1			Mr Mark Scoot		Not indicated	PROPOSED rewording of TTV1 to ensure that proposals are not only assessed against ability to meet 'local housing needs', and that the wider consideration of contributing to sustainable development needs to form part of decision making alongside meeting local housing needs.	Plan sound (no change needed)	As written TTV1 does not only require proposals to meet an identified local housing need. Wider sustainability considerations are central to this policy.

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1050759	1023	Policy TTV30			Mr Mark Scoot		Not indicated	Plan will result in under-delivery in the short term, and policy should be amended to allow for sustainable sites to come forward ahead of NPs. Village assessment is not evidence based and unsound.	Plan sound (no change needed)	There is a clear policy framework to assess proposals that are not allocated in the JLP or NP. Policies STP2, TTV1 and TTV31 identify the criteria that should be met.
1050759	1021	Strategic Objective SO9			Mr Mark Scoot	On behalf of Mount Kelly College	Not indicated	Should be reworded to confirm that any proposals will be assessed for their sustainability in the wider context rather than just on meeting immediate local need as this is impossible to define and can be applied so as to prevent appropriate new development coming forward.	Plan sound (no change needed)	This change is unnecessary; the spatial strategy of the plan is about promoting sustainability in a wider context
1055107	279	Policy TTV29.10			Dr Edward Southall		No	Objects to the proposals for Dartington, especially Broom Park and Sawmills Field. The amount of housing will unbalance the character of the village and overwhelm the infrastructure. Questions why so many houses have to be built when only a small proportion will be truly affordable. Traffic levels and air pollution will increase. Objects to the proposal for Woodlands Yard which will displace existing businesses and have an adverse impact on surrounding housing and landscape.	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. Woodlands Yard is reasonably well contained in the local landscape and additional small-scale, rural employment development will not necessarily displace existing businesses and any potential adverse impacts on nearby houses will be assessed through the detailed planning process.
1055107	279	Policy TTV29.7			Dr Edward Southall		No	Objects to the proposals for Dartington, especially Broom Park and Sawmills Field. The amount of housing will unbalance the character of the village and overwhelm the infrastructure. Questions why so many	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

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								houses have to be built when only a small proportion will be truly affordable. Traffic levels and air pollution will increase. Objects to the proposal for Woodlands Yard which will displace existing businesses and have an adverse impact on surrounding housing and landscape.		<p>role, being close to Totnes and having an extensive range of facilities and services.</p> <p>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. Woodlands Yard is reasonably well contained in the local landscape and additional small-scale, rural employment development will not necessarily displace existing businesses and any potential adverse impacts on nearby houses will be assessed through the detailed planning process.</p>
1055107	279	Policy TTV29.9			Dr Edward Southall		No	Objects to the proposals for Dartington, especially Broom Park and Sawmills Field. The amount of housing will unbalance the character of the village and overwhelm the infrastructure. Questions why so many houses have to be built when only a small proportion will be truly affordable. Traffic levels and air pollution will increase. Objects to the proposal for Woodlands Yard which will displace existing businesses and have an adverse impact on surrounding housing and landscape.	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.</p> <p>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</p>

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										<p>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. Woodlands Yard is reasonably well contained in the local landscape and additional small-scale, rural employment development will not necessarily displace existing businesses and any potential adverse impacts on nearby houses will be assessed through the detailed planning process.</p>
1067326	166	Policy SPT1			Mr Stuart Oldham		No	Representation suggest the inclusion of an additional criteria 4 which sets out a sequential approach to site selection which has regard to cumulative impact. It suggests that this should give preference to suitable sites within the built up areas first followed by adjoining sites where they meet local need. In all cases preference should be given to brownfield sites where these are well located and meet sustainability criteria	Plan sound (no change needed)	<p>Policy SPT1 sets out the high level approach to sustainable development it includes criteria which support the efficient use of land (i.e. reducing the use of greenfield sites) and development which respects local distinctiveness and a sense of place. Other policies in the plan set out the approach to how the development should be delivered. Policy SPT2 sets out the criteria that will be considered when guiding development and growth within the plan area. This ensures that development proposals meet with the overall strategy set out in the plan and includes a number of criteria which ensures that development helps to create sustainable linked and rural communities. The Plymouth Policy Area section of the Plan provides further detail of how the different growth areas within the City will deliver housing, employment and associated infrastructure. The policies within this section ensure that development helps deliver sustainable linked communities. Policy TTV1 sets out how the JLP has prioritised growth through a hierarchy of sustainable settlements and Policy TTV2 provides further detail in relation to delivering growth within the Thriving Towns and Villages. It is considered that these policies as a whole provide considerable guidance to ensure that development comes forward in a way which supports sustainable development.</p>
1067326	165	Policy TTV1			Mr Stuart Oldham		No	Support the general thrust of the policy; PROPOSES refinement of wording to settlement boundary policy	Plan sound (no change needed)	The provisions of TTV31 are considered to adequately deal with the question of development outside settlement boundaries
1067326	164	Policy TTV16			Mr Stuart Oldham		No	Supports the general thrust of partial priorities for Okehampton, with suggested amendments.	Plan sound (no change needed)	The plan allows appropriately located and designed development to come forward where it would contribute to sustainability, such that no clarification is considered to be

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										necessary. Equally, policies afford appropriate protection to landscape and other sensitivities to the south and east of the Town. Notably SPT11.
1067326	172	Policy TTV18			Mr Stuart Oldham		No	Seeks a hiatus of development until the link road between Crediton and Exeter roads have been built	Plan sound (no change needed)	The planning permissions granted for development to the east of Okehampton require the delivery of a road linking Crediton Road and Exeter Road. The site has planning permission: 01089/2013/O and 2731/15/OPA
1067799	229	Ringmore			Mr Michael Wynne-Powell		Yes	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 sustainable villages assessment tool was subject to 2 rounds of public consultation before being included in the JLP. If new evidence is available to inform the assessment then it is appropriate to undertake a new assessment as advised.
1069486	414	City Centre and Waterfront Growth Area			Rob Sanderson	MOD	Not indicated	Agrees that further work will be required to identify the appropriate use for the Royal Citadel which is recognised as an Opportunity Site.	Plan sound (no change needed)	Comments welcome and agreed that any policy allocation for the Citadel should be based on a thorough understanding of the site and its assets which has not be possible to date.
1069486	410	Devonport			Rob Sanderson	MOD	Not indicated	First sentence of paragraph 4.132 should be amended to read "some land", rather than "the land".	Error/Clarification to be accommodated	This is a minor modification that can be addressed prior to submission
1069486	408	Policy PLY32			Rob Sanderson	MOD	Not indicated	The site boundary should be as per MOD ownership; proposed uses unduly restrictive; MOD wishes to retain artificial grass pitch as vehicle parking space - so it will not be available to the public; MOD also comments also state that pitch is suitable for a landmark building; reference to safeguarding port operation in access strategy should be removed, as site is not accessed via port. Pedestrian access to coast path on south of site should link to Durnford Street. Policy should provide for Queen's Harbour Master and Port Control Office to remain on the site.	Plan sound (no change needed)	Changes to the policy not agreed, some are considered unnecessary and others not supported at this time. However, separate discussions will be sought with MOD which could lead to statement of common ground.
1069486	411	Policy PLY37			Rob Sanderson	MOD	Not indicated	Point 9 should be amended to reflect the fact that the Breakwater is a MOD-owned asset, maintained to protect MOD anchorages in Plymouth Sound, and is not part of the City's flood defences. The reference to the Breakwater should therefore be removed from the policy.	Plan sound (no change needed)	Flood defence is used as a generic term in this policy. The Breakwater protects the Sound and therefore it is relevant to be included in this policy
1069486	412	Policy PLY38			Rob Sanderson	MOD	Not indicated	As TA site not available it is not appropriate to identify alternative uses	Plan sound (no change needed)	Although it is acknowledged that the site is not available, given its location in relation to the core developable area, it is important that some consideration is given to a scenario where the site (or part of it) does become available; this is about future proofing the core development and no harm results to the landowner from doing so
1069486	405	Policy PLY4			Rob Sanderson	MOD	Not indicated	The policy and supporting text needs to be clear about when it is referring to the MOD-owned HMNB Devonport, the Babcock-owned Devonport Royal Dockyard Ltd, (DRDL), and the wider complex incorporating them both. The detail of which ship types are ported in the city is unnecessary and could change over the Plan period. MOD-owned land that is surplus to Defence requirements might be suitable to meet a number of Plan objectives, rather than solely economic growth and community spaces / facilities.	Plan sound (no change needed)	The policy relates to the Naval Base and Dockyard as a whole. The provisions of the policy are considered appropriate at this point in time, and can be refreshed in a later plan review should government agendas evolve. It is considered important to highlight both economic growth and community uses as priority uses for surplus land. This does not preclude other uses, but those uses should be the starting point.
1069486	451	Policy PLY58.16			Rob Sanderson	MOD	Not indicated	The name of Site 16 Bull Point Barracks -should be amended in order to clarify that it refers only to a relatively small part of the Bull Point area.	Plan sound (no change needed)	The site name is not relevant to whether the policy relates to the wider Bull Point area. The Policies Map is correct and therefore the Plan is considered to be sound.
1070383	4	Policy SPT9			Mrs Nicky Hatherell		No	General comment about Plymouth's bus services	Noted	The Plan, and Policy SPT 9 in particular, seeks to support current bus services, and allow improvements in Public Transport, through focussing major growth on accessible locations where sustainable transport is a genuine option for peoples journeys.
1070658	113	Policy TTV29.4			Mr David Coleman	Royal Navy	Yes	Suggest TTV 29(7) Broom Park and TTV 29(9) Sawmills Field be removed from the proposed plan and houses at	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

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								TTV 29(4) Higher Barton and TTV 29(5) Foxhole be increased in number - smaller houses for young families and not large executive homes would enable this to work.		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.
1070658	113	Policy TTV29.5			Mr David Coleman	Royal Navy	Yes	Suggest TTV 29(7) Broom Park and TTV 29(9) Sawmills Field be removed from the proposed plan and houses at TTV 29(4) Higher Barton and TTV 29(5) Foxhole be increased in number - smaller houses for young families and not large executive homes would enable this to work.	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

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										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.
1070658	113	Policy TTV29.7			Mr David Coleman	Royal Navy	Yes	Suggest TTV 29(7) Broom Park and TTV 29(9) Sawmills Field be removed from the proposed plan and houses at TTV 29(4) Higher Barton and TTV 29(5) Foxhole be increased in number - smaller houses for young families and not large executive homes would enable this to work.	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

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										accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.
1070658	113	Policy TTV29.9			Mr David Coleman	Royal Navy	Yes	Suggest TTV 29(7) Broom Park and TTV 29(9) Sawmills Field be removed from the proposed plan and houses at TTV 29(4) Higher Barton and TTV 29(5) Foxhole be increased in number - smaller houses for young families and not large executive homes would enable this to work.	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.
1071733	1	Tamerton Foliot			Mrs Anne Cornish		No	Concern about development in Tamerton Foliot	Plan sound (no change needed)	The plan responds positively to the constrained nature of Tamerton Foliot
1071755	3	Tamerton Foliot			Mr Nicholas Brown		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1072717	22	Bickleigh / Woolwell			Mrs Toni Noble		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1072717	2225	Bickleigh / Woolwell			Mrs Toni Noble		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1072717	22	Policy PLY44			Mrs Toni Noble		No	Concerned about visual impact, traffic. Would be better to developed on airport site	Plan sound (no change needed)	Concerns about visual impact are noted. The policy contains specific provisions to mitigate for the impact of development on Dartmoor National Park and the surrounding landscape.

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										The airport is safeguarded for aviation uses as set out in PLY42.
1072792	217	Policy SPT3			Mr Richard Baker		No	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Distribution/Requirement.	Plan sound (no change needed)	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.
1072792	92	Ringmore			Mr Richard Baker		Yes	Representation questions the relationship between table 3.2 and 5.8 within the JLP. The representation refers to the need to ensure that any future development is dispersed around the village over the plan period rather than appearing in one location at one time.	Plan sound (no change needed)	Table 5.8 sets out indicative levels of new housing within villages which are considered to be sustainable rural locations for development. The JLP does not identify sites for development in these smaller locations but sets out an approach which would allow local communities, through neighbourhood plans or other mechanisms to identify locations for development. It is felt that this will provide opportunities for the development to come forward in a sustainable manner over the plan period.
1072792	93	Ringmore			Mr Richard Baker		Yes	Contests the accuracy of the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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 score for Ringmore.
1072792	114	Ringmore			Mr Richard Baker		Yes	OBJECTS to the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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
1072971	11	Omission site (TTV Policy Area)			Mr Scott Rossiter		Not indicated	OMISSION SITE Alston Gate Phase 3, Malborough (SH_33_05_08/13). Objects to site not being identified as a proposed allocation in the JLP. Proposes that site could deliver sustainable development and that the site is included.	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.
1073023	6	Tamerton Foliot			Mr David Oakland		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1073037	7	Policy TTV29 (Dartington)			Mr Martin Crawford		No	Dartington Extra houses at Broom Park (Dartington) is not sustainable. Already several new housing developments which will change the character of Dartington. Will expand the village in a new direction and services will not be able to cope. If Totnes needs more housing this should be in Totnes and not in Dartington or between the two. Sites on the edge of Totnes e.g. in Bridgetown or near Water works on the Newton Abbot Road far more suitable. Remove Broom Park site, increase allocation of housing in TTV29,4 (Higher Barton) and TTV29,5 (Foxhole) which could offset loss.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1073109	15	Policy PLY26			Mr Mark Heslop		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1073225	12	Policy DEV21			Professor Peter Goldstraw	Friends of Dartmouth Community Orchard	Yes	Devon Orchard should be protected. Non designated heritage assets should be recognised for their importance in historic environment	Plan sound (no change needed)	The policy does recognise the protection of non-designated heritage assets; this policy will be amplified where appropriate through SPD
1073225	13	Policy DEV30			Professor Peter Goldstraw	Friends of Dartmouth Community Orchard	Yes	For the benefits of Devon's historic orchards to be recognised.	Plan sound (but change could be agreed)	The word 'orchard' could be added as a fourth bullet point. The importance of orchards will also be covered in the Supplementary Planning Document
1073612	18	Ivybridge			Mr Ian Ross		No	Concerns about consultation; considers area of Ivybridge to the north of the A38 is overdeveloped and	Plan sound (no change needed)	there is no mechanism for a referendum on the JLP. The level and location of development proposed for Ivybridge is

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								traffic congestion at peak periods is already bad; areas to the east and west ends of Ivybridge should developed to prevent north of the A38 turning into a ribbon development between Lee Mill and Bittaford.		supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking
1073612	27	Omission site (TTV Policy Area)		Devon Halo	Debbie Crowther	Landowner - Eastercombe Field, Malborough	Not indicated	Land at Eastercombe Field, Malborough should be allocated	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.
1073612	28	Policy TTV11.2			Mr Ian Ross		No	The new housing in this policy will merely add to the congestion of traffic in the town.	Plan sound (no change needed)	See responses to rep 18 and rep 25. This site has planning permission: 1971/16/FUL
1073612	28	Policy TTV11.3			Mr Ian Ross		No	The new housing in this policy will merely add to the congestion of traffic in the town.	Plan sound (no change needed)	See responses to rep 18 and rep 25. This site has planning permission: 2208/16/FUL
1073612	28	Policy TTV11.4			Mr Ian Ross		No	The new housing in this policy will merely add to the congestion of traffic in the town.	Plan sound (no change needed)	See responses to rep 18 and rep 25.
1073612	25	Policy TTV8			Mr Ian Ross		No	The eastern end of Ivybridge development will only add to congestion within the town at peak travel periods on the roads. It is unlikely by just building houses and business outlets that employment will increase.	Plan sound (no change needed)	In addition to the response to rep 18, land to the east is in close proximity to the railway station and national cycle route. The site has planning permission: 27_57/1347/14/F & 57/2472/14/O
1073612	26	Policy TTV9			Mr Ian Ross		No	Taken with other developments proposed in the plan this leads to the increase in traffic congestion within Ivybridge and further ribbon development of Ivybridge.	Plan sound (no change needed)	See responses to rep 18 and rep 25
1074138	21	General			Mr Graham Morris		No	Welcomes the collaboration with Cornwall; feels it is a shame that the plan does not incorporate SE Cornwall	Plan sound (no change needed)	Support welcomed
1074187	622	Policy PLY16			Mr Trevor Wills	University of Plymouth	Not indicated	The proposal to create a new identity for the station is warmly welcomed. The series of developments proposed will make for a significant rejuvenation of the area. The University is of the opinion that student accommodation is of little importance in the station area because of the numerous other developments of that type in the locality.	Plan sound (no change needed)	Support for the policy intent is welcomed. Provision for some student accommodation is included due to the proximity to the university campus and sustainable transport modes and to support the mixed-use regeneration of the station area. It is not a requirement and the inclusion of student accommodation in future developments would need to address the requirements of Policies PLY6 Improving Plymouth's City Centre and DEV 12 Purpose Built Student Accommodation in the Plymouth Policy Area
1074187	884	Policy PLY17			Mr Trevor Wills	University of Plymouth	Not indicated	Reference to the need to provide 'significant' improvements to biodiversity is not considered appropriate and inconsistent with NPPF.	Plan sound (no change needed)	Comment noted.
1074187	885	Policy PLY18			Mr Trevor Wills	University of Plymouth	Not indicated	The University is a keen supporter of and partner in the History Centre.	Plan sound (no change needed)	Support welcomed
1074510	23	Hatherleigh			Neil Price		Not indicated	Ensure that local jobs are not lost by focussing only on the delivery of new housing. The concept of community should be prioritised and the value of voluntary activity duly recognised, as once it has gone it difficult to re-establish.	Noted	Hatherleigh allocations policies make provision for mixed-use development and community facilities.
1074857	34	Tamerton Foliot			Mr Paul rundle		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1074858	32	Tamerton Foliot			Mr Daniel Barnes		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1074861	41	Tamerton Foliot			Mrs Anne Harwood		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1074861	42	Tamerton Foliot			Mrs Anne Harwood		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1074932	40	Policy TTV8			MR DAVID SNELLING	OPERATION HENRY	Yes	Health provision should be provided for in the policy	Plan sound (no change needed)	Health requirements are included in the INA and IDP. Policies SPT2 and SPT12 seek provision of health infrastructure and facilities. Policy DEV1 requires a Health Impact Assessment in appropriate circumstances.
1074963	608	Vision			Mr Bob Musk		Not indicated	Supports the Vision for the Plan and believe that the Plan will meet housing, employment and infrastructure needs across Plymouth and South West Devon; is based on sound evidence; can be delivered within the stated timescale; and is consistent with national policy. I therefore support the Plan.	Plan sound (no change needed)	Support welcomed

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1075160	44	Tamerton Foliot			Marc O'Keeffe		No	Welcomes the designation of land around and between Lakeview close/drive and Tamerton Foliot as green space	Plan sound (no change needed)	Support welcomed
1075165	45	Tamerton Foliot			Mr E Wearne-Gould		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1075203	70	Omission site (Plymouth Policy Area)	Mr Louis Dulling		Mrs Howeson	Howeson	Not indicated	Seeks allocation of land between Shackelton Court and Pepys Place Manadon, Plymouth, for housing-led mixed use and community park, with any emphasis on community park - the site does not perform a worthy function in terms of Neighbourhood Green Space	Plan sound (no change needed)	The site is heavily wooded and forms an important greenspace in this neighbourhood. Site not submitted at Reg 18 stage.
1075210	47	Policy TTV10			Mr David Taylor	N/A	No	Objects given access, traffic and infrastructure concerns	Plan sound (no change needed)	Highway Authority advise that overall, Ivybridge has good connectivity, particularly with Plymouth. The traffic flows, level of congestion and potential solutions will be investigated in an Ivybridge traffic study that Devon County Council will commission. Furthermore appropriately designed access has been constructed for the development to the south and this can be used.
1075210	46	Policy TTV11.4			Mr David Taylor		No	Insufficient parking to meet the operational needs of Dame Hannah Rogers School; in the interests of highway safety and the free flow of traffic, there should be no further development on this site unless, and until Dame Hannah's provides sufficient on site parking to meet all of its operational requirements.	Plan sound (no change needed)	The policy makes specific reference to impact on highway. This and other [policies in the plan, notably Policy DEV10 and DEV31. further detail with respect to parking will be included in the TTV SPD
1075258	48	Policy TTV29 (Modbury)			Ms Genesta Luxmore		Not indicated	Modbury is in danger of over-development.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1075314	49	Tamerton			Lynnette		No	Supports the plan, especially the protection of green	Plan sound (no	Support welcomed

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		Foliot			Flockhart			space around Tamerton Foliot	change needed)	
1075334	51	Policy PLY26			Mr Martyn Oates		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1075337	50	General			Mrs Nicola Stentiford		No	Supports the plan	Plan sound (no change needed)	Support welcomed
1075403	57	Ivybridge			Paul and Hazel Hancock		Not indicated	Access, infrastructure and employment constraints raised in relation to further development	Plan sound (no change needed)	The level and location of development proposed for Ivybridge is supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking
1075437	61	Bratton Clovelly			Mr Tim Wallbank		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1075437	59	Policy SPT3			Mr Tim Wallbank		No	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	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. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1075437	60	Policy SPT3			Mr Tim Wallbank		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	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. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1075490	63	Policy PLY26			Mr Rikki Down		Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1075540	69	Policy TTV29 (Modbury)			Raymond Jones		Not indicated	Modbury - PROPOSES a moratorium on new development until parking enforcement improves traffic flow and movement through the town. Proposes other transport specific interventions relating to different parts of the town.	Plan sound (no change needed)	The plan makes adequate provision for understanding the potential impact of new development. No adverse comments regarding Modbury from DCC Highways. Issues of enforcement outside the parameters of the JLP consultation.
1075628	72	Policy PLY26			Graham Bell	Elite Frozen Foods Ltd	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1075634	73	Policy PLY26			Mr and Mrs Anne and Lloyd Down		Not indicated	Supports the plans put forward by the fishing industry for the site	Plan sound (no change needed)	These plans are considered consistent with PLY26
1075637	74	Policy PLY26			P A Lester		Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1075640	75	Policy PLY26			G R Williams		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1075644	76	Policy PLY42			Rob Chudley	Macegreen Consulting	Not indicated	Support alternative proposals to redevelop this brownfield site as a garden suburb which will help to sustain the current poor use of the site to create significant investment (circa £200m) and to establish approx. 440 permanent jobs; .the scheme will not only enhance the excellent facilities of Marjon University, but also create 1500 homes on a brownfield site, a sports arena, primary school and much needed local shops; the development will also generate a significant income stream for Plymouth City Council during the on-going austerity cuts; questions why green field sites are being considered in the locality to meet the LAs housing	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.

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								targets when this 113 acre brownfield site is perfectly suited to housing; using the airport site for general aviation use is considered to be a complete waste of a valuable city centre site that has so much more to offer the community and businesses alike.		
1075681	77	Policy PLY26			Caroline Bennett		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1075689	78	Policy PLY26			Daniel Ackland		Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1075695	79	Policy PLY26			Bill Brock	Brighton & Newhaven Fish Sales	Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1075701	80	Policy PLY26			Peter Leach	Leach Fishing Enterprises	Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1075703	81	Policy PLY26			Mr J W St John		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1075780	86	Tamerton Foliot			Mrs Pat Launder		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1075786	87	Policy DEV34			Tim Sydenham	Plymouth Energy Community	Not indicated	Supports the policy. However it could be better aligned with the National Planning Policy Framework (NPPF), particular paragraphs 96 and 97, if the stated objective also refers to the delivery of decentralised, renewable and low carbon energy to address energy security. It is concerning that the 50% target for CO2 emissions included within the Plymouth Plan, has not been translated be into the JLP.	Plan sound (but change could be agreed)	The policy wording itself is considered appropriate; however the way in which this policy also supports energy security and other objectives could be identified in the supporting text. It is not considered appropriate to include the Plymouth specific target within this whole Plan Area policy. It is already included in the separate Plymouth Plan policy, which is not part of this development plan. However, it is agreed that a reference could be made to this Plymouth target in the supporting narrative.
1075786	87	Policy DEV35			Tim Sydenham	Plymouth Energy Community	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1075786	87	Policy DEV36			Tim Sydenham	Plymouth Energy Community	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1075871	89	Policy TTV24.4			Mr John Killingbeck		Not indicated	Should note that this site is close to iron age settlement "The Trendle" located in grounds of Kelly College. This is the oldest man-made structure in Tavistock. Please confirm this structure is a scheduled ancient monument & protected from development. Considers site is unlikely to affect this historic place.	Noted	The proposed allocation has been reduced in size in the JLP.
1075969	90	General			Mrs Jean Brown		Not indicated	Supports the holistic approach to the plan	Plan sound (no change needed)	Support welcomed
1075970	91	Policy PLY26			Mr Heinemann		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1075997	97	Bratton Clovelly			Wallwork		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1075997	96	Policy SPT3			Wallwork		No	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	The evidence about housing need (OAN) and forecast housing supply on which the JLP relies is robust and proportionate, relevant to the local circumstances of the JLP, consistent with NPPF and NPPG. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1076016	98	Policy TTV29			CG Kendrick		Not indicated	Object to the number of new homes planned in	Plan sound (no	Re. overall numbers - this is dealt with above. Modbury is

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		(Modbury)						Modbury and consider the numbers are wrongly calculated and allow for second homes. The location of the proposed sites are unsustainable.	change needed)	one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1076108	99	Policy PLY26			Toby Young		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076121	100	Policy PLY26			Tim Pritchett		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076124	101	Policy PLY26			Matthew Robertson		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076125	102	Policy PLY26			ChaNan Bonser		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076128	103	Policy PLY26			R Dodson	Polperro Fish Company	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076130	104	Policy PLY26			Pete Bradbury		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076136	105	Policy PLY26			Mrs Jacqueline Greenley		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076137	106	Policy PLY26			Andrew Trust		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076150	107	Policy PLY26			Mr & Mrs R Morfey		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1076151	108	Policy PLY26			Brendon Hansford		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092649	109	Tamerton Foliot			Ms BRENDA THORNE	Ms	No	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1092695	112	Ringmore			Mr Steve Comley		Yes	Contests the accuracy of the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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
1092856	643	Ringmore			MR ian morgans		No	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
1092877	1494	Bickleigh / Woolwell			Mr Keith Fordham		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1092877	916	Ringmore			Mr Keith Bedborough		Yes	Representation sets out that the factors used to analyse the level of services within the sustainable villages does not relate to figures 3.2 Measures of Sustainable Neighbourhood and Communities. The representation concludes therefore that the score given to Ringmore is incorrect and the numbers of dwellings indicated in table 5.8 is therefore too high.	Plan sound (no change needed)	The measures of sustainability set out in fig 3.2 relate to Plymouth Policy Area and settlements defined as Main Towns, Towns and Villages within the Thriving Towns and Villages Policy Area, where there are likely to be local plan allocations. In order to set out indicative levels of growth the smaller tier of settlements called 'Sustainable Villages' an assessment of the level of services and facilities in each settlement, the accessibility of larger settlements, the quality of digital communications and the availability of sites available for development have been taken into consideration. Therefore it is not appropriate to relate table 3.2 to the 'Sustainable Villages'.
1092877	129	Ringmore			Mr Keith Bedborough		Yes	OBJECTS to the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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
1092886	116	Policy PLY26			Iain Spear	Coombe	Not indicated	Supports the policy	Plan sound (no	Support welcomed

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						Fisheries Ltd			change needed)	
1092888	117	Policy PLY26			Lucy Pessell	Octopus Publishing Group	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092890	118	Policy PLY26			Therese Eriksson		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092891	119	Policy PLY26			Ginny Allwood		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092892	120	Policy PLY26			Sarah Breese		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092893	121	Policy PLY26			Sorrel and David Wade		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092894	122	Policy PLY26			Greg Dunn		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092895	123	Policy PLY26			Hannah Fletcher		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092897	124	Policy PLY26			Bryan Longhurst		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092899	125	Policy PLY26			Bartholomew Dulake		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092901	126	Policy PLY26			Lydia Greenstone		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092902	127	Policy PLY26			David Hepple		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092903	128	Policy PLY26			Christine Boar		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092968	133	Tamerton Foliot			Mrs Evelyn Perkins		No	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1092969	358	Policy SPT3			Mrs Nicola Shepley	Modbury Society	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply not required due to Sherford under delivering	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1092969	358	Policy TTV29 (Modbury)		Modbury Society	Mrs Nicola Shepley	Modbury Society	Yes	Modbury - response does not feel the OAN has been robustly prepared. AMEND Plan wide housing figures. Feels that fewer houses should be proposed for Modbury. REMOVE PROPOSED ALLOCATION 29(16 & 17), INCLUDE Alternative sites that have been submitted for consideration by MPC.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1092969	1029	Policy TTV29 (Modbury)			Mrs Nicola Shepley		Yes	The development sites in Modbury have been poorly chosen. The town has evolved around its historic core, and to maintain its vitality it needs any further development to be located on its eastern side to counteract the development taking place on its western side. Any further development needs to be phased to allow new residents to integrate into the town. The number of new dwellings proposed for Modbury should be reduced from 80 to 40. The current site proposals conflict with a number of the plan's objectives and policies.	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

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										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.
1092976	134	Policy PLY26			Kai Burrige		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092978	135	Policy PLY26			Perdita Weeks		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092981	136	Policy PLY26			Jessie Murphy		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092982	137	Policy PLY26			Charlotte Sutton		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092983	138	Policy PLY26			Elliot Davies		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092985	139	Policy PLY26			Jennifer Richardson		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092986	140	Policy PLY26			Hugo Jones		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092988	141	Policy PLY26			Steph Green		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092990	142	Policy PLY26			Jack Baldwin		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092991	154	Policy TTV29 (Modbury)			Mr Greg Jarrett		No	Modbury Housing demand figures have been overstated and is unsound. Proposed development is entirely placed on the western side of the town which will change the nature and feel. Concerned of the orientation of the development. Doubtful the new development will integrate well with the rest of the town. Number of proposed dwellings should be reduced to better reflect demand with smaller sites allocated within the town.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1092992	143	Policy PLY26			Helen Robertson		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092993	144	Policy PLY26			Harry Smith		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092994	162	Ringmore			Mr James Castle		No	OBJECTS to the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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
1092995	145	Policy PLY26			John Donnelly		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed

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1092996	146	Policy PLY26			Cascade Clavin		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092997	147	Policy PLY26			Clotilde Lataille		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1092998	148	Policy PLY26			Hugo Yoshikawa		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093000	149	Policy PLY26			Janet Horrocks		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093004	150	Policy PLY26			Sydney Slater		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093005	151	Policy PLY26			Sarah Solemani		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093008	152	Policy PLY26			Simon Weston		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093009	153	Tamerton Foliot			Robert Tucker		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1093010	155	Tamerton Foliot			Elaine Tucker		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1093013	156	Policy PLY26			Kevin Bennetts	Consols Oils Ltd	Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093014	157	Policy PLY26			Colin and Margaret Johns		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093016	158	Policy PLY26			Stephen Perring		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093021	209	Policy PLY26			Mr Richard James	W.JAMES & SONS	No	Supports the policy and opposed SHH's perceived plans for the site	Plan sound (no change needed)	Support welcomed
1093053	657	Tavistock			Mr Richard Windemer		Not indicated	The area has two cycling trails that largely utilise old railway lines. Surprised that no mention is made in the plan of any future intention to complete this link. The new housing developments need safe cycle infrastructure that should connect to the town centre, schools and existing leisure facilities like Meadowlands, Mount Kelly pool, football pitches etc. Grenofen Woods could be developed into a recreational centre in a similar way to Cardinham Woods. Raises congestion and air quality concerns for Tavistock. Consider that there is a real need for a Tavistock bypass, a plan for this should be included even if there is no money to build at present.	Plan sound (no change needed)	The allocated sites listed in TTV21, TTV22 and TTV24 would be expected to address highway impacts. This could include cycling infrastructure if proven necessary. The JLP cannot include projects for which there is no mechanism / funding to deliver.
1093077	163	Policy TTV10			Mr Tony Cannon		No	There is a risk of social isolation if infrastructure issues not addressed at west end of town	Plan sound (no change needed)	In addition to the comments made by DCC, the level and location of development proposed for Ivybridge is supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking. the JLP supports the provision of commercial and community services in the town.
1093083	167	Policy PLY26			Mr Steven walker		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093090	168	Tamerton Foliot			Miss Nicola O'Keeffe		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1093100	169	Policy TTV29.7			Mr Roger Nicholson		No	Dartington Amount of homes proposed will transform the character and TTV29(7) and TTV29(9) are not in keeping with scale of village and should be removed. TTV29(7) will join the hamlet of Week to Dartington. Five times larger than existing estate. Not compliant with SO8 and 'appropriate amount of development, will increase the village by 65%. Not legally compliant – has categorised new homes that have been built in the Parish of Dartington at Puddaven	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are

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								as belonging to Totnes. No consideration in noise pollution, increase in traffic and air pollution and 2008 Ambient Air Quality Directive has not been followed. Infrastructure in village is currently at capacity. Doesn't take account of the Dartington NP.		either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1093100	169	Policy TTV29.9			Mr Roger Nicholson		No	Dartington Amount of homes proposed will transform the character and TTV29(7) and TTV29(9) are not in keeping with scale of village and should be removed. TTV29(7) will join the hamlet of Week to Dartington. Five times larger than existing estate. Not compliant with SO8 and 'appropriate amount of development, will increase the village by 65%. Not legally compliant – has categorised new homes that have been built in the Parish of Dartington at Puddaven as belonging to Totnes. No consideration in noise pollution, increase in traffic and air pollution and 2008 Ambient Air Quality Directive has not been followed. Infrastructure in village is currently at capacity. Doesn't take account of the Dartington NP.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1093136	171	Policy TTV29 (Modbury)			Mr Jeffrey Booth		No	Urges the inspector to amend the JLP and reduce Modbury's housing target to a more manageable and sustainable 40 instead of 80, and approve the two sites on the eastern side of town, near Ayleston Park and Silverwell Park for future development	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.

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1093144	173	Policy TTV29 (Modbury)			Mr Michael Walsh	Year	No	Would like to see the JLP amended to reduce the housing target to an additional 40 and approve the two sites on the eastern side of the town east of Ayleston Park and east of Silverwell Park for this development.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1093145	174	Policy DEV35			Ms Shona Duncan		Yes	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, wildlife or cumulative impact.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 provides the basis for consideration of wider impacts of the proposal, and this includes on heritage and biodiversity and habitats, along with specific DEV policies relating to these themes. Point 1 also makes specific mention of understanding cumulative impacts.
1093146	175	Tamerton Foliot			Mrs Jumeyi Akoh		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1093147	314	Ringmore			Mr William Grey		No	OBJECTS to the village assessment for Ringmore. PROPOSES that the village assessment is redone for Ringmore, with the view that Ringmore should be REMOVED from the 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
1093150	182	Policy DEV34			Dr Phillip Bratby		No	The Government targets for carbon emission reductions may change - provision for this should be made in the policy.	Plan sound (no change needed)	Although this possibility is accepted, the context for the preparation of this JLP is the current targets which are legally binding. The JLP will be reviewed regularly which would enable any changes to accommodate as appropriate at that time
1093150	181	Policy DEV35			Dr Phillip Bratby		No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built

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								harm would be considered unacceptable.		landscapes, rather than only designated landscapes.
1093151	176	Policy DEV37			mr robin forrester		No	The appropriateness of the order of the drainage hierarchy is questioned	Plan sound (but change could be agreed)	Local Flood Risk Management Strategy considers that there are good opportunities for discharging to a water course in Plymouth, and there are areas with poor infiltration potential and hence the decision has been taken to reverse the order. EA have raised the same point. Whilst this change can be justified it creates confusion with the situation outside Plymouth, and its reversal should be considered.
1093153	177	General			Mr Jacob Akoh		No	Supports the plan because it seeks to utilise brownfield sites	Plan sound (no change needed)	Support welcomed
1093159	179	Policy TTV29.7			ms mary ludlow		No	Dartington Extra houses at Broom Park (Dartington) is not sustainable. Already several new housing developments which will change the character of Dartington. Will expand the village in a new direction and services will not be able to cope. If Totnes needs more housing this should be in Totnes and not in Dartington or between the two. Sites on the edge of Totnes e.g. in Bridgetown or near Water works on the Newton Abbot Road far more suitable. Remove Broom Park site, increase allocation of housing in TTV29,4 (Higher Barton) and TTV29,5 (Foxhole) which could offset loss.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1093162	180	General			Mrs Martin Dale		No	Considers the plan sound and legally compliant	Plan sound (no change needed)	Support welcomed
1093184	204	Policy DEV35			mr david morgans		No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. OBJECTS to point 6 of policy, which requires energy generated to meet a business need to be used solely by the business - which is only feasible with the use of a private wire supply network. Some flexibility needs to be written into the policy that requires energy generation to be equivalent to the energy use of the business, but not necessarily used solely by the business.	Plan sound (but change could be agreed)	AGREE with both points. Point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. 35.6 amended to require energy generation to be proportionate to the business use and the amount of energy required, but not limited to use on site.
1093197	184	Policy TTV29.22			Mrs Alyson Harlington		Yes	Questions the evidence on which the plan is based, seeks deletion of the site	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1093203	185	Policy DEV8			Mr Guy Liesching		No	There is an on-going requirement for large single dwellings in the small villages surrounding Plymouth, namely Yelverton, Bere Alston, Crapstone, Horrabridge; seeks more provision for this type of development within and adjacent to these villages	Plan sound (no change needed)	Evidence in SHMA part2 justifies need for affordable housing, JLP does not set out policy for settlements outside plan area. JLP Policy welcomes mix & types of housing, consistent with NPPF. TTV30 and TTV31 provide appropriate policy towards housing in and adjoining villages
1093206	186	General			Mr Brineil Carnell		No	Considers the plan sound and legally compliant	Plan sound (no change needed)	Support welcomed
1093209	294	Bratton Clovelly			Dr Chris Kirby		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1093220	188	Ivybridge			Mrs Sylvia		Not indicated	JLP does not take into account the views of the	Plan sound (no	The JLP is positively prepared and seeks to meet the FOAHN

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					Rutley			Neighbourhood Plan. east west expansion of Ivybridge and lack of employment provision is not sustainable. Plan does not address highway issues.	change needed)	through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. One of the three parts of the TTV8 site has planning permission for employment use. The NP and the JLP are not in conflict.
1093221	190	General			Mr Steven Griffiths		No	Considers the plan sound and legally compliant	Plan sound (no change needed)	Support welcomed
1093222	189	Omission site (Plymouth Policy Area)	Henry Courtier			CPP London Properties Ltd	Not indicated	The Money Centre at Drake Circus should be recognised and allocated providing logical extension to PLY10; policy wording should support student accommodation given granting of planning permission at 17/19 Mayflower Street. Alternatively site could be included in PL9 (Mayflower Street) which the site fits with the policy allocation wording. The site is available suitable and deliverable in sustainable location.	Plan sound (no change needed)	Policy PLY10 deals with a separate city centre block for potential redevelopment. The Money centre site sits separate to this block and would not form a logical inclusion in the policy and as acknowledged in the representation included uses which are not supported by the policy. The site is even further removed from PLY09. The future redevelopment of the site is able to be dealt with by other policies as it is less than 0.25 ha and therefore below the threshold for inclusion as a site allocation.
1093222	191	Policy PLY9	Henry Courtier			CPP London Properties Ltd	Not indicated	Money Centre should be included within this policy	Plan sound (no change needed)	See response on Omission site (Plymouth Policy Area)
1093223	192	Policy PLY42			Rob Warner		Not indicated	Use of site for airport no longer attainable; the only available option seems to be to protect the airport merely as a flying club for hobbyists, combined with use by small private jets; new development where possible should be on brownfield sites, in order to minimise building over greenfield sites; the transformation of the airport site into high quality housing, designed to promote high quality of living and a strong sense of community should be supported	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1093224	193	Policy PLY26			Mr Daniel Jones		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093227	354	Policy PLY26			Shaun Hoppins	SD Solution	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093227	197	Policy PLY42			Shaun Hoppins		Not indicated	In the absence of no commitment from viable operators to support the on-going viability of flights from this location, supports the creation of the proposed regeneration of the 113 acre brownfield site, and the benefits this would provide in terms of housing, construction and local infrastructure opportunities, in order to provide homes and jobs for local residents. This would seem to be far preferable to developing greenfield sites	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1093228	198	Policy PLY26			Ben Ackland		Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1093229	199	Policy PLY26			Jan Lee Johnson		Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1093231	305	Policy DEV18		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	We are preparing our draft NP and our policy-writer has recommended that we support some of the JLP policies as they fit with the views and supporting evidence previously discussed and agreed by our Steering Group.  we wish to simply register support	Plan sound (no change needed)	Support welcomed
1093231	864	Policy DEV21		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1093231	863	Policy DEV22		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Support policy and wish to refer to it in Neighbourhood Plan	Plan sound (no change needed)	Support welcomed
1093231	866	Policy DEV24		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Supports the policy	Plan sound (no change needed)	Support welcomed

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1093231	867	Policy DEV25		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Support.	Plan sound (no change needed)	Support welcomed
1093231	868	Policy DEV27		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1093231	869	Policy DEV29		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1093231	870	Policy DEV34		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	The policy is supported	Plan sound (no change needed)	Support welcomed
1093231	871	Policy DEV35		Strete Neighbourhood Plan	MR RALPH CLARK	Strete Neighbourhood Plan	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1093235	201	Policy PLY26			C P Northmore	SM Group (Europe) Ltd.	Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1093237	203	Policy PLY26			J H H Clive	Newlyn Fish Co.	Not indicated	Opposed the redevelopment of the site which should be retained for fish industry	Plan sound (no change needed)	The policy does seek to retain the site for the fishing industry
1093251	222	Okehampton			Mr Robert Rush		Yes	Expresses concern about the consultation process. Considers Okehampton gets very little mention. Sees the plan as justification for plastering the countryside with ticky tacky white boxes whilst continuing to starve us of the infrastructure improvements. Says that the boundary map of Okehampton in the Appendices must include the section of land on the North side of Town - from Beare Bridge to Oaklands Drive/Market Street. The Town Centre Access Road is an urgent necessity and will traverse this land to make a badly needed second route around Okehampton Town. Sees the Exeter Road to Crediton Road (Link Road) is a massive misconception. It should be recognised that Okehampton has more natural affinity with Exeter than with Plymouth, rail infrastructure investment needed in that direction. Okehampton is not "thriving".	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. the JLP is a predominantly strategic plan. The Town Centre Access Road is identified as necessary to facilitate further development beyond what is already permitted (which is all of TTV18. In Okehampton development of the proposed allocations will deliver some infrastructure / s106 contributions. The objective of improving rail links recognises the relationship with Exeter.
1093255	205	Policy PLY42			Cllr Mrs Maddi Bridgeman	PCC	Yes	The JLP does not go far enough to protect the airport from development and retain it for aviation use only; it would be devastating to develop the airport land and it would mean Plymouths future would go from weak to bleak. If this land was developed it would cause absolute gridlock in the north of the city as the road infrastructure is at breaking point already.	Plan sound (no change needed)	It is considered that the safeguarding of the land will prevent any inappropriate development until the first review of the JLP, at which point the position will be reviewed.
1093265	216	Mutley			Dr Jan Knight	Park Pharmacy Trust	Yes	The proposals map should clearly show Thorn Park Lodge and garden to be included within the boundary of Mutley Park. Also, Thorn Park Lodge Garden should be designated separately as a Local Green Space.	Error/Clarification to be accommodated	Thorn Park Lodge should be included within Mutley Park Local Green Space
1093398	206	Policy TTV29 (Modbury)			Mr Tim Beavon		No	Modbury Number of dwellings proposed is unsound. Figure includes an arbitrary market uplift figure of 800 additional homes and homes to make up the under supply in West Devon – poor transport links will ensure additional allocations will not meet West Devon's needs. Disparity between local incomes and house prices. Unlikely the economy will provide local work for increased population. Transport infrastructure is poor. Total number of homes in Modbury for plan period should be reduced to 133 (93 under construction and 40 additional).	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1093435	160	Tamerton			Mr Adrian		No	Supports the plan, especially the protection of green	Plan sound (no	Support welcomed

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		Foliot			Wilcockson			space around Tamerton Foliot	change needed)	
1093471	178	Ivybridge			Mr Jack Aust		Yes	Concerns at consultation process in relation to Ivybridge; wrong sites selected for development in the area	Plan sound (no change needed)	A site numbering error may have led to a misunderstanding with respect to the area of land that was rejected. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1093471	207	Omission site (TTV Policy Area)	Mr Des Dunlop	D2 Planning Limited		Sheet Anchor Investments Limited	Not indicated	Seeks allocation of land at Glanvilles Mills Ivybridge for housing as part of overall mix of development	Plan sound (no change needed)	The site is not allocated since it lies within the primary retail area of Ivybridge. A planning application in this area that seeks to provide residential and conforms with plan policies, in particular Policy DEV18 would be considered on its merits. This site was not submitted as a potential omission site during the Reg 18 stage.
1093479	210	Policy PLY57			Mr Stephen Gimingham		Yes	In the absence of a second bridge it is absolutely vital that Laira Bridge is fully maintained and that the bridge capacity is maximised for traffic. The parallel railway bridge has been brought back into use for pedestrians and cyclists and Laira Bridge must now be made into at least 5 lanes to include the most suitable arrangements to best meet the needs arising as noted above. No mention is made of this absolutely key element of infrastructure (i.e. Laira Bridge) in the infrastructure measures set out in PLY57.	Plan sound (no change needed)	The Policy sets out the need for Eastern Corridor transport improvements / programmes to support growth and improve access. The list of schemes included is not exhaustive. Through the work of the Transport Strategy Working Group we will continue to identify and deliver schemes to support an effective transport network, in accordance with the strategy set out in the JLP. The restoration of the disused railway bridge to a walking and cycling bridge provides the potential for an additional lane on the bridge, subject to design work. However, at this time it is not felt that additional link capacity is needed on the bridge.
1093573	224	Policy PLY26			Mr Roger McDougall		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1093632	213	Policy DEV35			Mr Brian Perks		No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 provides the basis for consideration of wider impacts of the proposal, and this includes on heritage and biodiversity and habitats, along with specific DEV policies relating to these themes.
1093663	214	Policy DEV35			Brian Watkin		Not indicated	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, wildlife or cumulative impact.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 provides the basis for consideration of wider impacts of the proposal, and this includes on heritage and biodiversity and habitats, along with specific DEV policies relating to these themes. Point 1 also makes specific mention of understanding cumulative impacts.
1093686	215	Policy DEV35			Mrs Lorraine Osborne		No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, archaeological or cumulative impact. Should rely on National Planning Policy.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 provides the basis for consideration of wider impacts of the proposal, and this includes on heritage and biodiversity and habitats, along with specific DEV policies relating to these themes. Point 1 also makes specific mention of understanding cumulative impacts. Under section 70(2) of the 1990 Act, the NPPF cannot displace the primacy of the statutory development plan, and as such it cannot and should not be relied upon solely to inform local decision making.
1093803	561	General			Dr Janet Maxwell	NHS	Yes	The plan is very Plymouth centric. Although towns and villages were considered in separate sections the overall impression was that they were seen as outposts of Plymouth rather than considered within their larger geography.	Plan sound (no change needed)	This comment is not agreed with. The plan has a strong framework for development and conservation across the entire plan area, recognising the different roles and relationships of the settlements
1093860	276	Bickleigh / Woolwell			Mr Ian Ramsay		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification

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										Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1093899	794	General			Mrs Clare Harrison		No	Challenges the JLP's evidence base on Dartington parish boundaries and air quality, as well as the plan's consultation process	Plan sound (no change needed)	Parish and Town Boundaries have no relevance to the selection of sites. A settlement boundary has been drawn for Dartington village and for the town of Totnes. These are based on the function of those two settlements. It is accepted that the number of houses proposed in each parish could usefully be clarified. With respect to air quality the JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The reference at para 5.121 of the JLP with respect to self and custom build is aspirational. The consultation process was in accordance with the councils' statements of community involvement and legal requirements. No individual or group was excluded from any event.
1093909	221	Policy TTV29 (Modbury)			Mary Bride Nicholson		Not indicated	The number of dwellings proposed for Dartington is an unsustainable allocation which threatens the character, countryside and wellbeing of the village. Particularly object to the allocation of Broom Park and Sawmills Field; building around Dartington Hall's core estate would be preferable. There are too many houses, threatening to erode Dartington's village character and make it a suburb or town, and the number is misleading because the parish boundary is wrongly shown. Air quality has not been considered sufficiently and the 2008 Ambient Air Quality Directive has not been followed.	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.
1093921	223	Policy DEV35			Caroline Murray		No	OBJECTS that when commercial schemes are sold, often new owners refuse to accept responsibility for the obligations of the previous owner, and nor do they commit to the necessary restoration plans (35.1 & 35.3). OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of	Plan sound (but change could be agreed)	Planning conditions are legally binding mechanisms to ensure specific actions take place at specific times. These are attached to the development, and not the owner/applicant, and still apply following the sale of a scheme. AGREE that Point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than

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								harm would be considered unacceptable.		only designated landscapes.
1093946	233	Omission site (TTV Policy Area)		Harberton Parish Council	Ms Catherine Radford	Harberton Parish Council	No	Discussions have taken place re. a site on the western edge of Totnes at Winsland House. This site is not allocated in the plan.	Plan sound (no change needed)	The site referred to is not considered to be a sustainable option for development. It has been considered through previous SHLAA processes with a consistent conclusion that the site has significant constraints. It is located beyond the development that has extended along Plymouth Road and is part of an area that clearly marks the start of the open countryside. It is distant from the town's services and facilities and good access and connectivity for pedestrians and vehicles would be difficult to achieve. The site is located within the SAC buffer and Winsland House, which occupies the centre of the site, is a Listed Building.
1093946	234	Policy DEV31		Harberton Parish Council	Ms Catherine Radford	Harberton Parish Council	No	Seeks more direction from the Joint Local Plan in dealing with inter-town transport routes and issues surrounding increased traffic. This would include more responsive/adaptive community transport rather than an old-fashioned bus service.	Plan sound (no change needed)	No change to DEV31 required. SPT8, 9 and 10 address this issue. SPT10 explicitly refers to Community Transport.
1093946	232	Policy DEV35		Harberton Parish Council	Ms Catherine Radford	Harberton Parish Council	No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, wildlife or cumulative impact.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 provides the basis for consideration of wider impacts of the proposal, and this includes on heritage and biodiversity and habitats, along with specific DEV policies relating to these themes. Point 1 also makes specific mention of understanding cumulative impacts.
1093946	231	Transport (TTV Policy Area)			Ms Catherine Radford	Harberton Parish Council	Not indicated	Questions ability to deliver necessary infrastructure, specifically highways and transport, drainage and sewerage; and electricity.	Plan sound (no change needed)	infrastructure providers have been consulted. The plan seeks to ensure timely provision of infrastructure through a Delivery Plan
1093956	225	Okehampton			Mr AJL Hill		Not indicated	The large formerly agricultural area of land developed in the last few years and currently and in the future being developed on the eastern edge of Okehampton, is ironically and erroneously still in the Okehampton Hamlets Parish area. Greater emphasis, importance and urgency needs to be given to the reinstatement of the existing operational railway line to Exeter; with restoration of a regular train service between Okehampton and Exeter.	Plan sound (no change needed)	The Peninsular Task Rail Force report states that a phased development of rail links servicing Exeter and Okehampton, and Plymouth and Tavistock, will deliver improved travel to work connectivity with added tourism benefits for Dartmoor National Park and links to North Cornwall. As economic and housing market conditions allow, the opportunity for a full reopening of the 'Northern' route should be explored from Exeter to Plymouth and South West Devon Infrastructure Statement, Devon County Council, contained within the evidence base for the Joint Plan.
1093976	226	Policy PLY26			M E Saunders		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1093980	228	Omission site (TTV Policy Area)			ms andrea peacock	moorhaven ltd	Not indicated	Concerned that South Hams did not look at proposals submitted to them for their call for sites in January 2016, - allotment site, True Street House, Berry Pomeroy should be allocated for housing	Plan sound (no change needed)	This site is in the countryside. The JLP is not seeking to allocate housing sites in the countryside.
1093980	228	Policy SPT3			andrea Peacock	Moorhaven Ltd	Not indicated	Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - Site Selection Process/SA, Insufficient Supply, additional sites required	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. The Councils have considered and rejected the site at the Allotments, True Street House, Berry Pomeroy. SH_03_05_16
1093980	228	Spatial Strategy			Ms andrea peacock	moorhaven ltd	Not indicated	Concerned that the housing numbers suggested are centered on Plymouth which does not help keep villages sustainable if long travel to work means villages are only affordable for older people.	Plan sound (no change needed)	The distribution strategy was explained and assessed in the Topic Paper which was consulted on in November 2016. It is considered that the approach in the JLP balances the concentration of growth in Plymouth as the most sustainable urban centre, with sustainable amounts of developed allocated to the most sustainable centres of the TTV.

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1093984	240	Policy DEV7			Cllr Keith Baldry	SHDC	Yes	Reducing % of affordable housing sought from current 50% & 55% down to 30% creates wrong perception. No indication how true affordable housing is to be provided. Statement that 'policy widens the opportunities for home ownership' is untrue - no detailed justification for this. Concern that JLP does not support home ownership or provide homes e.g. for teachers, social service carers, refuse collectors, government workers, shop assistants.	Plan sound (no change needed)	The affordable housing policy requirement has not been changed from 50% for the Plymouth City Council policy area so we are not reducing requirement. At least 30% target is consistent with viability evidence. Definition of affordable housing is consistent with definition in Govt policy and provision targets in SPT3 for delivery of affordable housing accords with that definition, DEV7 encourages housing mix, type and tenure.
1093984	518	Policy DEV8			Cllr Keith Baldry	SHDC	Yes	Objects to reducing % of affordable housing sought from current 50% & 55% down to 30% No indication how true affordable housing is to be provided. Challenges statement that 'policy widens the opportunities for home ownership' - no detailed justification. JLP does not support home ownership or provide homes for categories of workers.	Plan sound (but change could be agreed)	The percentage of affordable housing required is consistent with viability evidence. Amend Clause 3 to delete "a minimum" and replace with "at least" 30% & insert "at least" before "30%" in clauses 2(i) and 2(ii), to be consistent with DEV7 wording. Definition of affordable housing is consistent with definition in Government policy and provision targets in SPT3 for delivery of affordable housing accords with that definition; DEV8 encourages housing mix and type.
1093984	239	Policy PLY57			Cllr Keith Baldry	SHDC	No	The highways proposals for the A379 are shallow, lack detail and insufficient. The proposals give no indication of how the highway is going to be improved to take account of the additional road traffic arising from the growth in house numbers already built and created in the JLP, including those at Modbury, Yealmpton, Brixton, Sherford and Plymstock. There is also no indication of an improved bus service.	Plan sound (no change needed)	The policy describes the priority infrastructure interventions which will be delivered on the Eastern Corridor and other policies (SPT 9 and 10) set out the approach towards public transport - including the need to support / promote such modes. The JLP is not the place for detailed scheme information. More information will be provided in supporting documents such as the business cases for the schemes.
1094008	452	Omission site (Plymouth Policy Area)	Mr Andrew Ross	Turley		Barratt Homes, DJ Lane, BJ Lane, and AWT Lane	Yes	Land off Brookwood Road, Elburton, should be allocated for residential	Plan sound (no change needed)	Not supported given greenspace impacts and unnecessary eastward expansion of city
1094044	236	Rattery			Terry and Dorothy Underhill		No	OPPOSE the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094046	237	Rattery			Trevor Paul		No	OPPOSE the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094072	263	Bratton Clovelly			Mrs Caroline Atkinson		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1094075	256	Policy DEV35			Shona Morley		No	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes, and doesn't take cumulative impact into account. OBJECTS to use of phrase 'early consultation' as it is too subjective, with no guarantee that a final proposal will reflect the views of the community. OBJECTS that the phrase 'unsustainable' is open to interpretation.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 also makes specific mention of understanding cumulative impacts. AGREE that proposals should be required to show how they have positively responded to early community consultation. In relation to point 9 it is acknowledged that strategic policies are designed to ensure that no unsustainable proposals are permitted - therefore this point can be removed.
1094077	258	Tamerton			P A Fogwill		Not indicated	Concerned that developers can appeal even if site	Noted	Not a comment on the JLP

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		Foliot						allocated for green space		
1094080	260	Policy TTV13			David Mason		Not indicated	The Quayside is much more than a car park - it is part of the open landscape around the head of the estuary that serves as an important open public space. 'To lose this amenity would be vandalism on a grand scale.' Building above the Tesco car park would be a much better location.	Plan sound (no change needed)	The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape the detailed proposals.
1094081	261	Policy TTV13			John B Day		Not indicated	Objects to dwellings on the Quayside car park. Kingsbridge has already grown to its full potential. As a last resort, suggests that the recreation ground is moved to part of the Quayside, with the recreation ground and land beyond to the east being used for development. The Cattle Market and Union Road car parks could be made multi-storey. Land at The Mounts could be developed for a new 'township', rather than scattering development around the district.	Plan sound (no change needed)	As one of the district's main towns, Kingsbridge retains an important role in providing for the housing and other needs of the local community. The Quayside area as a whole is sustainably located within the built form of the town and is PDL. The principle of development/redevelopment here is therefore established. The exact range, mix and location of the individual components of any scheme will be established at the detailed planning stage (a master plan is currently being prepared).
1094086	264	Policy PLY26			Ms Emma Grange		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094099	369	Policy DEV35			Mr. Mark Marshall		Yes	PROPOSES Numerous wording changes proposed: change "will" to "may" in first para. Change point 2 to encompass all landscape, environment and heritage assets, not only designated landscapes. Point 3 should require security bonds from developers to ensure compliance with planning conditions. Point 4 should require proportionate mitigation. Point 5 should require consent of the community, and delete "justification as to why shared ownership is not appropriate". Point 6 should be reworded to limit permission only to schemes that can be shown to meet a business need. Point 7 Add "Proposals for sites not allocated will not be approved"	Plan sound (but change could be agreed)	AGREE with some of the proposals. The use of "will" is considered appropriate for the context of this policy. The policy states a proposal will be supported, but does not state the proposal will be approved. AGREE with proposed amendment to point 2. The planning system does not enable LPAs to hold bonds in relation to the discharge of planning conditions. AGREE with proposed amendment to point 4, mitigation should be proportionate. The planning system does not enable or require a 'community' to give consent to a proposal, nor can an LPA insist on a shared ownership arrangement. Permission for commercial schemes cannot be limited to only those that can show a demonstrable business need. The implications of Point 7 are clear, and do not need further elaboration.
1094117	266	Bratton Clovelly			mr Kenneth Wright		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1094117	265	Policy SPT3			mr Kenneth Wright		No	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	The evidence about housing need (OAN) and forecast housing supply on which the JLP relies is robust and proportionate, relevant to the local circumstances of the JLP, consistent with NPPF and NPPG. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1094124	334	Policy SPT8			Mr Philip Bolt		Not indicated	Supports safeguarding of airport	Plan sound (no change needed)	Support welcomed
1094144	393	Policy SPT3			Brian Weeks		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1094144	2327	Policy TTV29 (Modbury)			Mr Brian Weeks		Yes	Plan-wide housing figures unsound. Alternative sites for Modbury proposed by the PC ignored. Community input has not been taken into consideration.	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

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										<p>rural hinterland.</p> <p>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.</p> <p>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.</p> <p>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>
1094153	268	Tamerton Foliot			Mr. Colin Bidgood		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094153	269	Tamerton Foliot			Mr. Colin Bidgood		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094155	270	Natural environment			Mrs Charlotte Harper		Not indicated	If the plan protects green space, then supported	Plan sound (no change needed)	No specific concerns identified with JLP
1094157	272	Bratton Clovelly			Mr David David Barrow		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1094157	273	Bratton Clovelly			Mr David David Barrow		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1094157	271	Policy SPT3			Mr David David		No	Challenges Objectively Assessed Need methodology	Plan sound (no	The evidence about housing need (OAN) and forecast

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					Barrow			which over estimates need. Challenges Housing Requirement. Challenges Housing supply - 5 Year Supply Buffer	change needed)	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. No change to SPT3 necessary. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1094158	274	Tamerton Foliot			Mr Michael Belcher		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094166	775	Policy DEV24			Mr Geoffrey Osborn		No	Insufficient weight to AONB	Plan sound (no change needed)	This is covered by DEV27
1094166	275	Policy SPT3			Geoffrey Osborn		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1094166	275	Spatial Strategy			Mr Geoffrey Osborn		No	Concerned that the housing numbers suggested are centered on Plymouth which does not help keep villages sustainable if long travel to work means villages are only affordable for older people. Concerned that the methodology for assessing housing need is flawed.	Plan sound (no change needed)	The distribution strategy was explained and assessed in the Topic Paper which was consulted on in November 2016. It is considered that the approach in the JLP balances the concentration of growth in Plymouth as the most sustainable urban centre, with sustainable amounts of developed allocated to the most sustainable centres of the TTV. The housing needs methodology follows Govt guidance - see the SHMNA Part I
1094167	504	Policy PLY16			Mr Geoffrey Wright		No	Consider policy should be re-focused to take full advantage of the opportunities that redevelopment offers. As drafted, appears that the station will become a parochial branch line station with facilities targeted at foot tourists and cyclists. Makes recommendations for changes to policy.	Plan sound (no change needed)	PLY16 supports a major mixed use proposal to enhance the station as a major gateway to the city, enhance connections to it and increase capacity and passenger numbers. The policy is based on a detailed feasibility study, including viability, as contained in the city centre masterplan.
1094167	505	Policy PLY26			Mr Geoffrey Wright		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094167	506	Policy PLY42			Mr Geoffrey Wright		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094167	706	Policy PLY44			Mr Geoffrey Wright		No	Supports the policy; it should not be seen as an alternative to the airport site.	Plan sound (no change needed)	Support welcomed
1094167	501	Policy SPT10			Mr Geoffrey Wright		No	This policy acknowledges the importance of the hierarchy of transport modes that was introduced in Policy SPT9 but does not truly reflect that hierarchy in the statement of the policy itself.	Plan sound (no change needed)	The bullet point list of modes is not meant to imply a delivery hierarchy. As set out in the text before the list the hierarchy of modes is set out in Policy 9.
1094167	471	Policy SPT8			Mr Geoffrey Wright		No	The strategy that Plymouth airport should be safeguarded as a general aviation airport is essential for a successful and prosperous future for our city. Comment regarding improved links to other airports could perhaps be included in Policy SPT9 but should be withdrawn from Policy SPT8. Seeks a series of amendments in relation to the rail elements of the policy	Plan sound (no change needed)	Support welcomed
1094167	277	Policy SPT9			Mr Geoffrey Wright		No	Point 8 should be amended;- "Adopting a hierarchy of transport modes and routes based upon different spatial settings (international, national, regional, city, market town and neighbourhood / village)"	Error/Clarification to be accommodated	Paragraph 8 is consistent with Figure 3.12. The list included in the strategy is illustrative, not definitive. However, the following change could be made to avoid ambiguity. 'Adopting a hierarchy of transport modes and routes based upon different spatial settings.'
1094169	498	Policy TTV29 (Dartington)		Modbury Neighbourhood Plan Group	Mrs Ann Turner	Modbury Neighbourhood Plan Group	Yes	The housing number target for Modbury should be reduced from 80 to 40 and this should be accommodated on two sites on the eastern edge of the town - in accordance with the emerging Modbury NP. The sites proposed in the JLP are contrary to a number of the plan's policies and objectives.	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.

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										<p>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>
1094169	2178	Policy TTV29 (Modbury)		Modbury Neighbourhood Plan Group	Mrs Ann Turner	Modbury Neighbourhood Plan Group	Yes	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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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										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.
1094171	419	Policy TTV29 (Modbury)			Mr David Tearle		Not indicated	Future growth of Modbury should be held in abeyance until the issues of traffic, parking and flood risk are resolved. The proposed sites on the western side of Modbury would drain away from the town, whereas sites on the eastern side would exacerbate the flood-risk problem.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094176	295	Tamerton Foliot			Mrs Samantha Laurance-Young		No	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094177	289	Policy TTV29 (Modbury)			Mrs` Jeffrey Booth		No	The methodology used to calculate the overall dwelling requirement is unsound and has been 'artificially increased'. Infrastructure and employment cannot support the proposed growth of Modbury. The sites proposed in the JLP would shift the town's centre of gravity to the west and would conflict with several of the plan's stated objectives and policies. The overall numbers of dwellings proposed for Modbury would overwhelm the town and should be reduced from 80 to 40, and sites to the east of the town are more suitable.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094178	290	Policy TTV29 (Dartington)			Ms Helen Beetham		No	The scale of development will fundamentally change the character of the village and threaten the rural corridor between Dartington and Totnes. The 80 new homes at Broom Park and 40 at Sawmills are out of scale and unnecessary given the availability of land for building around the core of the Dartington Hall Estate. The plans for Dartington make no provision to mitigate the major impacts on traffic flow and air quality along the A384 and A385. A sound policy must explain how local schools, doctors' surgeries and the Totnes community hospital will cope with the needs of an additional 500 households. The plan cannot be considered sound in relation to local needs until it clarifies what is meant by affordable housing and how many affordable homes for local people will be built in relation to the proposed total.	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

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										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.
1094183	291	Policy TTV29 (Modbury)			Mr Graham Meaden		No	Supports the Local Plan, in particular the development of housing at the sites in Modbury as proposed. The proposals address many of the issues currently confronting the town in that additional traffic generated by the development will not need to pass through an already congested town, will be closer to the school and play area and will not necessitate additional car journeys. The proposals would also prevent further risks of flooding in the town and of the houses in the lower end of Ayleston Park.	Plan sound (no change needed)	Support welcomed
1094187	292	Policy TTV29 (Dartington)			miss Ali Roscoe		Not indicated	An additional 262 dwellings in Dartington will change its rural character and result in it becoming an extension of Totnes. Broom Park is important to the setting of the church and Dartington Drive. Traffic 'gridlock' will result and pollution levels will increase.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1094210	298	Policy TTV30			Mr Garry Elliott		Not indicated	PROPOSES a permissive policy for local people to redevelop unused buildings.	Plan sound (no change needed)	Policies are already included within the JLP relating to conversions in the countryside.
1094219	384	Policy DEV15			Mr John Graham		No	Dev15, para 6. suggest amended text: Development will be supported where it meets demonstrated essential needs of agriculture or forestry, provided it is shown that it is sited and designed to cause as little damage to landscape and the environment as is reasonably possible and, where the site is in an AONB, that the use can only be carried on at that place.	Plan sound (no change needed)	The intention of the policy is to support the provision and growth of employment opportunities across the whole plan area, such that the additional specific restrictions are not appropriate. The sensitivities identified in the rep are recognised and it is considered that other policies in the plan provide appropriate protection. Notably Policy SPT11, DEV1, DEV2 and DEV20. The PPA SPD and TTV SPD will provide further clarification in this respect
1094219	383	Policy DEV8			Mr John Graham		No	<b>AMEND DEV 8 -clauses 2 &amp; 3</b> - raise requirement for affordable homes or for commuted sums to 50%. The Councils need to show clear intent to provide affordable housing and to control speculative building. 30% is too low to be effective. <b>AMEND DEV 8 Clause 4</b> - include precise formula for calculating minimum sum to be commuted.	Plan sound (but change could be agreed)	The percentage of affordable housing required is consistent with viability evidence . DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability ; & prefix the % of affordable housing provision sought with the words "at least". Formula for calculating commuted sums and approach to payment triggers is to be set out in SPD
1094219	382	Policy TTV31			Mr John Graham		No	OBJECTS to Policy TTV31(3), saying it is too encouraging of horse related development	Plan sound (no change needed)	The policy broadly contains the same as adopted SH policy DPI8 on Horse Related Uses and Structures. This policy has been used effectively for a number of years in SH, with local

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										councillors specifically asking for this policy to be carried forward into the JLP because it provided the necessary policy control for this type of proposal.
1094220	299	Bickleigh / Woolwell			Ms Wendy Haymes	1959	No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094220	2222	Bickleigh / Woolwell			Ms Wendy Haymes	1959	No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094220	2223	Bickleigh / Woolwell			Ms Wendy Haymes	1959	No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094222	300	Policy PLY26			Mr Peter Jenkins		No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094225	301	Policy DEV35			mr dennis smith		Yes	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes.
1094227	913	General			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Supports references to relationship to Exeter (para 2.6) and local distinctiveness (para 5.3)	Plan sound (no change needed)	Support welcomed
1094227	638	Policy DEV13			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	The JLP has failed to have a 5 year supply of sites for travellers, when it is required to do so by the DCLG plan	Plan sound (no change needed)	Para 6.48 refers to the evidence base which shows very low levels of need for new G&T sites. Given this low level of need, it is not realistic to identify sites, and so the plan strategy is to enable sites to come forward over the life of the plan. The LPAs will work proactively with the community to continue to identify potential locations - e.g. such as the permitted site at Roborough.
1094227	907	Policy TTV2			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Welcomes the policy	Plan sound (no change needed)	Support welcomed
1094227	909	Policy TTV3			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Welcomes the policy	Plan sound (no change needed)	Support welcomed
1094227	910	Policy TTV4			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Welcomes the policy	Plan sound (no change needed)	Support welcomed
1094227	911	Policy TTV5			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Welcomes the policy	Plan sound (no change needed)	Support welcomed
1094227	921	Policy TTV7			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Pleased to see investment in improved rail connectivity to Plymouth and Exeter identified in TTV 7 (5). Ivybridge's railway station platform lengths do NOT restrict the number of trains which stop there (JLP section 5.41).	Plan sound (no change needed)	Support welcomed
1094227	913	Policy TTV8			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Should reflect the aspiration set out in TTV7.3; supports TTV 8 (2) (Continued use of and enhancements to Ivybridge railway station	Plan sound (no change needed)	Support welcomed. Criteria 6 and 9 cover the same scope of requirements as TTV7.3

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1094227	913	Policy TTV9			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Should reflect the aspiration set out in TTV7.3	Plan sound (but change could be agreed)	Additional provision could be incorporate to make clear that the expectation is that this proposal would contribute to wider transport / access improvements as identified as a priority in TTV7.3
1094227	907	Sustainable Villages			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Failure to change policies and RJ in response to feedback from communities. Lack of clarity about how 'sustainability' is defined for rural settlements. Should be a clearer role for smaller hamlets and loose collections of residential dwellings in the countryside.	Plan sound (no change needed)	The assessment of sustainable villages was subject to two phases of consultation. There was no guarantee that all responses would be reflected in future versions of policies. A development strategy that encouraged development in scattered hamlets would be contrary to TTV30 and NPPF para 55.
1094227	905	Ugborough			Mr GEORGE FLETCHER	UGBOROUGH ND PLAN WORKING GROUP	No	Plan too focussed on individual settlements and neglects opportunities in rural hamlets. Objection to sustainability assessment score for Ugborough, and feel that the JLP undermines the role of NPs.	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. Policy TTV31 applies to development proposals outside identified sustainable villages, providing the basis for some organic growth in smaller settlements where they meet stated criteria. Policy TTV30 clearly states support for the role of NPs.
1094230	302	General			Mr Raymond Long	South Hams Society	Yes	Concerns about the consultation process	Plan sound (no change needed)	The consultation process was in accordance with the councils' statements of community involvement and legal requirements
1094230	302	General			Mr Raymond Long	South Hams Society	Yes	There are concerns that any of the proposed protections contained in the JLP are not concisely worded and therefore the JLP could be open to possible misinterpretation should parties be looking for loopholes which could lead to unsuitable projects being approved.	Plan sound (no change needed)	No examples of this have been provided
1094230	302	Natural environment			Mr Raymond Long	South Hams Society	Yes	The JLP fails to satisfactorily recognise the importance of the AONB and therefore misses the opportunity of put stringent planning criteria in place preferring to rely on the existing safeguards set out in the NPPF.	Plan sound (no change needed)	AONBs are considered throughout the plan, including key policies at SPT11 and DEV27
1094230	776	Policy DEV25			Mr Raymond Long	South Hams Society	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094230	776	Policy DEV27			Mr Raymond Long	South Hams Society	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094230	302	Policy DEV8			Mr Raymond Long	South Hams Society	Yes	It is good to see that an attempt has been made to address the thorny issue of "Affordable Housing" but the target of 30% set within the plan fails to adequately address the obvious need of the area. As it is argued that it is commercially unattractive to build "Affordable Housing" then some alternative solutions to increase the supply need to be found. Community Housing Trusts is one of the possible solutions being promoted.	Plan sound (no change needed)	The percentage of affordable housing required is consistent with viability evidence .
1094230	776	Policy SPT11			Mr Raymond Long	South Hams Society	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094230	302	Policy SPT3			Mr Raymond Long	South Hams Society	Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Distribution/Requirement. Challenges Housing Supply - over provision, includes undeliverable/unsuitable sites, does not include allowance for windfalls	Plan sound (no change needed)	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. Taking account of second homes mad market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1094230	302	Spatial Strategy			Mr Raymond Long	South Hams Society	Yes	The local authorities should be congratulated on trying to work together to develop a cohesive approach for the area, he needs of the areas are so distinct that this joint approach fails to address the real issues affecting the individuals' areas.	Plan sound (no change needed)	This acknowledgement is welcomed although it is considered that the plan responds to the different characteristics across the area
1094234	303	Natural environment			Hayley Harris		Not indicated	Wildlife should be protected	Plan sound (no change needed)	No specific concerns identified with JLP

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1094235	724	Bratton Clovelly			Mr Dave Calder		Not indicated	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 15.	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
1094236	304	Policy PLY52			Mrs Jennifer Woolf		No	Object given transport and health infrastructure constraints in the area.	Plan sound (no change needed)	Policy requires appropriate local facilities; policy PLY57 sets out strategic infrastructure measure in the eastern corridor; the proposal will be required to support delivery of its infrastructure requirements through s106 process. The development proposal will also need to be submitted with a transport assessment which must demonstrate how the transport impact of development will be mitigated.
1094243	901	Berry Pomeroy			Mrs Jayne Owen	Berry Pomeroy Parish Council	Not indicated	Berry Pomeroy PC object to indicative housing figure on the basis that some development has already occurred at Great Court Farm, adjacent to Totnes. Suggests that Berry Pomeroy be placed in the '10 homes' category.	Plan sound (no change needed)	To change the status of Marldon on this basis would be to ignore the supporting evidence that informs the village sustainability assessment. Purpose of the policy is clearly to provide guidance to inform future NP allocations, and whilst recent completions will go some way to meeting housing need, there still needs to be consideration to how future housing needs for the rest of the plan period are met, and figures in table 5.8 are designed to do that. Given the level of services and facilities in Marldon, and the relationship with Torbay and Totnes, a minimum of 30 new homes to be delivered through the NP is considered appropriate.
1094243	895	Marldon			Mrs Jayne Owen	Marldon Parish Council	Not indicated	Marldon PC object to indicative housing figure on the basis that some development has already occurred within Marldon. Suggests that Marldon be placed in the '10 homes' category.	Plan sound (no change needed)	To change the status of Marldon on this basis would be to ignore the supporting evidence that informs the village sustainability assessment. Purpose of the policy is clearly to provide guidance to inform future NP allocations, and whilst recent completions will go some way to meeting housing need, there still needs to be consideration to how future housing needs for the rest of the plan period are met, and figures in table 5.8 are designed to do that. Given the level of services and facilities in Marldon, and the relationship with Torbay and Totnes, a minimum of 30 new homes to be delivered through the NP is considered appropriate.
1094244	308	Policy SPT1			MS MANDY BERRY		No	Considers the policy legally compliant	Plan sound (no change needed)	Support welcomed
1094245	307	Rattery			Simon Baker		No	OBJECTS to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094256	312	Rattery			Helen Baker		No	OBJECTS to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094261	320	General			Mr Justin Haque	CPRE South Hams	Yes	Concerns about the consultation process	Plan sound (no change needed)	The consultation process was in accordance with the councils' statements of community involvement and legal requirements
1094261	320	Policy SPT3			Mr Justin Haque	CPRE South Hams	Yes	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Distribution/Requirement. Challenges Housing Supply -over provision, includes undeliverable/unsuitable sites, site selection process/SA	Plan sound (no change needed)	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. Taking account of second homes mad market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1094262	313	Policy PLY26			Lisa Povey		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094264	316	Tamerton Foliot			Mrs Lorraine Mansell		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed

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1094264	317	Tamerton Foliot			Mrs Lorraine Mansell		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094266	315	Policy PLY26			Colleen Spencer		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094273	319	Policy TTV31			Mr David Edwards		No	Supports policy	Plan sound (no change needed)	Support welcomed
1094282	318	Policy PLY26			Chris Veasey	Veasey & Sons Fishmongers	Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094285	321	Policy PLY26			Geoff Bullus	Celtic Fish & Game	Not indicated	Does not comment on PLY26 but objects to SHC's ideas for the site and the idea that the fish-related use of the site could be reduced.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094293	322	Policy PLY26			Ben Martin		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094294	324	Rattery			Roberta Ayles		Not indicated	OBJECTS to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094296	326	General			Mrs Sue Marples		No	Considers the plan sound and legally compliant	Plan sound (no change needed)	Support welcomed
1094297	333	Policy SPT3			Andrew Lethbridge		Not indicated	Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - Insufficient Supply, additional sites required,	Plan sound (no change needed)	Housing supply including allocations is consistent with JLP strategy - including the focus on growth at Plymouth, meeting OAN in the HMA, and development in the TTV policy area. It meets needs of Plymouth at Plymouth. Evidence which informed the plan's preparation carefully considered the consequences of alternatives for distribution of need including implications of a) meeting housing need aligned with meeting employment need in the Local Authority areas; and b) directing need from one part of the HMA to other parts of the HMA. Distribution methodology is consistent with NPPF/NPPG. I.e. starts with evidence about OAN which is Local Authority need, aggregated to the HMA. NPPG allows JLP to take a strategic approach to distribution across HMA when producing Local Plan policy. JLP distribution methodology takes full account of strategic objectives & spatial strategy as well as evidence about housing supply/delivery & environmental consequences (considered through site selection process )
1094297	333	Spatial strategy			Mr Andrew Lethbridge	Andrew Lethbridge Associates	Yes	The JLP puts too much emphasis on development around the fringes of Plymouth, with only minimal expansion suggested in any of other towns and villages in the hinterland of The South Hams and West Devon.	Plan sound (no change needed)	The spatial strategy proposed is considered to be the most appropriate and sustainable for the plan area
1094298	328	Policy PLY26			Petra Prince		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094311	332	Policy PLY26			Alan Furse		Not indicated	Urges the LPA to support the fish market.	Plan sound (no change needed)	Policy PLY26 does this already.
1094324	342	Policy PLY26			Mr Paul Trebilcock	Cornish Fish Producers Organisation	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094325	337	Omission site (TTV Policy Area)	mr s rossiter		mr scott rossiter		No	The plan does not allow for adequate growth. Land immediately to the east of Chillington, both north and south of the A379, should be identified for development. This would not compromise the gap between Chillington and Stokenham as there would still be some undeveloped fields remaining. Both of these areas can be accessed from the A379.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be suitable for development primarily due to impact on the character of the settlements and on the AONB.
1094326	350	Map 2		Paignton Neighbourhood Plan Forum	Mr David Watts	Paignton Neighbourhood Plan Forum	Yes	Map 2 does not properly reflect S Hams SAC strategic flyways for greater horseshoe bats.	Error/Clarification to be accommodated	There is one erroneous omission - the Berry Head SAC Sustenance Zone is not mapped to its full extent (including half of Dartmouth, Stoke Gabriel, etc), should be mapped as a future core area. Definitions of the terminology on Map 2 to

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										be added to Glossary.
1094326	350	Policy DEV28		Paignton Neighbourhood Plan Forum	Mr David Watts	Paignton Neighbourhood Plan Forum	Yes	Objects to use of 'should' instead of 'will' and 'public interest' instead of 'national interest'. Seeks addition of word 'and' after point 3v	Plan sound (no change needed)	These changes are not supported. 'Should' is appropriate for a policy statement; use of 'public' is consistent with national policy (e.g. Habitats Directive, IROPI - overriding public interest, etc.), and there is no clear basis for use of 'national'; wording of sub point 3 is clear that the provisions apply to 3i) to 3vi)
1094326	922	Policy SPT3		Paignton Neighbourhood Plan Forum	Mr David Watts	Paignton Neighbourhood Plan Forum	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. Use of requirement totals in SPT3 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
1094326	923	Policy SPT4		Paignton Neighbourhood Plan Forum	Mr David Watts	Paignton Neighbourhood Plan Forum	Yes	No trajectory per annum is specified, nor is evidence presented that demonstrates a higher provision than 82 hectares is deliverable within the South Hams Special Area of Conservation in particular. No Policy wording link of any kind is made between Policy SPT3 or SPT4 that will ensure a sustainable balance between jobs and homes delivery is achieved. No definition is given of the base job number that the provision of 13,200 will be monitored against, nor is confirmation given that the number identified of 13,200 is a net growth in jobs.	Plan sound (no change needed)	There is no requirement for employment delivery trajectories. Fig 3.6 clearly demonstrates the ability to deliver in excess of the demand set out in SPT4. The evidence base document "Assessment of Employment Forecasts" and the SHMNA Pt. 1 set out the link between housing and population forecasts and the employment requirement, and these are further explained in the Employment Topic Paper. Policies SPT1 and SPT2 set out the JLP's high level aspiration to create sustainable communities and sustainable patterns of development. These over arching policies provide the link between SPT3 and SPT4 - we do not consider that there is a need to provide further explanation in the policies themselves, whose purpose is to set out the plan requirements and policy area requirements. Finally, it is clear from the allocations in the JLP where employment land to meet these requirements, that has not already gained planning permission, will be located. Effect on designated areas is considered in the HRA.
1094331	341	Omission site (Plymouth Policy Area)			Miss Bethan Roberts		Yes	Seeks residential allocation for land at Darklake View, Estover	Plan sound (no change needed)	Site is not considered suitable for housing development
1094331	341	Riverside			Miss Bethan Roberts		Yes	Parts of land at Estover are incorrectly included in the Strategic Greenspace area; agrees that part of land may be designated as neighbourhood greenspace but wants plan redrawn as previously agreed	Plan sound (no change needed)	The boundaries of the designations are drawn correctly in relation to the evidence base.
1094335	353	Policy PLY51	Mr Andrew Elliott	Terence O'Rourke		Langage Energy Park Ltd	Yes	Supports the policy; however further policy development is required to clarify the options for any new access to the strategic employment site.	Plan sound (no change needed)	Support welcomed, the policy is not prescriptive of a location for the Southern access location. The vision diagram illustrate new connection from Langage through Sherford rather than specifying exact location of the Southern Access road.
1094335	353	Strategic Objective SO5	Mr Andrew Elliott	Terence O'Rourke		Langage Energy Park Ltd	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1094335	896	Strategic Objective SO5	Mr Andrew Elliott	Terence O'Rourke		Langage Energy Park Ltd	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1094339	344	Policy PLY26			Michael Brown		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094344	347	Policy PLY26			Paul Hansford	Australian Government Port Marine ISM Coordinator	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094346	349	Policy PLY26			Greg Humphries	Charles Stanley	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094346	351	Policy PLY42			Greg Humphries	Charles Stanley	Not indicated	The proposals put forward by Sutton Harbour will only enhance and add to the interest, employment and revenue enjoyed through tourism for our city as a	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is

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								whole.		therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1094350	361	Bratton Clovelly			Dr hishani kirby		No	OBJECTS to the sustainability appraisal for Bratton Clovelly. PROPOSES that the village assessment for Bratton Clovelly is redone, and that an appropriate housing figure for Bratton Clovelly is reduced to 10.	To be considered in review Settlement Boundaries background document	The issues raised were largely considered during the second consultation of the village assessment - Nov/Dec 2016. The assessment can be redone if new evidence available, or where the score is contested. It is agreed to reassess Bratton Clovelly for completeness, although it is not anticipated that the outcome will change to such a degree that the indicative housing numbers are revised. The indicative figures are for guidance when producing NPs, and if the NP can provide evidence that it is unable to allocate sites to deliver a minimum of 20 new homes, then this will be considered.
1094359	352	Policy PLY26			George Turnbull	Altitude Asset Management Ltd	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094368	359	Policy DEV35			Ms NUALA MCDONNELL		Yes	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, wildlife or cumulative impact. OBJECT to point 4, in that the scale of agricultural or biodiversity use needs to be proportionate to the scale of the scheme proposed. OBJECT to point 5, as the policy does not require the proposal to show how it has responded to community consultation.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. AGREE that point 4 could be amended to require the biodiversity mitigation to be of a proportionate scale to the proposal. AGREE that proposals should be required to show how they have positively responded to early community consultation.
1094371	356	Tamerton Foliot			AM Turner		Not indicated	Concerns expressed about a development proposal in Tamerton Foliot which is not supported by the JLP	Noted	This representation does not raise concerns with the JLP itself
1094390	360	Policy PLY26			Dr Erin and Tom Beale		Not indicated	Supports the plans put forward by the fishing industry for the site	Plan sound (no change needed)	These plans are considered consistent with PLY26
1094393	365	Policy DEV7			Mr David Matthews	9968576	No	Reducing the affordable housing threshold from 14 to 10 severely diminishes the attractiveness of the plan area to Small to Medium Enterprise house builders and is likely to have a more detrimental effect on overall housing delivery. Any applicable commuted sums should only be payable on completion of the development as set out in the Written Ministerial Statement dated 28th November 2014. Council should understand and test influence of all inputs on viability and residual land values	Plan sound (no change needed)	Reducing the affordable housing threshold to 11 is consistent with viability evidence and consistent with Ministerial Statement. This lower threshold already applies to the TTVPA where SME house builders already provide affordable homes on smaller sites. Formula for calculating commuted sums and indicative triggers is to be set out in SPD. All policy obligations have been considered as part of the Plan viability assessment.
1094395	362	Policy PLY26			R Stanley		Not indicated	Support for the fish market	Plan sound (no change needed)	The consultee does not comment on the JLP itself
1094397	374	Policy TTV29.19			Mr Peter Stratton		No	Considers the plan to be 'sound', subject to factors including a minimum provision of 30% affordable housing and retention of existing levels of car parking spaces.	Plan sound (no change needed)	Support welcome and comments noted
1094397	374	Policy TTV29.20			Mr Peter Stratton		No	Considers the plan to be 'sound', subject to factors including a minimum provision of 30% affordable housing and retention of existing levels of car parking spaces.	Plan sound (no change needed)	Support welcome and comments noted
1094397	374	Policy TTV29.21			Mr Peter Stratton		No	Considers the plan to be 'sound', subject to factors including a minimum provision of 30% affordable housing and retention of existing levels of car parking spaces.	Plan sound (no change needed)	Support welcome and comments noted
1094398	363	Policy PLY26			R Hosking		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094406	366	Policy TTV29 (Modbury)			M E Ranwell		Not indicated	The plan takes no account of the existing traffic problems in Modbury; Modbury's allocation should be reduced from 80-40	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.

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										<p>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.</p> <p>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.</p> <p>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>
1094406	366	Spatial Strategy			M E Ranwell		Not indicated	Eight grounds of objection to plan identified - relating to lack of investment in infrastructure, housing allocations too high, redistribution of housing from West Devon, lack of input from neighbourhood plan processes, provisions for Modbury, and a saturated housing market	Plan sound (no change needed)	The spatial strategy and housing distribution strategy was set out and explained in the Distribution Topic Paper published for comments in Nov 2016. The matters raised in the representation are explained in the Topic Paper and other evidence base.
1094408	367	Tamerton Foliot			Jane Bailey		Not indicated	Supports the plan in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094412	368	Policy PLY26			Kim Wigmore	Mevagissey Wet Fish	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094414	370	Policy PLY26			J Charley		Not indicated	Supports the plans put forward by the fishing industry for the site	Plan sound (no change needed)	These plans are considered consistent with PLY26
1094416	371	Policy PLY26			J L Vincent		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094418	372	Policy PLY26			P C Dudley		Not indicated	Support for Plymouth Trawler Agents	Noted	No comment made on the plan itself
1094421	373	Bickleigh / Woolwell			Mr Rod Lane	Bickleigh Parish Neighbourhood Plan	Yes	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094421	2224	Bickleigh / Woolwell			Mr Rod Lane	Bickleigh Parish Neighbourhood Plan	Yes	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094434	600	Policy TTV29 (Modbury)			Mr Graham Smith		Not indicated	Questions the need for further housing at Modbury, as there is very little employment to support it. If there has to be further growth, development on the western side of the town is preferable to the eastern side -	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural

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								where there are significant issues, especially traffic congestion and increased flood risk.		area. The proposed sites have been assessed and are considered to be sustainable.
1094439	1288	Policy SPT3			Ms Susan Rogers		Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1094439	1294	Policy TTV29 (Modbury)			Ms Susan Rogers		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.
1094446	395	Policy TTV29.12			Mrs Rosemary Lock	Hatherleigh Town Council	Yes	OBJECTS to proposed levels of growth for Hatherleigh because there is not sufficient capacity within the local primary school to absorb projected increase in pupil numbers. OBJECTS to policy 29(12) over deliverability of proposed employment component of policy 29(12) due to limitations in access and potential third party ownership issues. OBJECTS to proposed settlement boundary because it is too 'linear'. Refers to statements and evidence from draft WD Our Plan. OBJECTS to lack of consistency with Hatherleigh Community Plan, which runs to 2026.	Plan sound (but change could be agreed)	Amendment could be agreed in order to safeguard land to ensure sufficient expansion of the school site as necessary. The deliverability of proposed allocations has been tested during the SHLAA process. The reviewed settlement boundaries apply consistent principles to all settlements, and as such are justified by evidence. The figures identified for Hatherleigh in accordance with the Community Plan were only expected to meet the need of the town until 2026 - the JLP projects and meets needs up to 2034, and so it is appropriate for Hatherleigh to deliver more than the stated 106 from the market site - subject to the school expanding accordingly.
1094447	377	General			Mrs Gillian Maltby		No	Considers the plan sound and legally compliant	Plan sound (no change needed)	Support welcomed
1094449	378	General			Mrs Janet Vosper		Yes	Expresses lack of confidence in the plan process given the outcome of past representations	Noted	There are many factors to consider for each decision made in the plan process, but the views of consultees are always an

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										important part of the process
1094458	800	Policy TTV29 (Modbury)			Cllr Richard Hosking		No	The current development of 93 dwellings represents a significant increase in the size of the town and time is needed to absorb its impact. This development is quite prominent in the landscape and extending further to the west and north will significantly increase this impact.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1094458	749	Policy TTV3			Cllr Richard Hosking		No	The following projects should be added: Ivybridge and surrounding villages will benefit significantly from an eastern access to the A38; B3196 from Loddiswell to Kitterford Cross requires improvement to two lane road as it has become a bottleneck for congestion particularly in the summer	Plan sound (no change needed)	Whilst the benefit to the flow of traffic is noted for both suggestions, the Council has no evidence that the proposal is necessary in terms of highway congestion or that the work would be deliverable during the plan period
1094458	802	Policy TTV30			Cllr Richard Hosking		No	OBJECTS that no policy provision for bringing forward exception sites in settlements not already identified as 'sustainable'	Plan sound (no change needed)	Policy TT30 makes clear provision for delivering homes that meet local needs on sites outside settlement boundaries - the first criterion is essentially the exceptions policy.
1094458	797	Policy TTV9			Cllr Richard Hosking		No	Further residential development should not be considered until there is a new junction to the East of Ivybridge thus preventing the reduction in amenity and safety of residents of Bittaford and Wrangaton.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1094458	805	Vision			Cllr Richard Hosking		No	The imposition of National Housing Targets dilutes the perception that this is a plan led by growth in employment and prosperity. The JLP makes a very commendable attempt to rationalise a complex and challenging Planning Policy Context. Concerned with the sprawl of Plymouth eastward; much more can be achieved by redevelopment of brownfield land an increase of residential population densities within the village.	Plan sound (no change needed)	Comments noted; the strategy proposed is considered the most appropriate for the area
1094460	604	Policy TTV29			Miss Annette		No	The number of houses allocated to Dartington is not in	Plan sound (no	Dartington is identified in the JLP as one of the 'Smaller

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		(Dartington)			Morley			accordance with retaining its character as a separate village, it will be subsumed into anonymous outskirts of Totnes. Particularly, the siting of 80 houses on Broom Park is contrary to several of the strategic policies of the JLP. Broom Park is part of the area where those bats live, breed and feed. The proposed housing would destroy their habitat in a wider area than that of Broom Park itself, because it would break up the continuity of the surrounding smaller locations. A key piece of Evidence appears to have been ignored in the choice of Broom Park for new housing. 'Landscape Character Assessment' (LCA) of February 2017 has categorised the Broom Park site as bordering between categories 3A and 3B, i.e. 'Upper farmed and wooded valley slopes' and 'rolling farmed and settled valley slopes'.	change needed)	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.
1094461	381	Policy DEV35			Mrs Susan Lucas		No	OBJECTS that point 2 of policy does not provide sufficient landscape or wildlife protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes.
1094466	391	Policy TTV6			Mrs Lucy Payne		Yes	Noss on Dart is in the parish of Kingswear and so should be allocated as a development site for Kingswear not Dartmouth. Noss is a suitable development outside the village and Kingswear. Kingswear would like to be benefit from the s106 and a ferry to run between Noss and Kingswear not just Dartmouth.	Plan sound (no change needed)	whilst it is acknowledged in paragraph 5.35 that Noss on Dart is in the Parish of Kingswear it is listed under Dartmouth as the nearest main town and the plan does not designate sites in third tier settlements such as Kingswear. The s106 agreement will seek to ensure impacts in the Parish of Kingswear are appropriately addressed.
1094467	387	Policy TTV29 (Modbury)			P Preston		Not indicated	Modbury - response does not feel the OAN has been robustly prepared. AMEND Plan wide housing figures. Feels that fewer houses should be proposed for Modbury. REMOVE PROPOSED ALLOCATION 29(16 & 17), INCLUDE Alternative sites that have been submitted for consideration by MPC.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1094480	396	Omission site (TTV Policy Area)			Cllr Hilary Bastone		No	Land at Weeke Hill, Dartmouth should be allocated	Plan sound (no change needed)	Through the SHLAA process the site was not considered to be likely to deliver sustainable development, primarily landscape and access. It is a small, steep site remote from the

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										services and community facilities in the town. The lack of allocation within the JLP does not preclude the land owner pursuing planning permission on this site, or promoting the site for inclusion within the Dartmouth NP.
1094481	440	Policy TTV6			Mr DAVID EDWARDS	Kingswear Parish Council	Not indicated	Reference should be clearly made to highlight the fact that Noss Ship Yard is in the Parish boundary of Kingswear. Kingswear must benefit from any S106 Funding from the development.	Plan sound (no change needed)	whilst it is acknowledged in paragraph 5.35 that Noss on Dart is in the Parish of Kingswear it is listed under Dartmouth as the nearest main town and the plan does not designate sites in third tier settlements such as Kingswear. The s106 agreement will seek to ensure impacts in the Parish of Kingswear are appropriately addressed.
1094513	398	Policy PLY26			Dick Hansford		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094519	399	Policy PLY26			Barry Preston		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094522	423	Policy DEV30			Ms Deborah Elton	Forestry Commission, SW Area Team	Not indicated	Forestry Commission cannot input into the consultation process but they have provided information relating to trees and development and in particular ancient woodland and ancient and veteran trees.	Noted	Advice from the Forestry Commission in relation to trees and Ancient woodland and ancient and veteran trees will be referred to in the Supplementary Planning Document
1094526	401	Policy PLY26			Brian Tapper		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094538	438	Kingsbridge	Mr Nick Cotter	Kingsbridge Action Group		Kingsbridge Action Group	Yes	The boundaries of the AONB are shown incorrectly - west of the town, south of Derby Road and on the east side south of Derby Road.	Error/Clarification to be accommodated	The AONB boundary as shown on the Vision diagram will be checked and any errors corrected.
1094538	444	Policy SPT11	Mr Nick Cotter	Kingsbridge Action Group		Kingsbridge Action Group	Yes	This policy helps the thriving towns and local independent businesses.	Plan sound (no change needed)	Support welcomed
1094538	444	Policy SPT3			Mr Nick Cotter	Kingsbridge Action Group	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence and the spatial strategy including TTV1 and TTV2. JLP does not set housing requirement policy targets for individual towns..
1094538	443	Policy TTV12	Mr Nick Cotter	Kingsbridge Action Group		Kingsbridge Action Group	Yes	The significance of the road link between Kingsbridge and Totnes should be recognised. The A381 is of strategic importance in terms of public transport - which should be improved.	Plan sound (but change could be agreed)	The importance of public transport along the A381 could be given emphasis in TTV12. Devon County Council advise that it would be possible to improve the service if funding from developments became available, although this funding would need to be on-going, as an enhanced service is unlikely to prove commercially sustainable. The demand for travel from Totnes to Kingsbridge has always been relatively low, as Totnes has regular bus and rail links to several other large centres. An enhanced service is likely to rely heavily on growing passenger numbers from Kingsbridge.
1094538	442	Policy TTV13	Mr Nick Cotter	Kingsbridge Action Group		Kingsbridge Action Group	Yes	The Quayside is not in need of redevelopment. The current amount of car parking there should be retained and not looked at on a town-wide basis. The area should be improved for public enjoyment with a focus on the town's economic strengths.	Plan sound (no change needed)	The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape the detailed proposals.
1094538	421	Policy TTV3	Mr Nick Cotter	Kingsbridge Action Group		Kingsbridge Action Group	Yes	What strategic links, if any, are planned and funded to improve the inter connections with Kingsbridge?	Plan sound (no change needed)	Whilst the need for strategic level infrastructure has not been evidenced, each of the four allocated sites listed in TTV13, TTV14 and TTV15 would be expected to address highway impacts. This could include cycling, walking and / or public transport.
1094540	617	Bantham	Mr Nick Cotter	Save Bantham Coalition	Mr Nick Cotter	Save Bantham Coalition	Yes	Concern over potential development at Bantham Estate	Plan sound (no change needed)	DEV27 along with DEV24, DEV25 and DEV31 would protect the landscape (including that at Bantham) from inappropriate development.
1094540	612	General	Mr Nick Cotter	Save Bantham Coalition	Mr Nick Cotter	Save Bantham Coalition	Yes	No confidence that this plan is legally compliant nor legally enforceable, given errors in information about	Plan sound (no change needed)	The plan is considered to provide a sound framework for the area; it is unclear which part of the AONB boundary is being

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								the exact AONB boundaries, along recent experience of SHDC Planning having been shown to ignore their own policies, with the Planning Inspector over turning the approval for the South Sands Hotel.		referred to, the data used has been taken from Natural England
1094540	620	Strategic Objective SO11	Mr Nick Cotter	Save Bantham Coalition	Mr Nick Cotter	Save Bantham Coalition	Yes	Not convinced that the SO is legally compliant	Plan sound (no change needed)	No reasons provided for this view
1094543	404	Tamerton Foliot			Karen Pengelly		Not indicated	Don't allow more building in Tamerton Foliot	Noted	No specific concerns identified with JLP
1094546	409	Policy PLY26			Paul Atkins	Paul Atkins Fishmongers LTD	Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094552	413	Policy PLY42			Ian George		Not indicated	The site offers great potential for much needed housing and development for Plymouth, without impacting on green belt development and safeguarding the site for general aviation which will benefit very few. Plymouth needs more housing, schools and recreational areas and not an airfield for enthusiasts.	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1094560	886	Policy DEV34			sally godber	Low Energy Building Practice	Not indicated	Requests changes to the policy to support Passivhaus standard construction	Plan sound (but change could be agreed)	Minor wording changes to point 4 could be agreed to clarify the policy. However, lpas are unable to require building efficiency standards but can still be positive about this and can still influence this partially through solar masterplanning, as established through NPPF para 96
1094579	610	Grenofen		Stride Treglown	Mr Graham Stephens	D Blackburn	Yes	OBJECTS to the approach to defining sustainable villages. PROPOSES the inclusion of Grenofen on the sustainable villages list.	To be considered in review Settlement Boundaries background document	The starting point for village assessments were the list of sustainable settlements in adopted plans in SH, and the draft Our Plan in WD. It is AGREED that some other villages could meet the minimum sustainability threshold, and these can be assessed and included.
1094587	424	Bickleigh / Woolwell			Mr Peter Jennings		Yes	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094587	2295	Bickleigh / Woolwell			Mr Peter Jennings		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1094587	424	Policy PLY44			Mr Peter Jennings		Yes	The size of the development at Woolwell will be wiping out areas identified as areas with populations of Common Lizard and Slowworms, hedgerows qualifying as important under the hedgerow regulations (7 or more woody species), bat flight areas and badger setts.	Plan sound (no change needed)	The policy and other policies within the Plan (e.g. DEV28) ensure that the biodiversity value of development sites is not negatively affected, by seeking net gains in biodiversity. DEV30 also protects against the loss of deterioration of the quality of hedgerows unless the need for, and benefits of, the development in that location clearly outweigh the loss which can be demonstrated.
1094591	437	Policy DEV35			Mrs Marian Hewett		No	OBJECTS that point 2 of policy does not provide sufficient landscape or wildlife protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes.
1094617	431	Policy DEV35			Dr Roger Porkess	Independent	Yes	OBJECTS that point 2 of policy does not provide sufficient landscape or wildlife protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. OBJECT to point 5, as the policy does not require the proposal to show how it has responded to community consultation, nor does it require a minimum proportion of shared ownership that is required to be acceptable. OBJECT to Point 7, allocating a site in a neighbourhood plan should not remove the full consideration of the impacts of the proposal.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. AGREE that proposals should be required to show how they have positively responded to early community consultation. However, it is not considered appropriate to prescribe a minimum proportion of shared ownership, and the viability of each proposal will be specific to each site. The aims of the policy are clearly to encourage shared ownership. The allocation process for a neighbourhood plan requires the same consideration of impacts as if an LPA identified the

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										allocation in a DPD document. An NP is subject to independent examination, and public referendum, and as such the adoption process is considered rigorous and robust.
1094622	422	Transport (TTV Policy Area)			Mrs Lucia Bly	Swallows' Flight	No	Seeks a cycle route linking Kingsbridge to Torcross and ensuring all of the villages of West Charleton, East Charleton, Frogmore, Chillington and Stokenham are en route, therefore making any housing developments viable - otherwise adding in new housing makes no sense as the A379 is already totally clogged and VERY dangerous.	Plan sound (no change needed)	There are no plans to build a cycle route here as it is not considered to be necessary. Additionally, there would likely be viability issues and land ownership constraints.
1094624	418	Policy TTV29.22			Daniel Rushbrooke		Not indicated	Whilst accepting the need for additional housing, Chillington and Stokenham are not suitable locations for growth due to the lack of provision for infrastructure improvements, especially relating to the A379 and GP services.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1094624	418	Policy TTV29.23			Daniel Rushbrooke		Not indicated	Whilst accepting the need for additional housing, Chillington and Stokenham are not suitable locations for growth due to the lack of provision for infrastructure improvements, especially relating to the A379 and GP services.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1094630	432	Policy TTV29.22			Mr Alan Butterworth		No	The site at Green Park Way, Chillington should not be allocated for development. It is subject to a range of constraints including flooding, poor vehicular and pedestrian connectivity, visual impact on the AONB and would have an overbearing impact on the adjoining bungalows. There is not adequate facilities or employment to support this scale of growth. Smaller, lower-lying sites closer to the village centre should be allocated as an alternative.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1094636	575	Policy TTV29 (Modbury)			Mrs Mary McClarey		Not indicated	Supports the plan's proposals for future growth of the town to be on its western side - which for a range of reasons is the better location. The MPC position of favouring sites on the eastern side of the town is contrary to the wishes of the local community.	Plan sound (no change needed)	Support welcome and comments noted.
1094638	1763	Omission site (Plymouth Policy Area)		PCL Planning	Sarah Smith	Sutton Harbour Holdings	Yes	Seeks allocation of sites from Sutton Harbour vision document that are not included as allocations in JLP	Plan sound (no change needed)	The sites referred to are either below the site size threshold for inclusion in the plan or not development sites
1094641	430	Policy TTV29.15			Claire Hosking		Not indicated	If further development is necessary at Modbury, the JLP's allocated sites on the western side of the town are fully supported. The alternative options on the eastern edge of the town would exacerbate the drainage and flooding issues affecting that area and parts of the town centre. These sites would also add to congestion in Brownston Street.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable. The site has planning permission: 35/0059/15/F
1094641	430	Policy TTV29.16			Claire Hosking		Not indicated	If further development is necessary at Modbury, the JLP's allocated sites on the western side of the town are fully supported. The alternative options on the eastern edge of the town would exacerbate the drainage and flooding issues affecting that area and parts of the town centre. These sites would also add to congestion in Brownston Street.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094641	430	Policy TTV29.17			Claire Hosking		Not indicated	If further development is necessary at Modbury, the JLP's allocated sites on the western side of the town are fully supported. The alternative options on the eastern edge of the town would exacerbate the drainage and flooding issues affecting that area and parts of the town centre. These sites would also add to congestion in Brownston Street.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094664	439	Policy TTV29 (Modbury)			Joan Ellis		Not indicated	Too many houses are being proposed in the South Hams (see Mark Lawrence's analysis). There should be	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an

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								no more than 40 houses allocated for Modbury - on two small sites, and a relief road is needed.		important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094697	490	Policy TTV29 (Dartington)			Mr Tom Whitehead		Yes	The number of houses being proposed for Dartington is excessive and will lead to massive levels of congestion and pollution. The JLP has ignored the DNP and does not cater for young people with special education needs.	Plan sound (no change needed)	Cott/Dartington is a highly sustainable location for new development, the village having a wide range of community facilities, existing and proposed employment areas and good transport connectivity including to the A38. Broom Park field lies immediately adjacent to the village and has been assessed as being a sustainable site for development. It is large enough to enable a low density development overall and the location of development within the site that respects its surroundings, including adequate off-setting from Week and the existing Broom Park housing. The other locations referred to are either not available or are more heavily constrained. The sites at Foxhole and Higher Barton are located on the 'core estate' where development must take account of the very significant heritage constraints. The 'core estate' moving east from the A385 extends further into the open countryside and becomes further removed from the facilities located in the village.
1094700	579	Policy TTV6			Mr Richard Whittaker		Not indicated	The housing numbers should be allocated to Kingswear, not Dartmouth	Plan sound (no change needed)	whilst it is acknowledged in paragraph 5.35 that Noss on Dart is in the Parish of Kingswear it is listed under Dartmouth as the nearest main town and the plan does not designate sites in third tier settlements such as Kingswear. The s106 agreement will seek to ensure impacts in the Parish of Kingswear are appropriately addressed.
1094702	769	Policy TTV12			Ms. Helen Petit	Kingsbridge plastic free campaign	Yes	Re. retail in Kingsbridge, consideration must be given to which retailers are allowed to move into the town, specifically not allowing global and national franchises which contribute nothing to the local economy.	Plan sound (no change needed)	Such a restriction would be outside the scope of the JLP.
1094708	467	Policy TTV6			Mrs Eileen Parkes	Kingswear Neighbourhood Plan group	Not indicated	This site is within the Parish of Kingswear in the designated area of the Kingswear Neighbourhood Plan and under Kingswear in the SHLAA sites. Kingswear should benefit from the s106.	Plan sound (no change needed)	whilst it is acknowledged in paragraph 5.35 that Noss on Dart is in the Parish of Kingswear it is listed under Dartmouth as the nearest main town and the plan does not designate sites in third tier settlements such as Kingswear. The s106 agreement will seek to ensure impacts in the Parish of Kingswear are appropriately addressed.
1094708	481	Policy TTV6			Mrs Eileen Parkes	Kingswear Neighbourhood Plan group	No	This site is within the Parish of Kingswear in the designated area of the Kingswear Neighbourhood Plan and under Kingswear in the SHLAA sites. Kingswear should benefit from the s106. The ferry should also go to Kingswear.	Plan sound (no change needed)	whilst it is acknowledged in paragraph 5.35 that Noss on Dart is in the Parish of Kingswear it is listed under Dartmouth as the nearest main town and the plan does not designate sites in third tier settlements such as Kingswear. The s106 agreement will seek to ensure impacts in the Parish of Kingswear are appropriately addressed.
1094711	470	Bratton Clovelly			Sally Brookes		No	OBJECTS to village assessment for Bratton Clovelly.	To be considered in review Settlement Boundaries background document	The sustainable villages assessment tool was subject to 2 rounds of public consultation before being included in the JLP. If new evidence is available to inform the assessment then it is appropriate to undertake a new assessment as advised.
1094715	469	Derriford and Northern Corridor Growth Area	Russell Williams	Greenslade Taylor Hunt	Mrs Jackie Lewis	Mrs Jackie Lewis	Not indicated	Support the growth identified in Derriford and Northern Corridor Growth Area and new housing	Plan sound (no change needed)	Support welcomed
1094715	469	Omission site (Plymouth Policy Area)	Russell Williams	Greenslade Taylor Hunt	Mrs Jackie Lewis	Mrs Jackie Lewis	Not indicated	Land to rear of 123-195 Fort Austin Avenue should be allocated for residential and not part of Derriford Community park	Plan sound (no change needed)	Disagree that the land in question is suitable for residential development. It forms part of the green infrastructure of the area and is part of the network that joins the valleys within Derriford Community Park. Site not submitted at Reg 18 stage.
1094715	462	Policy PLY1	Russell Williams		Mrs Jackie Lewis	Mrs Jackie Lewis	Not indicated	Supports the principle of Policy PLY1; it should also reference the important role that housing and new residential development will play in facilitating the strategic growth of the City across the Plan period.	Plan sound (no change needed)	This is considered adequately referenced in other policies

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1094715	469	Policy PLY40	Russell Williams	Greenslade Taylor Hunt	Mrs Jackie Lewis	Mrs Jackie Lewis	Not indicated	Supports the policy but would like the site extended to include their land.	Plan sound (no change needed)	The policy is supported. Comment is mainly promoting an additional site nearby (rear of 123-195 Fort Austin Avenue) for housing (PLY41 identifies this as Strategic Greenspace).
1094715	473	Policy PLY41	Russell Williams	Greenslade Taylor Hunt	Mrs Jackie Lewis	Mrs Jackie Lewis	Not indicated	Object to the inclusion of land to rear of 123-195 Fort Austin Avenue within the Derriford Community Park; omitting part of the site from the Community Park area will not undermine its strategic role and function as green open space within the valley or its ability to contribute towards maintaining landscape character of the landscape feature and delivery of biodiversity gain.	Plan sound (no change needed)	We disagree that the land in question is suitable for residential development. It forms part of the green infrastructure of the area and is part of the network that joins the valleys within Derriford Community Park.
1094732	479	Omission site (Plymouth Policy Area)			Louis Dulling		Not indicated	Seeks the inclusion of the BQW site in PLY58(9) allocation	Plan sound (no change needed)	This site has not previously been made available prior to the Reg 19 consultation and as such the suitability and deliverability of the proposal has not been assessed. However, this would not preclude the promoters of the site pursuing the development through a planning application, either individually or as part of the development of the former gas works site should there be willingness from the adjacent landowner(s).
1094741	487	Policy PLY26			Rob and Anni Stewart		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1094747	497	Tamerton Foliot			Vincent Bedford		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094748	500	Policy DEL1	Richard Keen	Hertford Investors		Mount Wise (Devon) Limited	Not indicated	With regards to CIL seeks a wide and transparent consultation	Noted	This will be the case
1094748	499	Policy PLY36.2	Richard Keen	Hertford Investors		Mount Wise (Devon) Limited	Not indicated	Support policy. Encourage work together with adj land owners for site allocation policy 36.5	Plan sound (no change needed)	It is not considered that this detail of delivery is necessary for including within the policy.
1094748	499	Policy PLY36.3	Richard Keen	Hertford Investors		Mount Wise (Devon) Limited	Not indicated	Support policy	Plan sound (no change needed)	Support welcomed
1094753	515	Harbertonford	lestyn John	Bell Cornwall		Bramley Homes Ltd.	Not indicated	SUPPORTS the village assessment of Harbertonford.	Noted	Support welcomed
1094753	309	Policy SPT3	lestyn John	Bell Cornwall		Bramley Homes Ltd.	No	Supports Policy Targets and 'at least' wording	Noted	Noted
1094753	514	Strategic Objective SO9	lestyn John	Bell Cornwall		Bramley Homes Ltd.	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1094755	524	Policy PLY26			Mr Jonathan Anthony		Not indicated	Expresses concern about SHC's ideas for site.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094756	834	Tamerton Foliot			Mrs Sarah Ord-Houghton		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094759	526	Policy TTV10			Mr Michael Starks		No	The land was previously identified as unsuitable; it should not be progressed	Plan sound (no change needed)	A site numbering error may have led to a misunderstanding with respect to the area of land that was rejected. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1094760	623	Policy DEV1			Mr Martin Worrall		Yes	Policy undermined by Development Guidelines SPD	Noted	No changes to policy suggested; the proposed SPDs for the JLP will amplify its implementation
1094760	528	Policy PLY27			Mr Martin Worrall	1960	Yes	Suggests that policy conflicts with higher level heritage policies. Calls for heights to be restricted to four or five storeys or alternative uses found for the existing building.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation

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										Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision.
1094760	523	Vision			Mr Martin Worrall		Yes	The opening statement fails to have a bullet point regarding Plymouth's Conservation Areas, Listed Buildings - where is the high level statement of intent relating to the City's heritage?	Plan sound (no change needed)	The vision explicitly references heritage; it does not need to specifically mention tools such as conservation areas
1094762	537	Policy PLY26			Mrs Jessica Barker	Gael Force Marine Ltd	No	Supports the policy	Plan sound (no change needed)	Support welcomed
1094765	597	Rattery			Mrs Pam Saunders		No	OBJECT to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094766	855	General			Miss Selena Mara		Not indicated	Concerns about the consultation process	Plan sound (no change needed)	The consultation process was in accordance with the councils' statements of community involvement and legal requirements
1094766	855	Policy TTV29 (Dartington)			Miss Selena Mara		Not indicated	The scale of growth for Dartington is too high; TTV29.7 and 29.9 should be deleted; TTV29.4 and 5 should have higher allocations of houses; traffic must be reduced through less development given air quality in Dartington / Totnes	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.</p> <p>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>
1094766	855	Spatial			Miss Selena		Not indicated	The distribution of housing allocation across the South	Plan sound (no	The spatial strategy proposed is considered to represent the

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		strategy			Mara			Hams is inappropriate, unfair and unsustainable; the overall levels of housing deemed necessary for the 3 districts is highly questionable	change needed)	most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1094767	535	Policy TTV10			Mrs Karen Hunter		No	Objects given infrastructure, flooding and traffic concerns	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable.
1094768	779	Policy TTV29 (Dartington)			Mr Nigel Backhouse		No	The number of houses proposed for Dartington is disproportionate and unsustainable and threatens the character, countryside and wellbeing of the village. The parish's allocation should be reduced to less than 60 dwellings. Broom Park is the start of the undeveloped countryside and its development would impact on the entrance to Dartington and the hamlet of Week. The busy main roads would be further congested and the issue of air quality has not been considered adequately.	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.
1094769	795	Policy TTV29 (Modbury)			Mr Paul Eden		No	There should be no additional growth of Modbury until the existing development of 93 houses has had time to integrate with the town. Any further development should be on smaller sites on the eastern side of the town, as close to the town centre as possible due to the lack of parking, and should accord with the Modbury NP.	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

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										<p>Green, for housing and employment development. This site is now being delivered.</p> <p>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.</p> <p>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>
1094770	557	Policy TTV29.12			Miss Freya Holland		Yes	<p>OBJECTS to allocation policy 29(12), feels that housing is proposed in Haatherleigh to meet Plymouths' housing need. OBJECTS to lack of impact assessment of bringing forward 29(12) on healthcare facilities, school capacity and local biodiversity..</p>	Plan sound (no change needed)	<p>The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The delivery of 29(12) has been assessed through the SHLAA process. We are working closely with statutory partners to ensure all impacts of development are understood and mitigated.</p>
1094774	550	Policy TTV29 (Dartington)			Dr tim sheard		No	<p>Concern that the plan limits scope for development on the Dartington Hall core estate but retains the proposal for Broom Park, which the emerging Dartington NP does not support. The core estate is the ideal location for experimental sustainable design.</p>	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.</p> <p>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</p>

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										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.
1094777	732	Spatial Strategy			miss Sarah Linton		Not indicated	The JLP housing need assessment is flawed and too much housing is thus allocated at Modbury and other larger villages.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1094777	570	Spatial Strategy (TTV Policy Area)			miss Sarah Linton		Yes	OBJECTS to the Identified housing figures for SH, and the definition of affordable housing, which does not reflect the price of housing that is being built.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. DEV8 provides the policy basis to deliver an appropriate mix of housing types and tenures to meet the identified need.
1094783	1153	Policy PLY26			Mr Peter Bromley		Not indicated	Supports SHH plans but does not comment on the policy.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094785	572	Bere Alston			Wendy Smith		Not indicated	OBJECTS to the scale and impact of development in the area	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1094785	2333	Policy TTV20			Wendy Smith		Not indicated	General concerns about the scale and impact of development in the area	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan. The JLP has a clear policy framework for protecting the natural environment and biodiversity.
1094785	2334	Policy TTV21			Wendy Smith		Not indicated	General concerns about the scale and impact of development in the area	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan. The JLP has a clear policy framework for protecting the natural environment and biodiversity.
1094786	573	Policy TTV29 (Modbury)			Joan Stanton		Not indicated	The number of new dwellings proposed for Modbury should be reduced to 40 and these would be better accommodated on smaller sites on the eastern side of the town where access to facilities is better.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094790	335	Policy TTV29.23			Jane Gamble		Not indicated	Any new development at Stokenham would be better located on the northern side of the village. The A379 is congested and crossing it in order to access the village's facilities would be dangerous. The roads adjoining the site are not suitable for providing a safe access.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. There is no robust evidence available that other sites than that proposed are deliverable in the plan period.
1094790	578	Policy TTV29.23			Jane Gamble		Not indicated	The proposed site is within the AONB and is on the wrong side of the main road as far as providing a safe access across the road to the village's facilities is concerned. Some affordable homes might be desirable, but there is very little employment locally.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. There is no robust evidence available that other sites than that proposed are deliverable in the plan period.
1094791	580	Rattery			Kim Howard		Not indicated	OPPOSE the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094794	583	Rattery			David Howard		Not indicated	OPPOSE the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	To be considered in review Settlement Boundaries	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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									background document	
1094795	590	Tamerton Foliot			Avril Clark		Not indicated	The representation relates to a planning application and not the JLP	Noted	Not a rep on the JLP
1094795	847	Tamerton Foliot			Avril Clark		Not indicated	Expresses concern about development in Tamerton Foliot	Plan sound (no change needed)	No specific concerns identified with JLP
1094797	595	Rattery			Nigel and Penny King		Not indicated	OPPOSE the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094800	598	Policy TTV29 (Modbury)			Susan Simpson		Not indicated	Sites to the east of Ayleston Park and Silverwell Park would add to traffic problems on roads such as Brownston Street, Dark Lane and Barracks Road, would make flooding problems worse, and would spoil the local character. Will the new houses be second homes and will they be truly affordable for local young people?	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.
1094804	599	Rattery			Georgina Ferguson		Not indicated	OBJECT to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094813	601	Rattery			Ian Samuel		Not indicated	OBJECT to the inclusion of Rattery as a Sustainable Village, and PROPOSE the assessment is redone.	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
1094822	602	Tamerton Foliot			Miss Davinia Rumble		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1094832	603	Rattery			Alison and		Not indicated	OBJECT to the inclusion of Rattery as a Sustainable	To be considered in	The assessment of sustainable villages was subject to two

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					Michael Jack			Village, and PROPOSE the assessment is redone.	review Settlement Boundaries background document	phases of consultation. However, if the assessment is considered incorrect, it is appropriate to reassess the villages
1094840	731	Omission site (Plymouth Policy Area)			Mr Tony Hopwood	Akkeron Group	No	Seeks expansion of the policy 58.2 boundary to include land to the west of the Plymouth Life Centre that is currently home to several uses including a Vet's practice and car parking.	Plan sound (no change needed)	No suitable proposals have been identified for the site during the plan preparation process. The City Council agrees that the site provides an opportunity for development appropriate to its context at Central Park; however, this can be brought forward through the development management process
1094840	733	Policy PLY31			Mr Tony Hopwood	Akkeron Group	No	Welcomes the policy	Plan sound (no change needed)	Support welcomed
1094840	731	Policy PLY58.2			Mr Tony Hopwood	Akkeron Group	No	Seeks amendments to the policy to recognise ancillary mixed use enabling development uses that were in the expired consent, ref: I3/00942/FUL; seeks expansion of site allocation to include the triangle of land to the west of the Plymouth Life Centre that is currently home to several uses including a Vet's practice and car parking	Plan sound (but change could be agreed)	The specific change proposed in not considered appropriate, in that it makes reference to a previous undeliverable consent. Furthermore, the expansion of the site boundary is not agreed given lack of information about the suitability and deliverability of a wider development, although this is a matter that could be considered through the planning application process. However, a minor modification could be agreed with sets out that enabling as well as ancillary uses could be acceptable where they are complementary to the sporting use of Home Park and the wider recreational use of Central Park.
1094862	880	Omission site (TTV Policy Area)			Mr Martin Johnson	Kingsbridge Town Council	Yes	The following Kingsbridge sites are identified for housing: Avon Centre; Hospital Field; Dennings, Wellington Road; Land off Culver Close; Land off Warren Road; Land NE Woodhouse Farm / S Kingsway Park; Land east of Washbrook Lane	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. For the sites identified the Council does not have sufficient evidence to demonstrate that they are deliverable and / or they are not sufficiently large to be suitable for allocation.
1094862	681	Policy DEV8			Mr Martin Johnson	Kingsbridge Town Council	Yes	<b>AMEND DEV8 to increase affordable housing target to 40%.</b> 30% is too low – Extant DPD for area centres has 55% target. Should base % on number of bedrooms, not number of dws. <b>Term 'affordable housing' is a misnomer.</b> 80% market value is out of reach in Kingsbridge . New homes only accessible for retirees/second homes/investment . SHDC local plans' failure to deliver affordable or other housing over last 10 years in Kingsbridge. JLP proposals are not appropriate to need & flawed for community (i.e. type, affordability, density). Doesn't solve area's acute housing problems. Where does plan leave Town Council's aims for low cost housing for Kingsbridge workers & residents? Main need is local homes for local people i.e. affordable homes & small housing. (Neighbourhood plan - delivery via a housing trust or similar)	Plan sound (but change could be agreed)	The percentage of affordable housing required is consistent with viability evidence. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; & prefix the % of affordable housing provision sought with the words "at least". Use of no of bedrooms to base percentage of affordable housing- is contrary to DEV8 Policy towards mix of housing. Policy DEL1 provides appropriate policy towards site viability & planning obligations including affordable housing. Definition of affordable housing is consistent with definition in Government policy. JLP allocates sites in Kingsbridge with affordable housing to be delivered in plan period. But Kingsbridge Neighbourhood Plan can identify additional sites to meet evidenced local need.
1094862	687	Policy TTV1			Mrs Kelly Johns	Buckland Monachorum Parish Council	Yes	If villages are to contribute to the housing stock as the JLP proposes, planners will need to recognise that either development will need to take place outside the established Settlement Boundary or the boundaries will need to be drawn to 'scope in' new sites. As not all established settlements have defined settlement boundaries it is proposed that a refinement to the proposed policy should be made to allow appropriate development within existing (undefined) settlements where this does not lead to encroachment / sprawl.	Plan sound (no change needed)	The provisions of TTV31 are considered to adequately deal with the question of development outside settlement boundaries
1094862	677	Policy TTV12			Mr Martin Johnson	Kingsbridge Town Council	Yes	The plan fails to demonstrate any depth of understanding relating to Kingsbridge and does not recognise what makes it special and unique and no detail on how the aspirations will be realised. Re. site assessments - the potential impact on the AONB and the sustainability assessments are unsatisfactory.	Plan sound (no change needed)	The JLP is a predominantly strategic plan. In Kingsbridge the aspirations can be realised through the development of the proposed allocations and the associated infrastructure / s106 contributions. The JLP is positively prepared and seeks to meet the FOAN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and

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										understood.
1094862	678	Policy TTV13			Mr Martin Johnson	Kingsbridge Town Council	Yes	The site is in the AONB and 50 dws. would be appropriate, not 100 dws. Public realm improvements and pedestrian connectivity to the town centre are vital. Provision of affordable/community housing appears to be contingent upon high-end commercial development - this is unacceptable. Cannot support the masterplan at this stage.	Plan sound (no change needed)	The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape the detailed proposals.
1094862	679	Policy TTV14			Mr Martin Johnson	Kingsbridge Town Council	Yes	KTC has supported a planning application for the development of this site 'in principle', subject to a range of conditions being attached.	Noted	Support 'in principle' noted.
1094862	680	Policy TTV15.1			Mr Martin Johnson	Kingsbridge Town Council	Yes	It is possible that current permissions may expire.	Noted	This is recognised by the Council but is outside of its control.
1094862	680	Policy TTV15.2			Mr Martin Johnson	Kingsbridge Town Council	Yes	It is possible that current permissions may expire; planning consent is not for 135 homes per se but for a particular mix.	Noted	This is recognised by the Council but is outside of its control.
1094867	624	Policy TTV29 (Dartington)			Mr Phillip Bridge		No	The number of houses allocated to Dartington is not in accordance with retaining its character as a separate village, it will be subsumed into anonymous outskirts of Totnes. Particularly, the siting of 80 houses on Broom Park is contrary to several of the strategic policies of the JLP. Broom Park is part of the area where those bats live, breed and feed. The proposed housing would destroy their habitat in a wider area than that of Broom Park itself, because it would break up the continuity of the surrounding smaller locations. A key piece of Evidence appears to have been ignored in the choice of Broom Park for new housing. 'Landscape Character Assessment' (LCA) of February 2017 has categorised the Broom Park site as bordering between categories 3A and 3B, i.e. 'Upper farmed and wooded valley slopes' and 'rolling farmed and settled valley slopes'.	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.
1094876	614	Policy PLY26			Kate Stone		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed

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1094898	634	Policy DEV12			Mr Paul Haworth	Stride Treglown	Yes	With regards to sub-criteria 3 of Policy DEV12, it is not clear what constitutes 'excessive'. It is accepted that a design related sub-clause could be included within this policy which requires applicants of PBSA schemes to demonstrate, at the time of the application, the way in which design approaches have been taken, to enable a proportion of the study bedrooms, clusters or town houses to be converted to other forms of residential accommodation and this approach would be consistent with the position set out in 6.44 of the draft plan.	Plan sound (no change needed)	'Excessive' is a subjective term and in the context of this Policy, a decision will be informed by the cumulative evidence submitted by the applicant that is required to satisfy Policy DEV12, engagement with Higher Education Institutes and other relevant local information accessible to the Case Officer. Paragraph 6.44 is also of note and confirms that Policy DEV 12 seeks to respond to: 'the need to prevent an over-proliferation of PBSA, leading to unbalanced communities'; and 'the need to protect residential amenity and the supply of family homes'.
1094898	631	Policy PLY17			Mr Paul Haworth	Stride Treglown	Yes	Considers the policy is inconsistent with the targets set out in Fig 3.3 and provides a reason for this target to be removed. Considers that the allocation boundary is too tightly drawn and does not appear to provide opportunity for the development of student accommodation development to come forward in adjacent areas.	Error/Clarification to be accommodated	There is an error in Fig 3.3, it is no target for new student accommodation but an allowance for HMOs converted from student to family accommodation. The boundary of the site is considered appropriate for meeting the purpose of the policy.
1094898	627	Policy PLY6			Mr Paul Haworth	Stride Treglown	Yes	Concerned that requirements of the policy are too onerous and could prevent high-quality single use student schemes which would add to the mix of uses. Suggest allowing a greater flexibility in policy.	Plan sound (no change needed)	The Plymouth City Centre Strategic Masterplan (2016) was published as part of the JLP evidence base and identifies a number of priorities for the city centre that will help it achieve its full potential. These priority themes set a vision seeking to intensify the City Centre through the delivery of a mix of uses that will create vibrancy and activity at all times of the day and year. The masterplan supports moving away from a land use zoning approach and refers to bringing together complementary uses that can support one another and bring new life to the centre. Policy PLY6 therefore supports transformations that will enable the city centre to thrive.
1094898	629	Policy SPT3			Mr Paul Haworth	Stride Treglown	Not indicated	Challenges Housing Requirement - Student Accommodation	Plan sound (no change needed)	Fig 3.3 is not a policy target, it does not constrain supply. It is a list of the supply forecast for the plan period, disaggregated by the sources of supply.
1094898	629	Student housing			Mr Paul Haworth	Stride Treglown	Yes	The setting of a target in Fig 3.3 implies the Council would be minded to refuse any student accommodation proposal in the City once this has been achieved, irrespective of the positive merits of the scheme in the context of urban regeneration objectives for the city.	Error/Clarification to be accommodated	Fig 3.3 does not set a target for student accommodation; rather, it identifies a potential supply of new housing arising HMOs returning to family housing supply as purpose built student accommodation built. This point will be clarified in the plan
1094902	687	Transport (TTV Policy Area)			Mrs Kelly Johns	Buckland Monachorum Parish Council	Yes	If villages are to contribute to the housing stock as the JLP proposes, planners will need to recognise that either development will need to take place outside the established Settlement Boundary or the boundaries will need to be drawn to 'scope in' new sites. As not all established settlements have defined settlement boundaries it is proposed that a refinement to the proposed policy should be made to allow appropriate development within existing (undefined) settlements where this does not lead to encroachment / sprawl.	Plan sound (no change needed)	The provisions of TTV31 are considered to adequately deal with the question of development outside settlement boundaries
1094906	949	Policy DEV10			Ms Andrea Fortune	Kingswood Homes UK Ltd	No	Point 5 of Policy DEV10 requires new build properties to be built to the Nationally Described Space Standards, which can have viability implications for a scheme. The NDSS, if applied in the most prescriptive form controls the internal layout of properties. Overall floor area can allow for good quality accommodation and can always be controlled by the planning process, internal layouts cannot be controlled in this way, so can this internal control be justified at this stage?	Plan sound (no change needed)	The impacts of adopting NDSS has been assessed and the conclusions are reported in a publicised evidence base document entitled National Space Standards by Peter Brett Associates. This document has helped to inform the requirements set out in DEV10.
1094906	951	Policy DEV34			Ms Andrea Fortune	Kingswood Homes UK Ltd	No	Objects to para 5 in the policy on viability grounds and inconsistency with national policy	Plan sound (no change needed)	The policy is considered to be consistent with national policy. LPAs are still able to set policies that exceed Building Regulations in terms of energy, but not affecting building fabric efficiency. The District Energy policy will only be applied to developments in areas with sufficient heat density,

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										where this solution is likely to be more cost effective than the use of renewables alone. All policies are subject to viability and the case can be made if this is an issue.
1094906	948	Policy DEV9			Ms Andrea Fortune	Kingswood Homes UK Ltd	No	Kingswood are concerned that there is no detail on how we expect self or custom build plots within larger development sites to be implemented. In particular: practicalities such as time of working, vehicle movements etc.; how long the plots should be reserved for self builders and what would happen if they could not sell them; what information would need to be supplied with a planning application to ensure design cohesion; effects on viability and the difficulty selling houses next to plots yet to be built out.	Plan sound (no change needed)	The policy states we will 'negotiate ... suitable plots'. If a site does not have an area that would be suitable then we would not insist on provision of plots. To be suitable the area must be capable of being separated from the main development site to avoid H&S issues unless the developer is providing custom build housing themselves. All concerns relate to 'pure' self build – someone actually building themselves in their spare time. In reality only a very small proportion of self builders do everything themselves. Most are only involved in the initial design with professionals carrying out the actual build. Each site will vary but there is no reason for self or custom build plot restrictions to differ from the restrictions placed on the main site and plots would only be requested in response to demand evidenced by the register so it is unlikely they would not sell. It is anticipated that a design code will be necessary on most sites. Providing serviced plots is likely to improve viability as it will provide an income early in the scheme in return for relatively little outlay. We would expect developers to ensure buyers enter into covenants to ensure they complete their build within a certain time. Alternatively, the area for serviced plots could be sold to a custom build enabler.
1094906	947	Policy TTV29.11			Ms Andrea Fortune	Kingswood Homes UK Ltd	No	SUPPORTS the allocation but considers it too prescriptive, particularly in regard to specific class B uses, lack of flexibility in housing number and the stated requirement of allotments	Plan sound (but change could be agreed)	The allocation policy makes reference to a mix of uses that has previously had community support when considering the overall regeneration package for the market site. However, a minor modification could be agreed which provides some greater flexibility around the mix of uses to support the delivery.
1094906	621	Strategic Objective SO8			Ms Andrea Fortune	Kingswood Homes UK Ltd	No	Supports the general aims of the objective	Plan sound (no change needed)	Support welcomed
1094930	1047	Stoke Fleming		Stoke Fleming Parish Council	Mr Struan Coupar	Stoke Fleming Parish Council	Not indicated	Comments regarding the relationship between settlement boundary and potentially sustainable sites - not wishing to apply a SB that may restrict much needed growth. Stoke Fleming may wish to exceed any identified housing figure attributed in the JLP	Plan sound (no change needed)	It remains to be seen how SBs relate to the JLP. However, the role of allocating sites in sustainable villages lies with NPs, who can allocate as many sites as they feel can be justified by their evidence. Nor is it the role of SBs to be expanded around potential development sites, these need to be allocated following a formal allocations process.
1094941	1520	General			Mr Harry Jennings		Not indicated	Complements the work done on the plan	Noted	Comment welcomed
1094955	628	Bigbury	Mrs Elizabeth Huntley		Mrs Elizabeth Huntley	SHDC	Not indicated	Questions accuracy of settlement assessment of Bigbury, and proposes removal from the 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
1094955	645	Policy SPT3			Elizabeth Huntley	SHDC	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1094955	635	Policy TTV2	Mrs Elizabeth Huntley		Mrs Elizabeth Huntley	SHDC	Not indicated	The issue of affordability is one that needs to be addressed by the JLP. Constructing houses that can't be afforded by local people and so either stand empty (of the 200 houses built at Sherford only 20 have sold so far) or sell as second homes - which means they are empty for most of the year so do not profit the	Plan sound (no change needed)	The plan is justified in that it is based on evidence, and includes an appropriate amount of affordable housing to be delivered as part of meeting the overall housing needs of the plan area. The plan provides support for the preparation of neighbourhood plans in policy TTV30, and if there is sufficient evidence to support a principle residence policy, this could be

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								community at all, indeed deplete it socially and economically when compared with full time residents- isn't the answer.		pursued by a neighbourhood plan.
1094955	645	Policy TTV29 (Modbury)	Mrs Elizabeth Huntley		Mrs Elizabeth Huntley	SHDC	Not indicated	The issue of where any additional development at Modbury should be located is very contentious. Re. the site to the east of Ayleston Park - the main concern is that of flood risk. Overall numbers should reflect any such constraints.	Plan sound (no change needed)	Re. overall numbers - this is dealt with above. Modbury is one of the district's key towns and therefore has an important role to play in providing for future development to help meet its own needs and that of its surrounding rural area. The proposed sites have been assessed and are considered to be sustainable.
1094955	1119	Policy TTV29 (Modbury)			Mrs Elizabeth Huntley	Charterlands	Not indicated	Few, if any, Modbury residents believe there is a need for further development; If further development is deemed necessary it is vital the appropriate sites are selected; these should be the plan's additional sites to the north side of Modbury, not the sites to the east promoted by the neighbourhood planning group	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.
1094955	628	Ringmore	Mrs Elizabeth Huntley		Mrs Elizabeth Huntley	SHDC	Not indicated	Questions accuracy of settlement assessment of Ringmore, and proposes removal from the 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
1094991	1713	Omission site (Plymouth Policy Area)			Mr M.K House		Not indicated	Objects to the omission of a wider area of land at Dunraven Drive for development (linked to Policy 59.16)	Plan sound (no change needed)	Only development of gap site is considered appropriate given wider natural infrastructure impacts; the site meets the criteria for Local Green Space designation
1094991	1713	Policy PLY59.16			Mr M.K House		Not indicated	Site area should be expanded (see Omission site reference)	Plan sound (no change needed)	Site meets the criteria for greenspace and should not be expanded.
1094992	637	Policy PLY60.8	Mr Danny Simmonds	RPS PLANNING AND DEVELOPMENT		THE ROYAL LONDON MUTUAL INSURANCE	No	Site should be allocated for retail, car showroom and/or residential	Plan sound (no change needed)	Notwithstanding the planning history of the site, the retail market and evidence suggests that we do not need to plan for new retail development in this area. No evidence has been provided that retail and a car show room is deliverable. The policy allocates the site for residential purposes as part

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										of the wider strategy of the plan, and aspirations for the area within the Eastern Corridor Growth Area. Proposals for other uses can be considered against other policies of the plan should applications come forward. No change required.
1094996	640	Policy PLY26			Richard Walford	Foot Antsey LLP	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1094996	642	Policy PLY42			Richard Walford	Foot Anstey LLP	Not indicated	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1094999	1031	Policy TTV29 (Modbury)			Mrs Wendy Hopkins		Not indicated	The current development of 93 dwellings at Palm Cross is surely more than enough for Modbury? If there is to be additional development, it makes sense to put this on the eastern side of the town. Further development to the west will be visible from Dartmoor, will form a 'satellite town', and will be too far for residents to walk to the town centre.	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.
1095001	646	Policy PLY26			Rob and Kim Goodacre	RG Seafoods	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095002	647	Policy PLY26			Dave Strudwick	Plymouth School of Creative Arts	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095003	655	Policy DEV35			Mr Paul Davidson		No	OBJECTS that point 2 of policy does not provide sufficient landscape or wildlife protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes.
1095005	653	Policy PLY26			Stuart Cameron	Gael Force Marine Equipment Ltd.	Not indicated	Expresses concern about SHC ideas for site.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095009	670	Policy DEVI			Mrs G		No	Point 1 should not be restricted to just residential	Plan sound (but	A change to this policy could be agreed to make it clear than

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					Davidson			development	change could be agreed)	developments other than residential which are sensitive to different amenity concerns are also protected
1095009	691	Policy DEV35			Mrs G Davidson		Yes	OBJECTS that point 2 of policy does not provide sufficient landscape protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable. Nor does the policy require consideration of impact on heritage assets, wildlife or cumulative impact. OBJECT to point 4, in that the scale of agricultural or biodiversity use needs to be proportionate to the scale of the scheme proposed. OBJECT to point 5, as the policy does not require the proposal to show how it has responded to community consultation.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes. Point 1 requires the consideration of cumulative impact. AGREE that point 4 should require the biodiversity mitigation to be of a proportionate scale to the proposal. AGREE that proposals should be required to show how they have positively responded to early community consultation.
1095011	927	Policy TTV29 (Modbury)			Mr Barry White		No	Modbury - OBJECTS to the OAN figure and the amount of housing identified for the town. PROPOSES that fewer houses should be proposed for Modbury, on alternative sites.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1095013	673	Policy PLY26			Anthony John Lawton		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095014	692	Bickleigh / Woolwell			Mrs Elizabeth Monaghan		No	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1095015	712	Ringmore			Mr. Christopher Piercy		No	OBJECTS to Ringmore being identified as a sustainable village on account of transport network constraints. Considers the potential impact of any new growth on transport network to be unacceptable.	Plan sound (no change needed)	The assessment of sustainable villages was subject to two phases of consultation. No objection to the inclusion of Ringmore on the list of sustainable villages has been received by emergency services.
1095019	675	Policy PLY26			Philip Jackson	Certas Energy Ltd	Not indicated	It is unclear whether this is support for PLY26 or the SHH vision for the site	Plan sound (no change needed)	PLY26 considered to be the appropriate policy for the site
1095021	676	Policy PLY26			Scott Wharton	S&P Trawlers Ltd	Not indicated	Seeks protection of the fishing complex.	Plan sound (no change needed)	PLY26 achieves this.
1095025	726	Policy TTV29 (Dartington)			Mrs Amanda Bourne		No	The proposed number of houses is untenable if the parish is to retain its character. Dartington is not against innovative and sustainable development, especially on the core estate but is against the Broom Park allocation and there is concern about air pollution.	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

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										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.
1095028	685	Policy DEV28			Carole Box	CPRE Torbay	Not indicated	Agrees with the objection of Paignton Neighbourhood Plan Forum (ID350)	Plan sound (no change needed)	See response to Paignton Neighbourhood Plan Forum
1095028	683	Policy SPT3			Carole Box		Not indicated	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. Use of requirement totals in SPT3 is appropriate, with constant annualised rate used to calculate the rolling 5 year housing land position. No evidence to justify phasing the housing requirement with annual rates that vary over the plan period specified in SPT3
1095028	684	Policy SPT4			Carole Box		Not indicated	Supports the Paignton Neighbourhood Forum response	Plan sound (no change needed)	See response to Paignton Neighbourhood Forum
1095029	688	Omission site (TTV Policy Area)	Mr Paul Palmer	Torbay Development Agency		Torbay Council	No	Land at Five Lanes Marldon is sustainably located in the village of Marldon with easy access to wider facilities in Torbay, serviced by good highway and public transport links. There are no overarching constraints that would prevent the sites delivery. The site is suitable for residential development which would assist in meeting South Hams five year housing supply, and the Plymouth Plan in meeting its overall housing need.	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.
1095031	686	Policy PLY42			Neil Bennett	Mills Bakery Royal William Yard	Not indicated	Transforming the former airport land to a general aviation site is the wrong thing to do. It will appease the few and not the many. General aviation will not bring revenue to the area, it will just bring pollution, noise and disruption to the local housing community. The land will be put to better use as a new garden suburb for Plymouth, creating jobs, homes, education, leisure, health and community facilities. This will take pressure off greenfield sites.	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1095035	720	Okehampton			Mr Terry Cummings	n/a	Yes	The whole document is well written and informative but is aspirational. Believes that an opportunity has been missed to challenge the government of the day on the development policies and legislation. The Northern Rail route is mentioned in the document and the proposed connection from Okehampton to Exeter and then through to Tavistock and on to Plymouth eventually, this has been mentioned but although a number of groups are working hard to achieve this. It suggested that from a traffic point of view Okehampton was already at saturation point and a Town inner relief road should be progressed, it seems that this road has been placed on the back burner, and the Link road between Crediton Road and Exeter Road has taken priority yet this is still not built and we have wait for phase 2 and 3 to be started before we see this implemented. The document speaks of a sustainable Town Centre, yet with access to the Town centre so difficult Exeter is quicker and easier to access than Okehampton from the	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. the JLP is a predominantly strategic plan. The Town Centre Access Road is identified as necessary to facilitate further development beyond what is already permitted (which is all of TTV18. In Okehampton development of the proposed allocations will deliver some infrastructure / s106 contributions. This includes the road linking Crediton Road and Exeter Road.

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								East of the Town, the spread of the Town is mainly to the East in to Stockly Hamlets and Town Centre is no longer a centre any more. Service providers are not being encouraged to expand the old systems to future proof the system while opening up the opportunities to expand the Town to the West which has been prevented in the past due to service provision and accessibility, some of the land in this part of the Town is not prime agricultural land according to the local farmers and would make more sense to be used rather than the land to the East which is much better agricultural land.		
1095039	694	Policy PLY26			H J Altenberg		Not indicated	Opposes any residential development.	Plan sound (no change needed)	PLY26 does not include residential development.
1095045	702	Policy PLY42			Stuart Peacock		Not indicated	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1095048	707	Policy PLY26			John Williams		Not indicated	Seeks enhancement of the fish market	Plan sound (no change needed)	PLY26 supports this
1095052	711	Policy PLY26			Steve and Kay Barrett		Not indicated	Opposed to reducing the size of the fishing complex	Plan sound (no change needed)	PLY26 protects the fishing complex
1095056	727	Policy TTV29.22			Mr John Ruth	Retired	No	Comment made regarding the planning permission for the site and the role of the JLP in the decision; unhappy with the decision on this site	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1095057	746	Bratton Clovelly			Mrs Tony Harbron		Not indicated	OBJECTS to village assessment for Bratton Clovelly.	To be considered in review Settlement Boundaries background document	The sustainable villages assessment tool was subject to 2 rounds of public consultation before being included in the JLP. If new evidence is available to inform the assessment then it is appropriate to undertake a new assessment as advised.
1095057	728	Policy SPT3			Mrs Tony Harbron	Apple Barn UK Ltd	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need. Challenges Housing Requirement. Challenges Housing Supply - 5 Year Supply Buffer	Plan sound (no change needed)	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. Methodology for forecasting the number of households is correct. No change to SPT3 necessary. Minor change to Glossary to include definition of housing need consistent with definition in NPPG
1095061	757	Policy TTV29 (Dartington)			Mr Jack Whitehead		No	Some additional housing would be acceptable, but the plan's proposals represent over-development. Potential increase in traffic and demands on school and healthcare provision have not been considered sufficiently, and the NP has been ignored.	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

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										<p>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>
1095062	718	Policy PLY26			Okorie Chukwuneke		Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095066	717	Kingston	Martin Lee		Vicarage Park Ltd	Vicarage Park Ltd	Yes	OBJECTS that the settlement assessment has not been properly consulted on, nor is included within the evidence base. Proposes that the Kingston settlement boundary be redrawn to include a site that the respondent is involved in promoting.	Plan sound (no change needed)	The assessment of sustainable villages was subject to two phases of consultation. The principles for redrawing settlement boundaries were subject to a set of consistent principles. The JLP does not seek to redraw SBs to include potential development sites, nor to allocate sites within sustainable villages. This does not prevent sites being promoted through NPs.
1095066	717	Omission site (TTV Policy Area)	Martin Lee		Vicarage Park Ltd	Vicarage Park Ltd	Yes	OBJECTS that the settlement assessment has not been properly consulted on, nor is included within the evidence base. Proposes that the Kingston settlement boundary be redrawn to include a site that the respondent is involved in promoting.	Plan sound (no change needed)	The assessment of sustainable villages was subject to two phases of consultation. The principles for redrawing settlement boundaries were subject to a set of consistent principles. The JLP does not seek to redraw SBs to include potential development sites, nor to allocate sites within sustainable villages. This does not prevent sites being promoted through NPs.
1095077	752	Policy TTV29 (Modbury)			Dr Michael Hopkins		No	Development north and west of Palm Cross and Barracks Road will be highly visible from Dartmoor and parking in the town is already a problem and will be made worse by additional development. Any further growth should be on smaller sites to prevent sprawl down the valley and destruction of the character of the small market 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.</p> <p>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.</p> <p>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</p>

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										<p>dwelling.</p> <p>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>
1095079	754	Policy TTV30			Mrs Jane Rogers		No	PROPOSES specific policy for development of unused buildings adjacent to settlements.	Plan sound (no change needed)	Policy TTV30 establishes clear provision for how development proposals outside settlement boundaries will be considered, and includes a criteria that requires local housing needs to be met.
1095083	759	Policy DEV34			Dr Adrian Sargood	Two Valleys Community Energy	No	In order to be effective in supported the UK government's legally binding target of reducing carbon emissions by 80% by 2050, the JLP must set carbon targets for the region to which the plan applies, preferably including interim targets.	Plan sound (but change could be agreed)	We have evidence that supports a 50% reduction target based on 2005 levels, which was not available at the time the policy was finalised
1095084	774	Ringmore			Mr Adrian Bull		No	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
1095086	758	Policy PLY26	Andrew Pillar	Interfish limited	Andrew Pillar	Interfish limited	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095089	761	Policy PLY26	Andrew Pillar	Interfish Limited		Cornish Bay Limited	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095090	762	Policy PLY26	Andrew Pillar	Interfish Limited		Interfish Wirons Limited	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095091	763	Policy PLY26	Andrew Pillar	Interfish Limited		Interfish Producer Organisation	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095092	767	Policy PLY26	Andrew Pillar	Interfish Limited		Channel & West Sustainable Trawling Group	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095094	760	Policy PLY26	Andrew Pillar	Interfish limited		IF limited	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095095	768	Policy PLY26			Kevin Law		Not indicated	Supports the fishing port	Noted	No comment made on the plan itself
1095096	416	Policy PLY26			David Stevens		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095098	770	Policy PLY26			James A Stanley		Not indicated	Seeks improvement of the fish market, and is against residential development at the site	Plan sound (no change needed)	PLY26 is consistent with this representation
1095099	771	Policy PLY26			Mike Miles		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095100	773	Policy PLY26			Stuart and Judy Wells		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095102	777	Policy TTV29 (Modbury)			Mr Ron Wood		No	The proposed two large sites on the west of Modbury will create a separate community away from the town and will have a major impact on the surrounding	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

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								countryside, being in an elevated, exposed location. This location will mean that new residents will have difficulty integrating into the community and accessing the town centre. The current development of 93 houses should be allowed time to assimilate into the town, and additional growth should be accommodated on smaller sites throughout the town - as advocated by the Modbury NP group.		<p>rural hinterland.</p> <p>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.</p> <p>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.</p> <p>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>
1095108	1319	Policy DEV8			Mr Richard Boyt	South Hams Planning	Not indicated	The definition of High Value Areas and how this will change in the future would be useful; there are many loopholes	Plan sound (no change needed)	<p>Glossary can clarify that High Value Areas are Value Areas 3 and 4 as identified in Table 1.2 and shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015 (in JLP evidence base).</p> <p>Reasoned Justification can clarify that details for implementation of Clause 4 will be the subject of the TTV SPD and updating of the affordable housing code of practice.</p>
1095108	1312	Policy TTV12			Mr Richard Boyt	South Hams Planning	Not indicated	Mixed use policies were used in the last Plan allocations approach and are acknowledged by SHDC as having failed; policy makes several vague claims that are too intangible to be sound	Plan sound (no change needed)	<p>Contrary to the expressed opinion developers have sought and been granted planning permission for mixed use development sites. whilst this has not been as successful as envisaged where a mix of uses has planning permission this is carried forward in the JLP. Elsewhere the JLP is generally proposing separate employment allocations. In Kingsbridge the landowner of the Quayside has expressed an interest in mixed use development. with respect to the allegedly vague spatial priorities it is considered that access, connectivity and public safety are important objectives for a development plan.</p>
1095108	1316	Policy TTV13			Mr Richard Boyt	South Hams Planning	Not indicated	The mixed-use allocation approach has been tried before and has failed. The allocation should specify where within the site any employment development will take place. The proposal for this site in particular, and for Kingsbridge in general, does not provide for anywhere near enough adequate new employment provision, especially given that about 400 dws. are	Plan sound (no change needed)	<p>The Quayside area provides an opportunity to deliver much needed development on PDL. A masterplan is in the process of being prepared and community engagement will help shape the detailed proposals.</p>

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								proposed for the town. The site policy is not clear and precise enough in relation to many of its provisions and it fails to provide adequate protection for the community facilities currently within the area.		
1095108	1318	Policy TTV14			Mr Richard Boyt	South Hams Planning	Not indicated	The policy provision does not match the planning application precisely; the site is at high point in relation to AONB; the site is not in the AONB and is wrongly stated as being so; comments made on other provisions of the policy	Error/Clarification to be accommodated	Criterion 1 should read as follows and this correction can be made: 'High quality design which reflects the quality and character of its setting in relation to the AONB'. The four criteria are considered to be relevant and achievable.
1095108	1308	Shopping			Mr Richard Boyt	South Hams Planning	Not indicated	Fig 3.8 is mis-titled City Centre when it presumably should be titled Neighbourhood Centres	Error/Clarification to be accommodated	This is a minor error in the table and will be corrected in the submission version.
1095109	778	Policy TTV29 (Dartington)			Dr. David Ellis		No	Vastly reduce number of houses planned for Dartington and Totnes	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.</p> <p>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>
1095109	778	Policy TTV29.7			Dr. David Ellis		No	Opposes the policy	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095109	778	Policy TTV29.9			Dr. David Ellis		No	Opposes the policy	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095109	778	Totnes			Dr. David Ellis		No	Vastly reduce number of houses planned for Dartington	Plan sound (no	The JLP is positively prepared and seeks to meet the FOAHN

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								and Totnes	change needed)	through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095115	781	Policy TTV29.12			Mr Alec Muir		No	OBJECTS to proposed allocated site TTV29 (12), Hatchmore, Hatherleigh	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095117	789	Ivybridge			Mrs Julie Gilbert		No	Development will put pressure on the already overloaded main road in and out of the town centre, Western Road. This road is highlighted as being an air quality management area and additional traffic generation from these cumulative developments will only exacerbate this problem.	Plan sound (no change needed)	The level and location of development proposed for Ivybridge is supported by a strategic approach to the provision of infrastructure that seeks to enhance connectivity to services, facilities and employment by public transport, cycling and walking. All new development will be required to contribute to delivery of the Air Quality Action Plan.
1095117	789	Policy TTV10			Mrs Julie Gilbert		No	This extension further up the hill would obliterate a beautiful landscape of rolling green hills visible from Dartmoor. No strategic landscaping would mitigate the adverse visual impact created from the loss of this beautiful countryside. Flooding in this area has also been a major issue and is unsuitable for development.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable.
1095117	789	Policy TTV11.1			Mrs Julie Gilbert		No	The Stowford Mill site in the town centre will create an additional 97 homes; this is a welcomed development and an important part of the towns heritage.	Plan sound (no change needed)	Support welcomed
1095117	789	Policy TTV11.4			Mrs Julie Gilbert		No	Strongly oppose the allocation, this will impact severely on parking in the area, and if it is to remain as a school the staff parking will consequently be displaced onto surrounding roads where parking is already an issue.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Impact on highways would be a consideration at the planning application stage.
1095117	789	Policy TTV9			Mrs Julie Gilbert		No	This will not integrate with existing housing and is unsustainable, the nearest local facilities and services are in the town centre.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095118	791	Policy TTV29 (Dartington)			Sharon Ellis		No	Vastly reduce number of houses planned for Dartington and Totnes	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.</p> <p>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</p>

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										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.
1095118	791	Policy TTV29.7			Sharon Ellis		No	Opposes the policy	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1095118	791	Policy TTV29.9			Sharon Ellis		No	Opposes the policy	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has planning permission: 14/1744/13/F
1095118	791	Totnes			Sharon Ellis		No	Vastly reduce number of houses planned for Dartington and Totnes	Plan sound (no change needed)	Dartington is identified in the JLP as one of the '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.
1095119	801	Policy TTV10			MR Andy Carroll		No	Strongly object given infrastructure, access, safety, flooding, environmental and traffic concerns	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable.

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1095121	799	Policy TTV29 (Dartington)			Ms Mary Light	Ms	No	Not opposed to the building of new houses, but these must be fairly distributed over the whole region and genuinely meet the needs of local people. The Joint Local plan is deeply flawed for Dartington. Development should be spread fairly throughout the area of the JLP and be in proportion to the size of the settlement. The scale of the development shown in the plans for Dartington would irreparably jeopardise the character and countryside of the small village and rural parish.	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.</p> <p>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>
1095122	796	Policy DEV6	Mr Steve Simms	SSA Planning Limited		Kentucky Fried Chicken (Great Britain) Limited	Yes	The policy is not based on any objectively assessed development requirement; it is negative in its assumptions, assuming that hot food takeaways must necessarily have health impacts; it assumes all hot food takeaways offer little choice and serve the same type and standard of food	Plan sound (no change needed)	Health and wellbeing is a key issue that the plan is seeking to improve and is a theme of the NPPF. The evidence is clear, from Public Health England, that childhood obesity is a growing problem in Plymouth. This provides justification for this balanced approach. An appropriate level of A5 uses will continue to be permitted in Local and District Centres where the number does not conflict with the role and function of that centre.
1095123	804	Policy DEV34			Ms Kate Royston	SW Devon Community Energy Partnership	No	Commend the inclusion of policies relating to Low Carbon Development, Renewable and low carbon energy and community energy; however, believe there is a need for the inclusion of an overall carbon reduction target to be included within the plan for both S. Hams and W. Devon.	Plan sound (but change could be agreed)	We have evidence that supports a 50% reduction target based on 2005 levels, which was not available at the time the policy was finalised
1095123	804	Policy DEV35			Ms Kate Royston	SW Devon Community Energy Partnership	Not indicated	Commend the inclusion of policies relating to Low Carbon Development, Renewable and low carbon energy and community energy; however, believe there is a need for the inclusion of an overall carbon	Plan sound (but change could be agreed)	Support welcomed; comment about including a carbon reduction target, now substantiated by evidence, could be accommodated through an amendment to Policy DEV34.

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								reduction target to be included within the plan for both S. Hams and W. Devon.		
1095123	804	Policy DEV36			Ms Kate Royston	SW Devon Community Energy Partnership	Not indicated	Commend the inclusion of policies relating to Low Carbon Development, Renewable and low carbon energy and community energy; however, believe there is a need for the inclusion of an overall carbon reduction target to be included within the plan for both S. Hams and W. Devon.	Plan sound (but change could be agreed)	Support welcomed; comment about including a carbon reduction target, now substantiated by evidence, could be accommodated through an amendment to Policy DEV34.
1095124	887	Policy PLY25			Mrs Christina Channing		No	Support principle of allocation. Provision for improved access and operational efficiency should be given within the policy. Stating 'small scale' uses will potentially hinder investment to the potential regeneration of the area.	Plan sound (no change needed)	Policy allows flexibility for improvement of site access/organisation - the detail of which can be agreed at the planning application stage. Small scale retail uses are considered appropriate to enliven the quayside as part of the overall mix of uses and have been delivered successfully on adjacent sites.
1095124	806	Policy PLY26			Mrs Christina Channing		No	Supports the policy in principle; wording should be improved to encourage investment and Use Classes should be specified	Plan sound (no change needed)	The policy is considered to be appropriately worded to ensure the safeguarding and enhancement of the site for the fishing industry.
1095125	1845	Delivery and monitoring			Ms Victoria Tanner-Tremaine		Not indicated	The AONB Unit should be identified in the JLP Delivery schedule as one of the key delivery agencies.	Plan sound (no change needed)	The delivery schedule is included in the Plan for Infrastructure and Investment and the AONB unit will be identified as a key partner
1095125	1764	General			Ms Victoria Tanner-Tremaine		Not indicated	Considers the policies to lack coherence, consistency, clarity and robustness - especially in how criteria are used	Plan sound (no change needed)	These comments are not agreed with. Where 'either/or' criteria are used, this is clearly shown in how the policies are worded. In other cases there is a policy expectation that each criteria would be satisfied in the context of a decision where all material considerations are taken into account, in accordance with planning law
1095125	1776	General			Ms Victoria Tanner-Tremaine		Not indicated	Representation questions whether the plan is sound and legally compliant. The representation sets out a number of issues in relation to the processes by which the plan has been prepared and suggests that further consultation or modifications to the plan are required prior to submission	Noted	There are a number of changes required to the Assessment of the Plan prior to submission. This will enable the Council to explain in more detail how sustainability has been taken into account.
1095125	1785	Natural Environment			Ms Victoria Tanner-Tremaine		Not indicated	Seeks change to para 3.86/7 to correct errors and simplify	Error/Clarification to be accommodated	These minor editing adjustments are agreed as clarifications / simplifications of text
1095125	1786	Natural Environment			Ms Victoria Tanner-Tremaine		Not indicated	Seeks change to para 3.90 for legal compliance and to address omission	Error/Clarification to be accommodated	These minor editing adjustments are agreed as clarifications of text
1095125	1794	Natural Environment			Ms Victoria Tanner-Tremaine		Not indicated	Seeks change to para 3.84 for legal compliance and correct error	Error/Clarification to be accommodated	Change can be made to make clear that international/European designations are top of the hierarchy, above national designations
1095125	1797	Natural Environment			Ms Victoria Tanner-Tremaine		Not indicated	Seeks changes to para 3.85 for legal and policy conformity	Error/Clarification to be accommodated	Text amendments can be agreed to clarify / simplify text
1095125	1799	Natural Environment			Ms Victoria Tanner-Tremaine		Not indicated	Seeks amendment to para 3.98 to correct names for European sites.	Error/Clarification to be accommodated	These minor editing adjustments are agreed as clarifications of text
1095125	1846	Policies Map			Ms Victoria Tanner-Tremaine		Not indicated	Seeks modification to the boundary of the Plymouth Policy Area to the south east near Brixham to exclude the white area with no policy allocations; ensures that this area, part of which is in the setting of the South Devon AONB receives an appropriate level and scope of protection from inappropriate development.	Plan sound (no change needed)	This change does not change the level of protection for the area given by the plan
1095125	1832	Policy DEV1			Ms Victoria Tanner-Tremaine		Not indicated	Add reference to light pollution into policy	Plan sound (no change needed)	This is covered by DEV2
1095125	1833	Policy DEV2			Ms Victoria Tanner-Tremaine		Not indicated	Include light pollution in the policy title; include light pollution in the clause on the mitigation hierarchy; questions reference to SPT11 in this policy - It should be to the European sites policy	Error/Clarification to be accommodated	Including reference to light pollution as suggested would strengthen the policy in its objective of protecting amenity. Add to opening paragraph and criterion 1. Reference to SPT11 is correct

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1095125	1834	Policy DEV20			Ms Victoria Tanner-Tremaine		Not indicated	Seeks minor change to provision 3 to include the word "biodiversity".	Plan sound (no change needed)	The policy is considered sound and no change is considered necessary. The protection and enhancement of biodiversity is already covered by other policies, including DEV28.
1095125	1835	Policy DEV22			Ms Victoria Tanner-Tremaine		Not indicated	Point 1 should be to conserve and enhance, not conserve or enhance	Plan sound (but change could be agreed)	This amendment could be agreed
1095125	1837	Policy DEV24			Ms Victoria Tanner-Tremaine		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095125	1836	Policy DEV25			Ms Victoria Tanner-Tremaine		Not indicated	Request minor text changes for clarity and consistency with NPPF	Plan sound (but change could be agreed)	Change DEV25 policy title to "Undeveloped Coast and Heritage Coast" Omit "2" from references to Shoreline Management Plan - replace with "the current Shoreline Management Plan". Additional bullet point: For areas of Undeveloped Coast also falling within the Heritage Coast, development should be consistent with Heritage Coast objectives (as contained within the relevant AONB Management Plan)
1095125	1838	Policy DEV26			Ms Victoria Tanner-Tremaine		Not indicated	Improve consistency with the language used elsewhere in the Plan	Error/Clarification to be accommodated	Changes of clarification can be made as minor modification prior to submission
1095125	1839	Policy DEV27			Ms Victoria Tanner-Tremaine		Not indicated	Suggests minor text amendments / clarifications to make policy consistent with NPPF	Plan sound (but change could be agreed)	It is agreed that the text amendments would improve the clarity and effectiveness of the policy
1095125	1840	Policy DEV28			Ms Victoria Tanner-Tremaine		Not indicated	Seeks wording changes; use 'harm' instead of 'impacts'; 'biodiversity' instead of 'wildlife'. Make clear that all points need to be addressed. Change last point to ensure compliance with European law	Plan sound (but change could be agreed)	Changes to policy wording can be agreed as improving the clarity and effectiveness of the policy
1095125	1843	Policy DEV38			Ms Victoria Tanner-Tremaine		Not indicated	Amendment to point 5 sought to ensure that this relates to all buildings and structures, not just dwellings	Plan sound (but change could be agreed)	This change could be agreed
1095125	1775	Policy SPT1			Ms Victoria Tanner-Tremaine		Not indicated	Seeks changes to the policy to acknowledge that natural assets should be protected and enhanced for future generations; to bring policy in line with biodiversity policy / law; to reflect the mitigation hierarchy; and the include landscape character. Also to better reflect NPPF para 7.	Plan sound (no change needed)	Policy SPT1 seeks to provide a high level strategic framework for delivering sustainable development. Other policies within the plan set out the approach in terms of specific natural assets, biodiversity and landscape character.
1095125	1785	Policy SPT11			Ms Victoria Tanner-Tremaine		Not indicated	Seeks major amendments to policy to achieve legal compliance; and other changes suggested	Plan sound (but change could be agreed)	See response to representation of Natural England
1095125	1787	Policy SPT12			Ms Victoria Tanner-Tremaine		Not indicated	The comment made is a partial repeat about comment on SPT11, and not on SPT12 so covered earlier	Plan sound (no change needed)	The comment made is a partial repeat about comment on SPT11, and not on SPT12 so covered earlier
1095125	1795	Policy SPT13			Ms Victoria Tanner-Tremaine		Not indicated	Policy title needs to be corrected	Error/Clarification to be accommodated	This can be changed as a clarification
1095125	1777	Policy SPT2			Ms Victoria Tanner-Tremaine		Not indicated	Seeks clarification in the policy given urban/rural differences; comments on natural spaces and legal conformity	Plan sound (but change could be agreed)	The wording of SPT2 (2) could be changed to state 'higher density appropriate to the local area' to cover the differences between the Plymouth Policy Area and the Thriving Towns and Villages. SPT 2 (7) does not set out any standards SPT2 (10). It is not clear what changes are proposed for this criteria. SPT2 (11) punctuation would help this criterion, and this can be dealt with prior to submission as a clarification.
1095125	1779	Policy SPT7			Ms Victoria Tanner-Tremaine		Not indicated	Seeks wording changes to achieve internal consistency and legal conformity	Error/Clarification to be accommodated	Accept clarification regarding Marine Plans
1095125	1804	Policy TTV1			Ms Victoria Tanner-Tremaine		Not indicated	PROPOSES clarification over how proposals are required to meet the requirements of policy TTV1, SPT1 and 2. REASON - to correct an incorrect cross-ref to a different JLP policy	Plan sound (but change could be agreed)	Agree that wording of policy TTV1 should be reviewed, and the relationship between SPT1 and SPT2 needs to be better understood

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1095125	1808	Policy TTV12			Ms Victoria Tanner-Tremaine		Not indicated	Seeks some clarifications and wording changes in the policy	Plan sound (no change needed)	Appropriate protection would be provided through policies SPT11, DEV21, DEV22 and DEV24. These seek high quality design and consideration of landscape character and heritage.
1095125	1811	Policy TTV13			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (but change could be agreed)	Minor changes to text to strengthen and clarify protection of special qualities of the AONB and sensitivities of the site (as ID 1549)
1095125	1813	Policy TTV14			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	Kingsbridge is a settlement where any site is likely to have an impact on the AONB. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The policy criterion recognise and seek to limit / mitigate landscape impact.
1095125	1816	Policy TTV29 (general)			Ms Victoria Tanner-Tremaine		Not indicated	The 'Things to be provided for by the development' included in the Table for this policy are inadequate to prevent significant environmental effects on the AONB. Overall for this policy insufficient weight has been given to the AONB.	Plan sound (no change needed)	Policy SPT11 provides appropriate protection for the AONB. The SPDs will provide further guidance.
1095125	1817	Policy TTV29.19			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation.	Plan sound (no change needed)	It is unclear what mitigation is being sought. The site has planning permission: 41/1915/13/F (part)
1095125	1819	Policy TTV29.20			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	It is unclear what mitigation is being sought
1095125	1820	Policy TTV29.21			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	Salcombe is a settlement where any site is likely to have an impact on the AONB. The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The policy criterion recognise and seek to limit / mitigate landscape impact.
1095125	1824	Policy TTV29.22			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	It is unclear what mitigation is being sought. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1095125	1826	Policy TTV29.23			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	The policy reference to the AONB and the general requirements of Policy SPT11. the TTV SPD will provide further parameters and guidance.
1095125	1827	Policy TTV29.24			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	It is unclear what mitigation is being sought
1095125	1828	Policy TTV29.25			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	It is unclear what mitigation is being sought
1095125	1830	Policy TTV31			Ms Victoria Tanner-Tremaine		Not indicated	Proposed change of policy wording	Plan sound (but change could be agreed)	Remove 'special characteristics' and replace with 'landscape character' as proposed.
1095125	1831	Policy TTV32			Ms Victoria Tanner-Tremaine		Not indicated	Add AONB requirement to policy wording.	Plan sound (no change needed)	This change is considered unnecessary
1095125	1805	Policy TTV5			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (no change needed)	Unclear what mitigation is being sought. The site has planning permission: 15_51/2710/14/O
1095125	1806	Policy TTV6			Ms Victoria Tanner-Tremaine		Not indicated	This policy should include the mitigation proposed by the South Devon AONB Unit in its response the previous consultation	Plan sound (but change could be agreed)	Amend criterion 9 to read 'A site specific mitigation plan to ensure all new development does not have any adverse effects upon greater horseshoe bats and their strategic flyways within the South Hams SAC bat consultation zone.'
1095125	1773	Spatial Strategy			Ms Victoria Tanner-Tremaine		Not indicated	Para 3.4 focuses only on the inter-relationships between Plymouth and everywhere else, and not on the relationships within SW Devon.	Plan sound (but change could be agreed)	Whilst not a soundness issue, the point can be agreed and the LPA would be happy for the Inspector to agree modifications if considered appropriate.
1095125	1774	Spatial Strategy			Ms Victoria Tanner-		Not indicated	Plan would be clarified by adding Dartmoor National Park boundary to Fig 3.1	Error/Clarification to be accommodated	This change is agreed

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					Tremaine					
1095125	1784	Strategic Connectivity			Ms Victoria Tanner-Tremaine		Not indicated	Seeks correction of errors of fact and provision of further missing information of relevance (para 3.64).	Error/Clarification to be accommodated	Text amendments are agreed to correct factual errors and provide improved clarity
1095125	1767	Strategic Objective SO10			Ms Victoria Tanner-Tremaine		Not indicated	Wording changes suggested to bring it into conformity with the law on protected landscapes and countryside law generally; to avoid development in unsustainable locations and to ensure consistency in the plan	Plan sound (but change could be agreed)	Although the current wording is considered legally compliant it is agreed that the alternative words suggested would improve the objective
1095125	1767	Strategic Objective SO11			Ms Victoria Tanner-Tremaine		Not indicated	Wording changes sought to front end and various points in the objective	Plan sound (but change could be agreed)	Although these changes are not considered necessary they would improve the clarity of the purpose of this objective
1095125	1802	Strategic Objective SO6			Ms Victoria Tanner-Tremaine		Not indicated	The meaning of the top section of the objective is unclear and requires clarification. The word 'conserving' rather than 'preserving' should be used in point 8, to bring plan into line with law and national policy	Plan sound (but change could be agreed)	The top section is considered to be clear. The phrase 'conserve' is agreed
1095125	1767	Strategic Objective SO9			Ms Victoria Tanner-Tremaine		Not indicated	If the needs of the rural areas are to be met then the sustainable villages need to also meet the needs of the village networks they serve. This does not make it clear that the identified 'sustainable villages' are also serving a wider network of villages which do not meet the 'sustainable villages' criteria.	Plan sound (but change could be agreed)	Text could be amended to make a broader reference to all rural settlements
1095125	1767	Strategic Objectives			Ms Victoria Tanner-Tremaine		Not indicated	Seeks alteration of the objectives to address the protection of the cultural and historic environment	Plan sound (no change needed)	These are considered to be adequately covered in the plan and its objectives
1095125	1765	Vision			Ms Victoria Tanner-Tremaine		Not indicated	Seeks alteration of paragraph 2.7 to state the number of European sites in the Plan Area, for clarity on which designated landscapes are actually within the Plan Area and for which are adjacent, to use the correct names for the designations and to state the number of European sites contained in the Plan Area as these received a stringent and high level of protection	Plan sound (no change needed)	These changes are considered unnecessary
1095125	1782	Working with others			Ms Victoria Tanner-Tremaine		Not indicated	Seeks changes to para 3.58 to address errors / legal compliance	Error/Clarification to be accommodated	Text amendments are agreed to improve clarity
1095129	859	Omission site (Plymouth Policy Area)			Mrs Penny Fenton		Not indicated	Plymouth airport should be considered as alternative to developing in countryside	Plan sound (no change needed)	The JLP acknowledges the need to prioritise the use of brownfield land for development and does so wherever possible. The most appropriate use for the airport site is for aviation uses and the JLP therefore prioritises this brownfield site for these uses. Alternative uses for the airport site were considered as part of the evidence base supporting the JLP position
1095129	807	Policy PLY42			Mrs Penny Fenton		Not indicated	The policy of building on brownfield sites be adhered to, in which case Plymouth Airport should be considered.	Plan sound (no change needed)	The JLP acknowledges the need to prioritise the use of brownfield land for development and does so wherever possible. The most appropriate use for the airport site is for aviation uses and the JLP therefore prioritises this brownfield site for these uses.
1095129	858	Policy PLY42			Mrs Penny Fenton		Not indicated	The policy of building on brownfield sites be adhered to, in which case Plymouth Airport should be considered.	Plan sound (no change needed)	The JLP acknowledges the need to prioritise the use of brownfield land for development and does so wherever possible. The most appropriate use for the airport site is for aviation uses and the JLP therefore prioritises this brownfield site for these uses.
1095129	859	Policy TTV31			Mrs Penny Fenton		Not indicated	General comment about bricks and mortar (development in general) having significant impact on tourism industry. Plymouth airport should be considered for development.	Noted	General comment; no change to policy suggested - suggestion of developing Plymouth airport responded to elsewhere
1095157	809	Policy PLY42			Brad Coles	Airey and Coles Consulting Engineers	Not indicated	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.

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1095179	345	Policy PLY26			Tony Edwards	Skipper mfv Freedom	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095189	832	Policy DEV12	Richard Barton	HOW Planning LLP		CityBlock	Not indicated	It is considered that Policies are not worded favourably to support further student accommodation, when there is strong evidence which supports the case for student accommodation in Plymouth. It is too restrictive to specify that student accommodation should be delivered in conjunction with other uses and all proposals should be assessed on their merits. DEV12 is negatively worded and requires clarification confirming whether all of the criteria must be met or if the criteria will be considered generally when assessing the planning balance. DEV 12 is overly numerous and prescriptive. A review of the policy should be informed by the submitted needs case.	Plan sound (no change needed)	Proposals for Purpose Built Student Accommodation will be considered on a site by site basis and will be assessed on their merits. Policy DEV12 will ensure that new proposals meet an identified need for the type of accommodation proposed to ensure a range of student needs are being met.
1095189	826	Policy PLY15	Richard Barton	HOW Planning LLP		CityBlock	Not indicated	Policy is not worded favourably for student accommodation. Acknowledge some/all of the uses listed in the policy will have a role to play in redevelopment of civic centre. Identification of 248 new homes: unclear how this number was derived and not market tested. Doubt that there is a demand for this amount of units in this location. No objection to residential, however policy should not specify units. Omission of student accommodation which should be included in policy. Case for quality student accommodation in the city centre. A mixed use development, including student accommodation, offer the greatest potential to bring the Civic Centre back into use.	Plan sound (no change needed)	The housing numbers were derived through an internal capacity assessment and numbers are included in order to enable the theoretical housing supply for the plan to be calculated (see para. 1.18 of the JLP). It is not considered appropriate to specifically identify this site as suitable for student accommodation given the supply of student units already built or in the pipeline. Other policies of the plan are in place for the consideration of proposals for student accommodation.
1095189	830	Policy PLY17	Richard Barton	HOW Planning LLP		CityBlock	Not indicated	Support policy.	Plan sound (no change needed)	Support welcomed
1095189	825	Policy PLY6	Richard Barton	HOW Planning LLP		CityBlock	Not indicated	Whilst the developers welcome the identification of student accommodation as a suitable use in principle in this location, and acknowledge merits of active ground floor uses, the policy is considered to be overly restrictive in respect of specifying that for student accommodation to be acceptable it should be achieved in conjunction with the delivery of new housing and/or office accommodation. Suggest that PLY6 is amended accordingly to remove reference to student accommodation having to be delivered alongside residential and/or office accommodation and suggest that each proposal should be considered on its merits.	Plan sound (no change needed)	The Plymouth City Centre Strategic Masterplan (2016) was published as part of the JLP evidence base and identifies a number of priorities for the city centre that will help it achieve its full potential. These priority themes set a vision seeking to intensify the City Centre through the delivery of a mix of uses that will create vibrancy and activity at all times of the day and year. The masterplan supports moving away from a land use zoning approach and refers to bringing together complementary uses that can support one another and bring new life to the centre. Policy PLY6 therefore supports transformations that will enable the city centre to thrive. Furthermore, given the current level of supply of student accommodation it is considered appropriate to ensure that new schemes are targeted and positively help deliver the wider vision for the city centre
1095189	826	Policy SPT3		HOW Planning LLP		CityBlock	Not indicated	Challenges Housing Supply - Under Provision of Student Accommodation	Plan sound (no change needed)	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. The JLP identifies a number of sites where student accommodation can be provided and additional proposals for Purpose Built Student Accommodation will be considered on a site by site basis and will be assessed on their merits. Policy DEV12 will ensure that new proposals meet an identified need for the type of accommodation proposed to ensure a range of student needs are being met.
1095189	822	Strategic Objective SO3	Richard Barton	HOW Planning LLP		CityBlock	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1095190	833	Policy DEV12	Richard Barton	HOW Planning LLP		Urban Splash	Not indicated	It is considered that Policies are not worded favourably to support further student accommodation, when there	Plan sound (no change needed)	Proposals for Purpose Built Student Accommodation will be considered on a site by site basis and will be assessed on

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								is strong evidence which supports the case for student accommodation in Plymouth. It is too restrictive to specify that student accommodation should be delivered in conjunction with other uses and all proposals should be assessed on their merits. DEV12 is negatively worded and requires clarification confirming whether all of the criteria must be met or if the criteria will be considered generally when assessing the planning balance. DEV 12 is overly numerous and prescriptive. A review of the policy should be informed by the submitted needs case.		their merits. Policy DEV12 will ensure that new proposals meet an identified need for the type of accommodation proposed to ensure a range of student needs are being met.
1095190	828	Policy PLY15	Richard Barton	HOW Planning LLP		Urban Splash	Not indicated	Acknowledge that some or all of the aforementioned uses may have a role to play in the redevelopment of the Civic Centre. Consider wording flawed as a result of the specific identification of the site delivering 248 new homes and the omission of student accommodation as a potentially suitable use.	Plan sound (no change needed)	The housing numbers were derived through an internal capacity assessment and numbers are included in order to enable the theoretical housing supply for the plan to be calculated (see para. 1.18 of the JLP). It is not considered appropriate to specifically identify this site as suitable for student accommodation given the supply of student units already built or in the pipeline. Other policies of the plan are in place for the consideration of proposals for student accommodation.
1095190	829	Policy PLY17	Richard Barton	HOW Planning LLP		Urban Splash	Not indicated	Support policy.	Plan sound (no change needed)	Support welcomed
1095190	824	Policy PLY6	Richard Barton	HOW Planning LLP		Urban Splash	Not indicated	Whilst the developers welcome the identification of student accommodation as a suitable use in principle in this location, and acknowledge merits of active ground floor uses, the policy is considered to be overly restrictive in respect of specifying that for student accommodation to be acceptable it should be achieved in conjunction with the delivery of new housing and/or office accommodation. Suggest that PLY6 is amended accordingly to remove reference to student accommodation having to be delivered alongside residential and/or office accommodation and suggest that each proposal should be considered on its merits.	Plan sound (no change needed)	The Plymouth City Centre Strategic Masterplan (2016) was published as part of the JLP evidence base and identifies a number of priorities for the city centre that will help it achieve its full potential. These priority themes set a vision seeking to intensify the City Centre through the delivery of a mix of uses that will create vibrancy and activity at all times of the day and year. The masterplan supports moving away from a land use zoning approach and refers to bringing together complementary uses that can support one another and bring new life to the centre. Policy PLY6 therefore supports transformations that will enable the city centre to thrive.
1095190	828	Policy SPT3		HOW Planning LLP		Urban Spash	Not indicated	Challenges Housing Supply - Under Provision of Student Accommodation	Plan sound (no change needed)	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. The JLP identifies a number of sites where student accommodation can be provided and additional proposals for Purpose Built Student Accommodation will be considered on a site by site basis and will be assessed on their merits. Policy DEV12 will ensure that new proposals meet an identified need for the type of accommodation proposed to ensure a range of student needs are being met.
1095190	823	Strategic Objective SO3	Richard Barton	HOW Planning LLP		Urban Splash	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1095200	835	Tamerton Foliot			Nick Houghton		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1095207	845	Policy PLY26			Rosemary Green		Not indicated	Expresses concern about SHC ideas for site rather than PLY26.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095210	846	Rattery			Barry Reeves		No	OBJECTS to the sustainability appraisal for Rattery. PROPOSES that the assessment is redone for Rattery.	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
1095212	849	Policy PLY26			Graeme Searle		No	Seeks protection and improvement of the fishing complex	Plan sound (no change needed)	PLY26 is supportive of this outcome
1095213	848	Policy SPT3			Robin Chambers		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need	Plan sound (no change needed)	The evidence about housing need (OAN) and forecast housing supply on which the JLP relies is robust, up to date

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
								Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply		and proportionate, relevant to the local circumstances of the JLP, consistent with NPPF and NPPG. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1095213	2339	Policy TTV29 (Modbury)			Robin Chambers		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.</p> <p>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.</p> <p>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.</p> <p>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>
1095213	848	Policy TTV29 (Modbury)			Robin Chambers		Not indicated	The combination of current and proposed development sites present a danger of overdevelopment of Modbury, rather than sustainable expansion addressing the housing required for local needs. Many of the associated infrastructure issues have been discounted. The plan does not reflect the findings of the Neighbourhood Questionnaire, in that arbitrary sites have been selected, some of which are unsuitable for development.	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.</p> <p>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.</p> <p>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</p>

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										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.
1095215	851	Tamerton Foliot			Vincent Buffin		Not indicated	Supports the plan, especially the protection of green space around Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1095216	852	Policy PLY20			Linda Richards		Not indicated	General support for PLY20. Highlights concerns regarding appearance of brownfield stalled sites and student housing at Sutton Harbour. Would like to see more informal greenspace around Sutton Harbour/Hoe.	Plan sound (no change needed)	PLY20 already supports such environmental enhancements. It is not the role of PLY20 to explicitly specify housing types and it is considered that other policies effectively address the student housing issue.
1095218	853	Rattery			Caroline Keen		No	OBJECTS to the assessment score for Rattery. PROPOSES that the score should be 19, and as such the indicative minimum housing figure for Rattery should be 10. OBJECTS that there has been no consideration given to recent completions that fall within the plan period.	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. Purpose of the policy is clearly to provide guidance to inform future NP allocations, and whilst recent completions will go some way to meeting housing need, there still needs to be consideration to how future housing needs for the rest of the plan period are met, and figures in table 5.8 are designed to do that.
1095221	854	Tamerton Foliot			Rachel May		Not indicated	Supports the designation of land between Lake View Close and Riverside Walk (Holly Park/Tamerton Foliot, Plymouth) as Green Space	Plan sound (no change needed)	Support welcomed
1095235	856	Tamerton Foliot			Julie Kendall		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1095238	857	Policy PLY26			Bill Coleman	B&W Electrical Services	Not indicated	Expresses concern about plans of SHH for site.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095243	861	Policy PLY26			Alan Crawford		Not indicated	Seeks expansion of marina.	Plan sound (no change needed)	The JLP supports further investment in the Sutton Harbour area.
1095244	872	Policy TTV10			Jack Corsellis		Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable. Development to the south of the A38 has not been included since a deliverable site has not been identified.
1095244	865	Policy TTV9			Jack Corsellis		Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the south has not been included since it has not been demonstrated that development is deliverable.
1095245	881	Policy DEV20		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	Support the overriding objectives of Policy DEV20. However, do not support the apparent policy requirement set out at sub-section (1) that “Larger scale development should seek to address Building for Life Criteria or a similar framework”.	Plan sound (no change needed)	It is considered reasonable for the policy to suggest seeking to address Building for Life (BFL) criteria or a similar framework. Building for Life is the industry standard endorsed by Government for well-designed homes and neighbourhoods and provides a useful framework against which to assess and improve design quality. Building for Life is used by many Local Planning Authorities in this way. The policy gives flexibility on the use of BFL and is considered

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
										sound in this respect.
1095245	882	Policy DEV28		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	There is ambiguity in JLP policies relating to biodiversity, i.e. the divergence between PLY44 and DEV28. The approach of the JLP appears to introduce a sliding scale of the net gain required which is not quantified or expanded upon in the evidence base. The concern is that ambiguity and inconsistency in policy wording in this regard creates uncertainty which could potentially adversely affect the delivery of strategic sites in the Plymouth Policy Area.	Plan sound (no change needed)	PLY44 is considered separately. DEV28 is sound and in accordance with NPPF118. DEV28 merely requiring 'The level of biodiversity net gain required will be proportionate to the type, scale and impact of development', DEV28 does not use the word 'significant'.
1095245	883	Policy DEV34		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	Policy DEV34 seeks to impose targets which depart from Building Regulation standards. Concerns that the policy as currently drafted is overly-prescriptive and fails to take into account, or provide appropriate flexibility in the policy to ensure that such requirements imposed on new (major) developments are both feasible and viable.	Plan sound (no change needed)	The LPAs are confident in the appropriateness of DEV34 with regard to its relationship to Building Regulations and the government's stated position. There is considered to be sufficient flexibility in the policy to negotiate appropriate solutions on a scheme by scheme basis having regard to issues of feasibility and viability. This is inherent in the nature of planning policy
1095245	878	Policy DEV7		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	Mix and design of new homes should be supported by local housing evidence, and this should also include local demand for the market homes. In the absence of specific policy requirements on the exact mix of homes, need to be careful not to elevate local evidence to policy status as evidence will not have been subject to the same level of scrutiny as the JLP.	Plan sound (no change needed)	Noted. The mix and type of market homes are influenced by local demand of what will sell and rent in the market.
1095245	880	Policy DEV9		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	It is not clear whether the costs associated with providing homes to M4(2) & M4 (3) standards have been fully accounted for in the JLP Viability Assessment. The costs associated with compliance are significant and sites should not be subject to such a scale of obligations and policy burdens which threaten viability and are not fully justified by evidence.	Plan sound (no change needed)	The Plan Area has a growing and ageing population with many households identified as having long term health or disability problems requiring accessible and wheelchair housing. This is evidenced by The Housing Needs of Physically Disabled People, PCC Report 2015. Policy requirements for M4(2) & M4(3) were considered as part of Plan viability assessment.
1095245	874	Policy PLY44		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	Fully supports the allocation of Woolwell. Pre-application work, including the Scoping of Environmental Impact Assessment, is currently in progress and work on a comprehensive, policy compliant, outline planning application is underway. Does not support policy wording in relation to the requirement to restrict occupancy until the Woolwell to the George Transport Scheme has been implemented. Concern that this apparent moratorium will artificially constrain the early delivery of homes. This part of the policy also appears not to provide for, or acknowledge, that appropriate strategies/solutions that could facilitate development in advance of these improvements. The transport vision demonstrates that some development can come forward in the advance of the Woolwell to the George improvement scheme. Also questions whether the moratorium imposed is necessary when considered in context of DEV31. Does not support requirement for a Design Code which is considered to be too onerous before the consideration of any planning application. Recommends that reference to a Design Code as a pre-requisite to any planning application is amended. Greater clarity is sought in terms of specific reference to the 40m landscape buffer in terms of how it has been determined and the point at which the buffer is measured. Reference to the need to provide 'significant' improvements to biodiversity is not considered appropriate and inconsistent with NPPF. Considers that the reference at point 5 (local facilities) is repetition of DEV32. Does not support reference to "maximise"	Plan sound (but change could be agreed)	These comments are noted and it is considered that some changes could be agreed, particularly in relation to the timing of design codes, the consistency of the policy with other environmental policies in the plan and the need for appropriate greenspace management. In relation to the link between development occupation and the implementation of the Woolwell to the George Transport Scheme (WTTG), it is considered important that the policy retains a strong link in order to ensure that necessary infrastructure is delivered up front. This is especially important given the congested nature of the A386 in this location. However, it is accepted that some limited levels of occupation, where it is demonstrated to have no detrimental impact on the operation of the local road network could be agreed ahead of completion of WTTG.

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								opportunities for on-site energy generation. Questions how compliance with this can be measured. Suggests reference to Pick Pie Plantation is added to PLY44 to ensure the future management/enhancement is provided.		
1095245	878	Policy SPT3		Boyer Planning Ltd	James Millard	Barwood Land, the Maristow Estate, Hannick Homes and Mr W Hitchins	Not indicated	Supports Housing Distribution/Requirement -Plymouth Policy Area and "at least". Supports supply - Plymouth PA approach /urban extensions	Plan sound (no change needed)	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. Taking account of second homes and market signals is appropriate in plan area and TTV policy area. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence.
1095246	877	Policy PLY27			Audrey Clarke		Not indicated	Should not exceed 5 stories maximum. Would make an ideal community centre or boutique hotel.	Plan sound (no change needed)	Support for hotel use welcomed. It is considered reasonable to maximise redevelopment of this brownfield site. The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. It is not considered appropriate for the policy to specify detail on storey heights (and actual floor to ceiling heights will vary anyway in response to design and proposed uses). The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The policy is considered sound in relation to sensitivity to the Hoe Conservation Area.
1095248	888	Policy DEV35			Simon P Wolstenholme	Stowford and Lewdown Turbine action group (SALTAG)	Not indicated	OBJECTS that point 2 of policy does not provide sufficient landscape or wildlife protection outside designate landscapes. Nor does the policy identify what level of harm would be considered unacceptable.	Plan sound (but change could be agreed)	AGREE that point 2 could provide greater clarification regarding the level of harm considered unacceptable, and that impacts are also considered on all natural and built landscapes, rather than only designated landscapes.
1095250	890	Policy PLY26			Trevor Willis		Not indicated	Comments on SHH proposals.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1095262	894	General			George Cowcher	Devon Chamber of Commerce and Industry	Not indicated	Devon Chamber and its Members support the production of the JLP and welcome the comprehensive approach to key matters in south and west Devon. The way in which the Plan relates existing and proposed land use to activities in the area is welcomed. A number of key issues are considered to need reinforcement. These relate to: Provision of Business Premises; Workforce; Infrastructure; Local transport and Marketing	Plan sound (no change needed)	General support welcomed; the suggested areas for strengthening are noted however it s unclear to the LPAs in what way the plan is actually deficient in these respects when considered in totality; some of the elements referenced can be addressed through different policy and implementation tools
1095266	904	Tamerton Foliot			Debbie Willis	On Behalf of Parents	Not indicated	Concerned to protect land at Lake View Close from development	Plan sound (no change needed)	Comment noted, the plan achieves this outcome.
1095273	926	Omission site (Plymouth Policy Area)			Josh McCarty	National Marine Aquarium	Not indicated	Seeks bespoke policy for National Marine Aquarium site	Plan sound (no change needed)	A site specific allocation of this site has not been put forward through the plan making process. The plan is clearly supportive of investment in visitor and tourism infrastructure and therefore also of the National Marine Aquarium. It is unclear why a specific policy is needed for this facility, although the LPAs have no objection to amendments to the narrative of the plan drawing out the facilities significance. This can be picked up in any amendments relating to the Sutton Harbour area as a whole (see responses to representations of Sutton Harbour Holdings)
1095273	920	Policy PLY20			Josh McCarty	National Marine Aquarium	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed

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1095273	926	Policy PLY26			Josh McCarty	National Marine Aquarium	Not indicated	The Aquarium supports and is integral to the continued development of an interrelated and vibrant fishing quarter.	Plan sound (no change needed)	Comment noted and supported.
1095287	2	Policy TTV29.1			William Tuckett		Not indicated	OBJECTS to the number of new dwellings identified to be delivered in Bere Alston, due to the impact it will have on transport infrastructure.	Plan sound (no change needed)	The Plan seeks to meet the identified OAN by allocating appropriate sites for development. The sites identified for BA have also been assessed by the NP group and have community support. No highways objections have been received in relation to development in this area.
1095287	958	Policy TTV29.2			William Tuckett		Not indicated	OBJECTS to the number of homes identified to be delivered in Bere Alston, and should be reduced given constraints in the highway network	Plan sound (no change needed)	The Plan seeks to meet the identified OAN by allocating appropriate sites for development. The sites identified for BA have also been assessed by the NP group and have community support. No highways objections have been received in relation to development in this area.
1095294	960	Policy DEV29			Jeremy Evans	School of Environment and Technology	Not indicated	General request, not a rep on the policy	Noted	Comment noted
1095294	962	Policy SPT10			Jeremy Evans	School of Environment and Technology	Not indicated	Request to critique the plan in various environmental domains	Noted	Improving facilities for pedestrians and cycles, including reducing the impact of severance caused by transport networks, is set out within this Policy. National Cycle Network routes NCN 2 and 27 skirt Plymouth's waterfront and improvements to both routes have either recently been delivered or are proposed. We will continue to explore opportunities to improve walking and cycling facilities in the Plan area according to the transport 'hierarchy of modes' (see Fig. 3.12).
1095294	961	Policy SPT11			Jeremy Evans	School of Environment and Technology	Not indicated	Request to critique the plan in various environmental domains	Noted	This is not a representation on the policy itself
1095294	959	Policy SPT9			Jeremy Evans	School of Environment and Technology	Not indicated	Request to critique the plan in various environmental domains	Noted	Improving facilities for pedestrians and cycles, including reducing the impact of severance caused by transport networks, is set out within this Policy. National Cycle Network routes NCN 2 and 27 skirt Plymouth's waterfront and improvements to both routes have either recently been delivered or are proposed. We will continue to explore opportunities to improve walking and cycling facilities in the Plan area according to the transport 'hierarchy of modes' (see Fig. 3.12).
1095303	966	Policy TTV10			Jim Burns	Ivybridge RFC	Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable. Development to the south of the A38 has not been included since a deliverable site has not been identified.
1095303	963	Policy TTV7			Jim Burns	Ivybridge RFC	Not indicated	General references to the rugby club and specific comments on other policies	Noted	Comments made relate to other policies in Ivybridge
1095303	964	Policy TTV8			Jim Burns	Ivybridge RFC	Not indicated	References Inspector's agreement in previous DPD to insert the criteria: The retention of Ivybridge Rugby Club, with any reordering of land-uses only acceptable if it is beneficial to the operation of the club.	Noted	Support welcomed
1095303	965	Policy TTV9			Jim Burns	Ivybridge RFC	Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the south has not been included since it has not been demonstrated that development is deliverable.
1095309	967	Policy PLY15			Kim Stevenson		Not indicated	Broadly supportive of the initiatives in respect of the city centre but would question the need for approval for any more tall buildings over 6 storeys high and more student accommodation. Need to be aware that these buildings are doing little to improve the attractiveness and aesthetics of the city.	Plan sound (no change needed)	The policy states that the new build respects the setting of the Civic Centre and Council House, as well as other heritage assets. Student accommodation is not listed as a use for this building. Policy DEV 12 addresses student accommodation.
1095309	968	Policy PLY16			Kim Stevenson		Not indicated	Broadly in support of policy but question the need for	Plan sound (no	Support welcomed. The City Centre Masterplan includes a

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								approval for any more tall buildings over 6 storeys high. Applications for student accommodation should not be supported as there is far too much of this development in the city already.	change needed)	detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable including guidance on building height. Tall buildings are targeted at key sites. Student accommodation is also targeted to key sites and future provision is required to meet policy tests.
1095309	969	Policy PLY17			Kim Stevenson		Not indicated	Broadly in support of policy but question the need for approval for any more tall buildings over 6 storeys high. Applications for student accommodation should not be supported as there is far too much of this development in the city already.	Plan sound (no change needed)	Support welcomed. The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable including guidance on building height. Tall buildings are targeted at key sites. Student accommodation is also targeted to key sites and future provision is required to meet policy tests. Policy is sound, no changes proposed.
1095309	970	Policy PLY18			Kim Stevenson		Not indicated	Broadly in support of policy but question the need for approval for any more tall buildings over 6 storeys high. Applications for student accommodation should not be supported as there is far too much of this development in the city already.	Plan sound (no change needed)	Support welcomed. The City Centre Masterplan includes a detailed design framework for every street within the city centre. This is supported by a rigorous assessment of the city centre heritage significance and design appraisal (See City Centre Study Appendices). This provides an appropriate framework for the protection of the non-designated heritage assets in the city centre. Details from the framework are included in site specific policies where applicable including guidance on building height. Tall buildings are targeted at key sites. Student accommodation is also targeted to key sites and future provision is required to meet policy tests.
1095309	971	Policy PLY19			Kim Stevenson		Not indicated	Questions the need for more tall buildings	Plan sound (no change needed)	The policy does not promote tall buildings at Central Park
1095309	972	Policy PLY20			Kim Stevenson		Not indicated	Supports PLY20 but calls for more emphasis on residential accommodation and less on visitor accommodation at the Hoe. Calls for more sensitivity to the Hoe's historic environment.	Plan sound (no change needed)	It is considered that PLY20 already promotes the latter and has the appropriate words in relation to optimising the environment for residents and visitors alike.
1095309	973	Policy PLY27			Kim Stevenson		Not indicated	Supports "high quality architecture". Concerned about impact on heritage. Suggests policy should specify maximum building heights.	Plan sound (no change needed)	It is considered reasonable to maximise redevelopment of this brownfield site. The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. It is not considered appropriate for the policy to specify detail on storey heights (and actual floor to ceiling heights will vary anyway in response to design and proposed uses). The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The policy is considered sound in relation to sensitivity to the Hoe Conservation Area.
1095314	974	Policy PLY26			Richard Oliver		Not indicated	Opposed to any changes to fish quay	Plan sound (no change needed)	PLY26 safeguards fishing industry use of site.
1095322	2059	Policy TTV29 (Modbury)			Robin Hoskin		Not indicated	Supports the site options proposed in the plan and objects to those preferred by MPC and the NP. However, few residents support additional development	Plan sound (no change needed)	Support welcomed

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								and the town already has serious parking and congestion problems.		
1095331	987	Policy PLY27			Janice Cawthorn		Not indicated	Existing building should be retained.	Plan sound (no change needed)	The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision.
1095333	1807	Policy SPT3			Oliver Tringham		Not indicated	Challenges Housing 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.
1095342	609	Policy TTV29.6			Mr Daniel Rogers	South Devon Rural Housing Association	No	Supports the allocation but considers the policy underplays the housing potential and seeks changes to criteria	Plan sound (no change needed)	Support welcomed. The allocation reflects the known constraints. The JLP would not preclude a greater number of dwellings if appropriate given constraints. The site has planning permission: 14/0142/15/F and 0612/16/OPA
1095344	1011	Omission site (TTV Policy Area)	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd	Not indicated	Whilst SUPPORTS inclusion of Wrangaton as a sustainable village, it OBJECTS to the boundary drawn as it includes land within DNPA. Also OBJECTS to the boundary as it does not include the proposed OMISSION SITE, SIDINGS CROSS, WRANGATON	Plan sound (but change could be agreed)	Clearly the JLP cannot identify settlements for development that fall outside the LPA boundary. It is therefore AGREED that Wrangaton be removed from the sustainable villages list, and the settlement boundary removed.
1095344	1010	Policy SPT3	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd	Not indicated	Supports Policy Targets and 'at least' wording Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	Plan sound (no change needed)	Support for target expressed as minimums noted. Evidence about housing supply is robust.
1095344	1013	Policy TTV30	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd	Not indicated	Supports policy, particularly the figures of 30 for Ugborough and 10 for Wrangaton. Proposes their site at Sidings Cross meet the entire need, and be included within a redrawn boundary for Wrangaton	Plan sound (no change needed)	As above - revise sustainable settlement list to remove Wrangaton.
1095344	1014	Policy TTV31	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd	Not indicated	Part 1 of Policy TTV31 must be reworded to differentiate between previously developed land that adjoins or is very near to an identified sustainable settlement and greenfield land abutting or very near to a settlement.	Plan sound (no change needed)	This change is considered unnecessary
1095344	441	Strategic Objective SO1	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd.	No	It is essential that the strategy for development does not simply focus on the larger settlements within South West Devon. Dispersing development proportionally around South West Devon will ensure that there are appropriate development opportunities in different locations to meet a wide range of employment and housing requirements.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1095344	2321	Strategic Objective SO9	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd.	No	Objective is sound	Plan sound (no change needed)	Support welcomed
1095344	1011	Wrangaton	Daniel Rogers	Bell Cornwell LLP		Stuart Properties Ltd	Not indicated	PROPOSES that Settlement boundaries should include brownfield land. OBJECTS to Wrangaton boundary, which has been drawn in parts of the DNPA.	Plan sound (but change could be agreed)	The OAN is positively prepared and justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan. The inclusion of brownfield land on the edge of settlements within the revised SBs has some merit, given that broadly speaking the principle of development is established. However, this is unlikely to extend beyond sites that adjoin a settlement. Given that much of Wrangaton is within DNPA, it is considered appropriate to remove the settlement from the sustainable villages list.
1095349	2367	Policy TTV29			Mr Christopher		Not indicated	The number of houses proposed for Dartington is	Plan sound (no	Dartington is identified in the JLP as one of the 'Smaller

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		(Dartington)			Watson			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.	change needed)	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.
1095356	1039	Policy DEV10			Steve Blakeman		Not indicated	Uncertainty about which nationally described space standards are being referred to - Lifetime homes or some other standard. Greater clarity is requested. Space standards can be useful but to some extent can stifle design innovation, so it may be preferable to allow designs to innovative to achieve defined objectives, rather than a specific size.	Plan sound (no change needed)	On 27 March 2015 the government announced a new approach to the setting of technical housing standards in England. This was accompanied by the publication of a new set of streamlined national technical standards, which came into effect on the 1st October 2015. The impacts of adopting NDSS has been assessed and the conclusions are reported in a publicised evidence base document entitled National Space Standards by Peter Brett Associates. This document has helped to inform the requirements set out in DEV10.
1095356	1041	Policy DEV34			Steve Blakeman		Not indicated	Seeks clarification of technical requirements in the policy	Plan sound (no change needed)	Whilst further information is contained within the guidance referenced in the supporting text to DEV34, the policy is clear and defined 27% VSC (Vertical Sky Component, as BR209 "Site Layout Planning for Daylight and Sunlight", 2nd ed, 2011).
1095356	1040	Policy DEV8			Steve Blakeman		Not indicated	The whole of Devon could be described as a high value area compared to other parts of the UK. Likewise it could all be a low cost area compared to say London and the home counties. The policy should be clear and include a plan showing these areas, if such a policy is	Plan sound (no change needed)	Glossary can clarify that High Value Areas are Value Areas 3 and 4 as identified in Table 1.2 and shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015 (in JLP evidence base)

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								needed.		
1095356	1030	Policy TTV29.12			Steve Blakeman	Mr Bowman of Oaktree Cottage, Holsworthy Road, Hatherleigh, EX20 3LE.	Not indicated	Landowner supporting the proposed allocation on their land	Plan sound (no change needed)	Support welcomed
1095356	1038	Policy TTV32			Steve Blakeman		Not indicated	OBJECTS that the policy lacks clarity. Proposes it would be more effective if it were separated into 2 policies, with clearer definitions over what will be acceptable.	Plan sound (but change could be agreed)	AGREE that the policy requires specific criteria regarding residential extensions. These can be shown as clearly distinct within policy TTV32
1095357	1045	Omission site (TTV Policy Area)		Devon Halo	Debbie Crowther	Landowner at Selworthy Court, Kingsbridge	Not indicated	Seeks allocation of land to north of Embankment Road and east of Warren Road (Selworthy Court), Kingsbridge	Plan sound (no change needed)	This site is located within the South Devon AONB adjoining the southernmost part of Kingsbridge which occupies a sensitive location above the Kingsbridge Estuary (a Local Nature Reserve and SSSI). This area of the town extends the urban form into the open countryside/estuarine area, and development of this site would extend this intrusion yet further. The existing dwellings below the site immediately to its south-west mark a clear edge to the current built-form, whilst on the opposite side of Embankment Road the limit to the built-form of the town is clear at the western boundary of Kingsbridge Cemetery. Development of the site would extend this ribbon of housing along the main road further into this very sensitive landscape setting of the town and around the corner towards Bowcombe Creek.
1095358	1037	Rattery			Michael and Carol Syms		No	OBJECTS to the sustainability appraisal for Rattery. PROPOSES that the assessment is redone for Rattery.	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
1095546	1043	Bickleigh / Woolwell		Barwood Land	Rebecca Mitchell	Andrew Lopes - Maristow Estate	Not indicated	Objects to inclusion of Pinewood Drive as a LGS given lack of evidence. Doesn't consider necessary for Local Plan to include protection for LGS, given protection via NPPF74. Refers to designation as a 'neighbourhood greenspace' as opposed to LGS, claims no methodology to justify special features or characterisation that warrant the further designation.	Error/Clarification to be accommodated	The designation (as a Local Green Space site, not a neighbourhood greenspace) was based on richness of wildlife, as evidenced by the site surveys for the outline planning application (e.g. Annex 2 bat species adjacent ancient woodland). There is an erroneous omission in the evidence base document which will be corrected
1095563	1049	Omission site (TTV Policy Area)		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	Objects to lack of allocation for development of Land off Callington Road (Site B), Tavistock (WD_45_14_08/13); 21.3 hectares greenfield site; capacity for net 16.8 ha residential development (no. of dwellings not specified- not all needed for plan period - some growth post 2034). Logical extension of SP23a/TTV21; sustainable site –directly adjacent to permitted development on site TTV21; benefits of being part of comprehensive development (latter includes commitments for infrastructure e.g. primary school, local convenience store and railway station related development (to serve the reinstated rail line); Land interest covers both sites so opportunity for 2nd vehicular access; Direct access onto road network so can be delivered as separately from SP23a as soon as required, not just as longer term option; Flood zone 1; Landscape impact acceptable; provide public open space allotments etc.; encourages sustainable transport patterns of travel. Other less suitable sites have been allocated, e.g. development at Kelly College Preparatory School (WD_45_78_16).	Plan sound (no change needed)	Due to significant constraints relating to impact on landscape character – including the setting of DNP - and gateway entrance into the town, the site is not considered to have potential for development at this time.
1095563	1055	Policy DEV10		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	It is not clear how 'high quality' will be assessed. Wording change suggested.	Plan sound (no change needed)	The JLP is a composite document that should be read as a whole. Further details regarding design are included in Policy

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										DEV20 which elaborates on good standards of design and how they can be achieved.
1095563	1056	Policy DEV20		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	It is not clear how criteria 1, which requires development proposals to 'Creating a positive legacy of decisions will be assessed'. The requirement that proposals should 'seek to address Building for Life Criteria' is vague and will create potentially unreasonable barriers for development proposals to overcome.	Plan sound (no change needed)	The policy is considered to give sufficient clarity in suggesting that the quality of larger scale development will be assessed against a design framework such as Building for Life. Building for Life is the industry standard endorsed by Government for well-designed homes and neighbourhoods and provides a useful framework against which to assess and improve design quality. Building for Life is used by many Local Planning Authorities in this way. The policy gives flexibility on the use of BFL and is considered sound in this respect.
1095563	1057	Policy DEV34		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	Questions the impact of the policy regarding District Energy on the viability of developments	Plan sound (no change needed)	The alternative policy wording suggested by the objector is identical to the current wording. Issues of viability would be considered on case by case basis
1095563	1053	Policy DEV8		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	The policy should be amended to reflect the need for viability to be considered (where relevant).	Plan sound (but change could be agreed)	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability;
1095563	1054	Policy DEV9		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	Meeting local housing need in the Plan Area. The requirements of this policy in relation to national space standards and accessibility will not be achievable in all situations and as such an element of flexibility should be incorporated into the policy at criteria 4. as follows: 4. Where viable and practical a mix of accessible housing units will be sought in new housing schemes, representative of the wider housing mix of the development including:	Plan sound (no change needed)	M4(2) & M4(3) are required where possible and were considered as part of plan viability assessment. Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes.
1095563	1051	Policy SPT3		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, Monitoring and Managing	Plan sound (no change needed)	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.
1095563	1050	Policy TTV1		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	General support for the settlement hierarchy, however raises concerns with the proposed distribution of development	Plan sound (no change needed)	Support welcomed
1095563	1049	Policy TTV21		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	TTV21 Welcomes continued identification of Callington Road, Tavistock site for mixed use (was SP23a). Has specific interests in relation to land. AMEND policy TTV21 to state site capacity of 750 dws. Site has outline planning permission for 750 dws. Pre-application discussions held with WDBC about reserved matters. Anticipates submission of details later in 2017.	Plan sound (no change needed)	The policy wording is 'in the order of 600' homes. This indicates some flexibility in the overall number of homes delivered, subject to the other aims of the allocated site being realised. Outline permission stipulates a minimum of 600 homes and up to 750. Policy is considered to be consistent with this permission (00554/2013/O)
1095563	1049	Policy TTV22		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	AMEND policy TTV22 – site is required to contribute to the reinstatement of the railway line between Bere Alston and Tavistock but level of contribution (and timing) should be more explicitly set out (was a requirement of Policy SP23 of the adopted Core Strategy)	Plan sound (no change needed)	Spatial priorities for each town are identified and are expected to be met by appropriate allocations policies in each location.
1095563	1050	Spatial Strategy (TTV Policy Area)		Walsingham Planning	Ian Jewson	Bovis Homes	Not indicated	PROPOSES the housing figure for Tavistock is increased to reflect the level of services, facilities and jobs. PROPOSES that sites within or adjacent to AONB and/or flood zones be reviewed and potentially removed from allocations.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence.
1095567	1060	Modbury		Modbury Neighbourhood Plan Group	Dr Mark Trewhin	Modbury Neighbourhood Plan Group	Not indicated	Seeks inclusion of land at Modbury in Strategic Landscape Area	Plan sound (no change needed)	SLAs not being applied in TTV area
1095567	1058	Policy DEV21		Modbury Neighbourhood	Dr Mark Trewhin	Modbury Neighbourhood	Not indicated	Supports DEV 21 and DEV 22. Heritage Impact Assessment for Modbury inadequate - no mention of	Plan sound (no change needed)	No changes suggested specifically for DEV 21 or DEV 22. Comments relate to Heritage Impact Assessments for

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				Plan Group		Plan Group		Conservation Area or designated heritage assets. Do not consider assessments are sound in relation to NPPF		Modbury.
1095567	1059	Policy DEV22		Modbury Neighbourhood Plan Group	Dr Mark Trewhin	Modbury Neighbourhood Plan Group	Not indicated	Supports DEV 21 and DEV 22. Heritage Impact Assessment for Modbury inadequate - no mention of Conservation Area or designated heritage assets. Do not consider assessments are sound in relation to NPPF	Plan sound (no change needed)	No changes suggested specifically for DEV 21 or DEV 22. Comments relate to Heritage Impact Assessments for Modbury.
1095605	1126	Policy PLY20			David Pessell	Plymouth Trawler Agents Ltd	Yes	Supports PLY20. Suggests the safeguarding and enhancement for operational requirements of fishing operations are given greater prominence in the policy.	Plan sound (no change needed)	PLY20.6 already provides for safeguarding port and fishing infrastructure and land. PLY20.2i talks about Sutton Harbour as a prime location for the fishing industry. The Fish Quay also has Policy PLY26 which safeguards the site for the fishing industry.
1095605	1127	Policy PLY23			David Pessell	Plymouth Trawler Agents Ltd	Yes	Welcomes provision to safeguard fishing industry use of adjacent wharves.	Plan sound (no change needed)	Support welcomed
1095605	1125	Policy PLY26			David Pessell	Plymouth Trawler Agents Ltd	Yes	Supports the policy.	Plan sound (no change needed)	Support welcomed
1095625	1130	Policy TTV29.23			Alexander Breach		Not indicated	No development within a rural community is sustainable. The site will not deliver genuinely affordable housing. The site is within the South Devon AONB. The Countryside and Rights of Way Act 2000 places a statutory obligation on relevant authorities to the purpose of 'conserving and enhancing' the beauty of the AONBs. The plan is required to recognise and enhance the relationship with the South Devon AONB. Access and infrastructure is inadequate.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1095640	1150	Policy PLY26			Nick Tomlinson		Not indicated	Supports the fish market	Plan sound (no change needed)	No comment made on JLP itself
1095641	1151	Policy TTV29.10		Parochial Church Council of Dartington	Paul Hornby	Parochial Church Council of Dartington	Not indicated	The council opposes the development of the Woodlands Yard, TTV29 (10), as an employment site. The site is adjacent to, and impinges on, a County Wildlife Site and Plantation on Ancient Woodland Site, ref. SX76/053 (D.C.C.-Biodiversity Records Centre).	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood
1095641	1151	Policy TTV29.5		Parochial Church Council of Dartington	Paul Hornby	Parochial Church Council of Dartington	Not indicated	The council supports the exclusion of the western part of site SH 14 27 16 as originally proposed. The proposed site identified as TTV29 (5) is considered to be preferable to accommodate development in the immediate area.	Plan sound (no change needed)	Support welcomed
1095641	1151	Policy TTV29.7		Parochial Church Council of Dartington	Paul Hornby	Parochial Church Council of Dartington	Not indicated	The council opposes the development of site TTV29 (7) at Broom Park. The site was suggested by the Dartington Hall Estate as a 'reserve' site and it was not anticipated that it would be brought forward as a housing site at this stage.	Plan sound (no change needed)	Support welcomed
1095641	1151	Policy TTV29.9		Parochial Church Council of Dartington	Paul Hornby	Parochial Church Council of Dartington	Not indicated	The council opposes the proposed development of TTV29 (9) to the west of the Origins site. The site has a major amenity role in local cultivated allotments and, being an elevated site, has a major landscape roll, the site containing major mature forest trees.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has planning permission: 14/1744/13/F
1095652	1157	General			Robert Deanwood	National Grid	Not indicated	No comments to make	Noted	Noted
1095659	1158	Policy PLY26			Jacques and Susan Marchal		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1095694	1229	Main Towns	Nicole Stacey	PCL Planning Ltd		Waddeton Park Ltd	Not indicated	Generally supportive of the identification in the plan of the need to strengthen the role of the six identified Main Towns; the indicative levels in Fig 5.1 should be amended to refer to "at least"; on the basis of currently available information the scale of development would appear modest; their appears little to be little / no underpinning evidence	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. THIS ONLY RESPONDS TO PART OF OBJECTION
1095694	1229	Omission site	Nicole Stacey	PCL Planning		Waddeton Park	Not indicated	Land to the south of the A38, Ivybridge, should be	Plan sound (no	The JLP is positively prepared and seeks to meet the FOAHN

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		(TTV Policy Area)		Ltd		Ltd		allocated	change needed)	through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The Council does not have robust evidence to demonstrate that development is deliverable on land to the south of the A38. Heritage, access and the presence of pylons have been identified as potential constraints to development.
1095694	1228	Policy SPT3	Nicole Stacey	PCL Planning Ltd		Waddeton Park Ltd	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	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.
1095694	1230	Spatial Strategy	Nicole Stacey	PCL Planning Ltd		Waddeton Park Ltd	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. Additional comments relating to Brixton.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1095699	1236	Policy SPT3	Mr Andrew McNaughton	Rymack Ltd		Paul Hunt Developments (Devon) Ltd.	Not indicated	Challenges Housing Distribution/Requirement; - LPA targets not-Policy Area targets	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply. Inclusion of Policy Area targets instead of Local Planning Authority targets is appropriate in this Joint Local Plan and consistent with joint planning approach to meeting needs within the HMA.
1095700	1248	Omission site (Plymouth Policy Area)			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Royal Citadel site should have an allocation and not be considered as an opportunity site	Plan sound (no change needed)	At the time of the Reg 19 plan there was insufficient evidence to make the site an allocation, but it is anticipated that it will be picked up in 5 year review of the plan
1095700	1244	Policy DEV1			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Support the policy, provided it is enforced and more clearly defined. Suggests it should include reference to an urban tree strategy and new development should make a positive contribution to the historic character of the area.	Plan sound (no change needed)	Policy is supported but clarification within the SPD should include the definition of a Health Impact Assessment. Trees and historic environment are covered elsewhere in plan.
1095700	1245	Policy DEV20			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Partial support but concerns about tall buildings	Plan sound (no change needed)	Support welcomed. The policy has no specific reference to tall buildings but says that development should have proper regards to context, including in terms of height. Policies DEV21 and DEV22 further provide for the protection and enhancement of heritage assets.
1095700	1246	Policy DEV21			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Support DEV21 and highlights para 6.82 but questions Council's commitment to support this to avoid families moving away from the Hoe Conservation Area	Plan sound (no change needed)	Implementation of policy is through the Development Management process
1095700	1247	Policy DEV22			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Detailed amended wording suggested to the policy. Hoe Conservation Area Appraisal (CAA) should be updated as part of the JLP process. Key reference documents missing from public access	Plan sound (no change needed)	Comments relate primarily to the implementation of the policy rather than the policy itself and therefore no change required. The Hoe CAA will be reviewed separate to the JLP process.
1095700	1242	Policy DEV7			Penny Tarrant	Hoe Neighbourhood Forum and Hoe	Yes	Identifying the current demographic mix and thus the housing need in the Hoe Forum Group area is problematic because the figures available are either for	Plan sound (no change needed)	The City has a range of housing needs that are identified and met on a city wide basis. It is recognised there is an imbalance of homes in the Hoe area which has a high

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						Conservation Area Residents' Association		the City as a whole, or by Plymouth City Councils Neighbourhoods; . concerned that PCC is basing their policy on inaccurate and out-dated statistics; calls for an urgent review and updating of the Core Strategy Document before such decisions about housing mix are made.		proportion of smaller flatted units and shared houses, and with fewer larger family houses compared to the city averages as a whole. This undoubtedly reflects the Hoe's city centre / waterfront location that has a higher density of development with a dominance of apartments and smaller units. To try and help rebalance the housing mix, on a number of planned developments in the Hoe area it has been agreed to negotiate a commuted sum in lieu of on site provision and look to prioritise the spend of commuted sums in the area to deliver a broader range and mix of homes, to include family homes where possible.
1095700	1240	Policy PLY20			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Concern about increased vibrancy on Hoe impacting on residential amenity. However, PLY20 suggests improving overall enjoyment of area for visitors and residents alike.	Plan sound (no change needed)	PLY20 suggests improving overall enjoyment of area for visitors and residents alike.
1095700	1241	Policy PLY27			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Policy is contrary to high level policies and is unsound. Policy should limit building heights consistent with City Centre policies. Concern about idea of a tall building's impact on the Hoe Conservation Area. Existing building should be retained as a community centre.	Plan sound (no change needed)	The 1943 Abercrombie & Watson Plan for Plymouth suggested the idea of landmark buildings to mark the approach to the Hoe. A high quality, sensitively-designed tall building would be positive and assist with wayfinding in terms of widely marking the strategic southern gateway to Plymouth's most important street. The policy says that redevelopment must respond positively to the Hoe Conservation Area's historic character and requires a detailed heritage character assessment. The supporting text in 4.110 also says any proposal must be sensitive to the historic context in terms of height, massing and orientation. The existing building is considered to be of neutral quality in the Hoe Conservation Area Appraisal and Management Plan and failure to include a positive proposal for this strategic gateway site would be a missed opportunity to support the City Vision. The policy is therefore considered sound.
1095700	1239	Policy SPT1			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	The policy sets out the need to ensure that guidance from Historic England and other groups are used to help inform the implementation of SPT1 1(ii)	Plan sound (no change needed)	The policy includes references to heritage assets at 2iii and local distinctiveness and sense of place at 3v. It is considered that this provides high level cover of the historic environment. Policies DEV21 and DEV22 provide the specific policies to determine proposals which relate to the historic environment. The JLP has used English Heritage Guidance to help inform the plan making process and will continue to seek advice through consultation with appropriate bodies and organisations.
1095700	1237	Vision			Penny Tarrant	Hoe Neighbourhood Forum and Hoe Conservation Area Residents' Association	Yes	Why is Heritage not one of the main bullet points ?	Plan sound (no change needed)	Heritage is clearly referenced in each of the sections of the Vision
1095702	1650	City Centre and Waterfront Growth Area	David Seaton/Sarah Smith	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Wants the existing Sutton Harbour AAP as the starting point for consideration of the development of the area, and update this document, supported by SHH's visual interpretation of policy in the form of the Vision for Sutton Harbour. Figs 4.1 and 4.2 are not of a sufficient scale or quality to clearly identify the areas to which the policies relate; the City Centre and Waterfront Masterplans (referred to in paragraph 4.34) do not provide the necessary clarity on the development opportunities which will be given priority; the allocation of key sites in isolation within the JLP, fails to continue the cohesive approach enshrined within the Sutton Harbour AAP.	Plan sound (but change could be agreed)	The JLP has used the AAP as a starting point as well as taking account of the Sutton Harbour vision, this is not an AAP and the level of detail required is of a different order to an AAP. The plan is at the appropriate level of detail. The policies map has specific site allocations. This is not an AAP but a JLP covering a large area. However, the need for a cohesive approach for Sutton Harbour is accepted and a statement of common ground will be considered with Sutton Harbour Holdings with a view to providing some clarification about the role of other supplementary documents in providing this context

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1095702	1655	General	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Objects to the piecemeal approach which has been taken by the Council, by discounting site allocations below 0.25ha. This approach results in sites which have previously been considered in the AAP, being excluded. These sites clearly contribute to the strategic vision for Sutton Harbour and should continue to be acknowledged and considered in a coherent manner.	Plan sound (no change needed)	The 0.25ha threshold is not piecemeal, it maintains consistency with the SHLAA and is considered appropriate for a plan that considers such a large area, unlike previous AAPs. The Sutton Harbour vision document and the Waterfront masterplan provide a finer grain of analysis of vision and opportunities
1095702	1662	Policy DEV12	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Objects to the policy as currently worded, as it is not positively phrased in accordance with the Framework and would impede the re-structuring of university accommodation.	Plan sound (no change needed)	The wording changes are not supported. The delivery of Student Accommodation can be a highly competitive market and the Council wish to ensure through the JLP that new PBSA is delivered in appropriate locations and meet identified needs. The detailed evidence that informed the Council's approach to Policy DEV12 has been published as part of the evidence base in a document entitled Plymouth Student Accommodation (February 2017).
1095702	1647	Policy PLY1	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Supports the policy which recognises the significance of the waterfront	Plan sound (no change needed)	Support welcomed
1095702	1648	Policy PLY2	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Supports the aspirations of the policy	Plan sound (no change needed)	Support welcomed
1095702	1651	Policy PLY20	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	General support welcome. Request change of word from safeguarding fishing industry to supporting fishing industry.	Plan sound (no change needed)	"Safeguarding" considered most appropriate word with regards to positively protecting fishing industry.
1095702	1656	Policy PLY21	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Supports the policy	Plan sound (no change needed)	Support welcomed
1095702	1657	Policy PLY22	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Endorses the Council's support for cultural development opportunities in Sutton Harbour. The policy should, however, reiterate the Council's support (set out in Strategic Objective SO3, bullet point 5) in that the Council will support the delivery of high quality visitor accommodation, facilities to deliver major events and improved public realm and waterfront access.	Plan sound (no change needed)	These are covered in PLY20 Managing and enhancing Plymouth's waterfront and PLY21 Supporting the visitor economy. It is not considered that these additions are appropriate for inclusion within PLY22, which identifies the cultural hubs.
1095702	1658	Policy PLY25	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Suggests re-wording policy to explicitly mention use-classes, including all A-class uses and student accommodation. Suggests changing and removing some provisions.	Plan sound (no change needed)	The policy is not prescriptive and gives some flexibility to accommodate other uses; however not all uses within each use class will be appropriate (e.g. some uses in the A-class, such as hot food takeaways) and the allocation of this site for student accommodation would be contrary to the strategic approach to student accommodation set out elsewhere in the plan. It is not considered appropriate to add "where possible" to the provision for active ground floor frontages on public streets and spaces, since optimising these in this location is critical to support the City Vision. Innovative car parking will be essential for this constrained site, consistent with consented schemes for the site and changing the words to "consider innovative parking" is therefore not considered appropriate. It considered appropriate to retain "opportunities for water access for leisure" as regeneration of the site's quayside provides a key opportunity for this (and previous SHH proposals have included water access / water/ferry link to Vauxhall Street boardwalk on the opposite side of the harbour).
1095702	1659	Policy PLY26	David Seaton/Sarah Smith	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Supports the allocation of this site for mixed use development. Objects to wording of the policy, considering it not positively worded. Additional wording sought to broaden the range of uses, including hotel and residential.	Plan sound (but change could be agreed)	Overall the changes proposed are not supported and could dilute the overarching role of the site for use by the fishing industry. The proposed amendment to point 2 however could be agreed.
1095702	1661	Policy PLY37	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Support the identification in particular of Strategic Cycling and Walking Network improvements and upgrading flood defences, including the need for the	Plan sound (no change needed)	Not necessary to refer to every specific walking trail improvement in the policy, it is adequately covered by the reference to walking network improvements in point 8 of

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								replacement of the Sutton Harbour Swing Bridge [Lock Bridge]. Specific reference should be made in point 8 to the Sutton Harbour Heritage Trail.		policy PLY37. The trail is however referred to in the site allocation policies PLY23, PLY24, PLY25 and PLY26
1095702	1256	Policy PLY42	Miss Chloe Saunter	Montagu Evans LLP		Sutton Harbour Holdings plc.	Not indicated	Opposes the policy on grounds that airport is unviable / undeliverable and puts forward alternative garden suburb propositions	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1095702	1251	Policy PLY44	Miss Chloe Saunter	Montagu Evans LLP		Sutton Harbour Holdings plc.	Not indicated	Consider the site is unsuitable for development primarily because it is classified greenfield land which would result in a large urban expansion to Plymouth. The site is disconnected from important local services and significant investment would be required in transport and infrastructure terms to serve new development. The site is separated by major roads from the main settlement and this is a barrier to developing a sustainable and active travel culture.	Plan sound (no change needed)	The site is well connected to the existing Woolwell community, the district and local centre and school. There is also the potential to create a sustainable linked neighbourhood with the existing community.
1095702	1252	Policy PLY52	Miss Chloe Saunter	Montagu Evans LLP		Sutton Harbour Holdings plc.	Not indicated	The Plym Valley site (former Plymouth airport) is a brownfield site which should be promoted ahead of this site; this site is greenfield, has highway issues, is beyond urban boundary, has flood risk issues, is impacted by surrounding environment designations and listed building and is remote from employment facilities.	Plan sound (no change needed)	Plymouth City Airport is secured for future aviation use by Policy PLY42 and as such is not available for housing development. The proposed allocation of land at West Park Hill, Newnham is considered sound. The site has been assessed as part of the SHLAA assessment process and deemed suitable for allocation. implications on surrounding infrastructure has been considered in growth strategy.
1095702	1250	Policy SPT3	Miss Chloe Saunter	Montagu Evans LLP		Sutton Harbour Holdings plc.	Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply. Inclusion of Policy Area targets instead of Local Planning Authority targets is appropriate in this Joint Local Plan and consistent with joint planning approach to meeting needs within the HMA. JLP approach towards brownfield land relates to all uses and is not restricted to housing development,
1095702	1253	Policy SPT8	Miss Chloe Saunter	Montagu Evans LLP		Sutton Harbour Holdings plc.	Not indicated	The proposed safeguarding of the airport site, even for a short term, is considered wholly inappropriate and contrary to the NPPF requirement for local authorities positively to seek opportunities to meet the full development needs of their area, and would render the JLP unsound.	Plan sound (no change needed)	An airport site is entirely unique, and once gone it is gone forever. Therefore such an opportunity should only be abandoned when there is no reasonable prospect at all of it being re-established in the long term. The evidence suggests that the reestablishment of aviation use of the site is a potentially deliverable concern within a medium term time horizon and therefore it is important that the opportunity is safeguarded. However, the LPAs agree that this safeguarding period should be only be until the 5 year plan review, to provide sufficient time for a private sector led solution to be secured.
1095702	1645	Strategic Objective SO1	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Support for maximising growth at Plymouth	Plan sound (no change needed)	Support noted
1095702	1646	Strategic Objective SO2	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Support, in particular, the aim to strengthen Plymouths role in the South West, including through unlocking the potential of the Waterfront area.	Plan sound (no change needed)	Support welcomed
1095702	1649	Strategic Objective SO3	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Supports the objective	Plan sound (no change needed)	Support welcomed
1095702	1643	Vision	David Seaton	PCL PLANNING LTD		Sutton Harbour Holdings plc (SHH)	Yes	Support the vision but stress that achieving it will require long-term sustainable solutions in respect of water quality, flooding and other coastal issues	Plan sound (no change needed)	Support welcomed
1095728	1261	Policy SPT2		Totnes	Pippa Ferguson	Totnes	Not indicated	Questions the evidence in relation to allotment	Plan sound (no	The measures of sustainable neighbourhoods and

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				Allotments Association		Allotments Association		provision in Table 3.2 which sets out a provision of 0.15ha per 1000 people in the TTV Policy Area. The representation sets out the National Allotment Society recommendation for 1 plot per 50 households and translates this to recommend that the plan be amended to set the measures of sustainable neighbourhoods and communities to be 0.4ha per 1000 people.	change needed)	communities as set out in fig 3.2 of the JLP are aspirational levels which will be considered as part of the overall planning judgement when considering planning proposals for development. Policy DEV10 does set out the need to provide sufficient external amenity space and private gardens this could include allotments.
1095729	1265	Ivybridge			James Kershaw	SHWD	Not indicated	We have an Air Quality Management Area for Ivybridge and an emerging air quality action plan. Unfortunately there is only limited low cost improvements to infrastructure that can be found, and there is probably going to be a shortfall with regards to the amount of funding that will arise from the new developments and the amount needed to deliver the AQAP for Ivybridge. Therefore there is the potential for these developments to have a negative impact on the AQMA in Ivybridge.	Plan sound (no change needed)	All new development will be required to contribute to delivery of the Air Quality Action Plan.
1095729	1263	Policy DEV1			James Kershaw	SHWD	Not indicated	Cannot see a policy which is in relation to general amenity i.e. to protect existing residential amenity or business amenity. DEVI is not explicit enough. Suggested wording Development will only be acceptable where the proposed use does not conflict with neighbouring amenity, by way of noise, odour, light, or sensitivity to the aforementioned.	Plan sound (but change could be agreed)	It is agreed that this policy could be amended to be cover wider amenity considerations, and not just those affecting residential development
1095729	1262	Policy DEV2			James Kershaw	SHWD	Not indicated	Concerned that the policy limits the ability to attract s.106 funding to developments only within the AQMA; wording change suggested	Plan sound (but change could be agreed)	The intention of the policy is to help address air quality impacts and so a change could be agreed to better achieve this outcome
1095729	1264	Policy DEV37			James Kershaw	SHWD	Not indicated	The respondent questions the policy in relation to the safety of site users from flood risk for the lifetime of the development.	Plan sound (no change needed)	The vulnerability of site users is addressed in para2(ii). The issue of what mitigation measures can be accepted should be addressed on a site by site basis. Any attempt to prescribe in SPD will introduce inflexibility. It is better to consider expert advice from the Lead Local Flood Authority and the Environment Agency.
1095730	1266	Policy SPT3			Jennifer Berry		No	Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1095730	1271	Policy TTV29 (Modbury)			Jennifer Berry		No	Modbury - OBJECTS to the OAN figure and the amount of housing identified for the town. PROPOSES that fewer houses should be proposed for Modbury, on alternative sites.	Plan sound (no change needed)	The OAN is justified by the SHMNA evidence. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1095734	1286	Policy SPT3			Julian Thomas		No	Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1095734	1287	Policy TTV29 (Modbury)			Julian Thomas		No	The total number of houses proposed should be reduced from 80 to 40. New development should not all be clustered on the western side of town as there are more suitable sites within the town. The proposed sites will be visually detrimental to the surrounding countryside, will not encourage people to walk into the town centre, do not comply with the Modbury NP, there are not enough local jobs, and local community services and transport infrastructure will not be able to cope.	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

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										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.
1095759	1338	Policy DEV10	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Suggested deletion to part of Policy DEV10 criterion 2 ‘and not appear to be an unrelated addition to the rest of the town, village and neighbourhood’. These words are considered superfluous.	Plan sound (no change needed)	Disagree that the identified wording is superfluous. It is considered necessary and important within the first criterion of Policy DEV10. The integration of incremental development to existing settlements is important in terms of scale, massing, materials, density etc. and can contribute positively to the development’s appearance and success.
1095759	1377	Policy DEV10	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Suggested deletion to part of Policy DEV10 criterion 2 ‘and not appear to be an unrelated addition to the rest of the town, village and neighbourhood’. These words are considered superfluous.	Plan sound (no change needed)	Disagree that the identified wording is superfluous. It is considered necessary and important within the first criterion of Policy DEV10. The integration of incremental development to existing settlements is important in terms of scale, massing, materials, density etc. and can contribute positively to the development’s appearance and success.
1095759	1336	Policy DEV3	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Development cannot always provide physical replacement of playing fields or create additional space. Reference should be made to using CIL/S106	Plan sound (no change needed)	The mechanism for making development contributions in lieu of direct provision will be set out in the SPD
1095759	1337	Policy DEV9	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Object Affordable housing should be affordable and/or social rent depending upon local circumstances	Plan sound (no change needed)	The Plan expects affordable housing to include social and affordable rent as well as intermediate tenures, and where viability is compromised negotiations will allow the exact tenure mix to be agreed. This is set out in the SPD. This might change following regulations due from Government on Starter Homes.
1095759	1330	Policy PLY56.4	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Support the principle of site being allocated for regeneration but recommend range of uses is extended to include housing to assist viability. Initial feasibility work already undertaken for potential for tall building to be developed Such approach should be proposed to allow high quality development, meet requirements to ensure maximum use is made of previously developed land to create maximum flexibility for future development. Wording changes recommended	Plan sound (no change needed)	Support welcomed, the policy supports mixed use development which is considered to allow a wide range of potential uses, with guidance given to potential uses. As worded the policy give sufficient flexibility to adequately consider future planning applications in addition to the other policies of the Plan.
1095759	1333	Policy SPT2	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Support the text at draft paragraph 3.17 where it states ‘The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.’	Plan sound (no change needed)	Support welcomed
1095759	1333	Policy SPT3	Ed Heynes	Jillings Heynes		London and	Not indicated	Supports Housing Requirement	Plan sound (no	Support noted. JLP provides sufficient policy guidance

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				Planning Ltd		Devonshire Trust		Challenges Housing Supply - Omission Policy	change needed)	towards delivery, including SPT3 and DEL1. Housing Implementation Strategy is outlined in paragraphs 3.31 to 3.33, and the related reasoned justification within paragraphs 7.22 to 7.35
1095759	1331	Strategic Objective SO1	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	The strategic objectives identified in SO1 are generally supported	Plan sound (no change needed)	Support welcomed
1095759	1335	Strategic Objective SO11	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Seeks deletion of first point as this cannot always be achieved	Plan sound (no change needed)	This is not a reason for lessening the aspiration set out in an objective
1095759	1334	Strategic Objective SO2	Ed Heynes	Jillings Heynes Planning Ltd		London and Devonshire Trust	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1095767	1339	Rattery			Ray Willis		No	Objects to the sustainability appraisal for Rattery.	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
1095768	1344	Policy DEV10	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Suggested deletion to part of Policy DEV10 criterion 2 'and not appear to be an unrelated addition to the rest of the town, village and neighbourhood'. These words are considered superfluous.	Plan sound (no change needed)	Disagree that the identified wording is superfluous. It is considered necessary and important within the first criterion of Policy DEV10. The integration of incremental development to existing settlements is important in terms of scale, massing, materials, density etc. and can contribute positively to the development's appearance and success.
1095768	1346	Policy DEV3	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Development cannot always provide physical replacement of playing fields or create additional space. Reference should be made to using CIL/S106	Plan sound (no change needed)	The mechanism for making development contributions in lieu of direct provision will be set out in the SPD
1095768	1345	Policy DEV9	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Object Affordable housing should be affordable and/or social rent depending upon local circumstances	Plan sound (no change needed)	The Plan expects affordable housing to include social and affordable rent as well as intermediate tenures, and where viability is compromised negotiations will allow the exact tenure mix to be agreed. This is set out in the SPD. This might change following regulations due from Government on Starter Homes.
1095768	1340	Policy PLY59.12	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	The amount of development identified should be stated as an 'at least' figure in order to be consistent with draft Policy SPT3	Plan sound (no change needed)	Para 1.18 explains why the use of 'in the order of' is correct
1095768	1341	Policy SPT1	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Both brownfield and greenfield sites that contribute towards delivering sustainable patterns of development should be supported and encouraged. This point is relevant to draft Policy SPT1, 3. i. This part of the draft Policy should be amended accordingly.	Plan sound (no change needed)	Policy SPT1 provides a long list of criteria which support sustainable development. The policy includes references to the efficient use of land but does not necessarily give preference to either brownfield or greenfield land. The policy seeks to ensure that development follows some basic principles of sustainability by setting out some criteria to express the economic, social and environmental aspects of sustainable development. Whether the land is brownfield or greenfield is one consideration within the policy but its main principle is to encourage efficient use of land.
1095768	1343	Policy SPT2	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Support the text at draft paragraph 3.17 where it states 'The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.'	Plan sound (no change needed)	Support welcomed
1095768	1341	Policy SPT3	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton		Supports Policy Targets and 'at least' wording Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. SPT3 expresses the policy approach to maintaining supply.
1095768	1347	Strategic	Ed Heynes	Jillings Heynes	Mr/Mrs	Mr David and	Not indicated	Seeks deletion of first point as this cannot always be	Plan sound (no	This is not a reason for lessening the aspiration set out in an

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		Objective SO11		Planning Ltd	David/Jane Stratton	Mrs Jane Stratton		achieved	change needed)	objective
1095768	1144	Strategic Objective SO2	Ed Heynes	Jillings Heynes Planning Ltd	Mr/Mrs David/Jane Stratton	Mr David and Mrs Jane Stratton	Not indicated	Supports the objective	Plan sound (no change needed)	Support welcomed
1095783	1360	Policy TTV6		GVA	Chris Burton	South Devon College	Not indicated	Pleased to see a direct reference to the provision of improved education facilities on site is made in the Policy wording; it is the Colleges intention to facilitate the delivery of an improved education offer in conjunction with any redevelopment on site.	Plan sound (no change needed)	Support welcomed and information noted
1095832	1511	Omission site (TTV Policy Area)	Ed Heynes	Heynes Planning Ltd		Place Land LLP	Not indicated	PROPOSES that Lee Mill is identified as being a suitable location for strategic growth. PROPOSES strategic site for inclusion within JLP.	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.
1095832	1507	Policy SPT1	Ed Heynes	Heynes Planning Ltd		Place Land LLP	Not indicated	Both brownfield and greenfield sites that contribute towards delivering sustainable patterns of development should be supported and encouraged. This point is relevant to draft Policy SPT1, 3. i. This part of the draft Policy should be amended accordingly.	Plan sound (no change needed)	Policy SPT1 provides a long list of criteria which support sustainable development. The policy includes references to the efficient use of land but does not necessarily give preference to either brownfield or greenfield land. The policy seeks to ensure that development follows some basic principles of sustainability by setting out some criteria to express the economic, social and environmental aspects of sustainable development. Whether the land is brownfield or greenfield is one consideration within the policy but its main principle is to encourage efficient use of land.
1095832	1507	Policy SPT2	Ed Heynes	Heynes Planning Ltd		Place Land LLP	Not indicated	Support the text at draft paragraph 3.17 where it states 'The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.'	Plan sound (no change needed)	Support welcomed
1095832	1508	Policy SPT3	Ed Heynes	Heynes Planning Ltd		Place Land LLP	Not indicated	Supports Policy Targets and 'at least' wording Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply, Omission Policy	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1095832	1509	Policy TTV1	Ed Heynes	Heynes Planning Ltd		Place Land LLP	Not indicated	The often rigorous and inflexible approach by many Councils in respect of whether development should occur outside settlement boundaries has, in part, resulting in Councils not being able to deliver a suitable housing land supply.	Plan sound (no change needed)	In policies STP2, TTV1 and TTV31 there is a flexible framework that enables applicants to clearly understand what type of proposals could be given support outside settlement boundaries. Sufficient protection needs to be afforded the countryside outside identified boundaries, as clearly required by the NPPF.
1095834	1506	Policy SPT3			Rosemary Parker		Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1095834	1504	Policy TTV29 (Modbury)			Rosemary Parker		Not indicated	The number of houses proposed for Modbury should be reduced to 40. The main A379 through the town is already congested and cannot cope with additional traffic; new highway infrastructure is needed. Any development to the east of the town would be detrimental to the historic Old Dartmouth Road and to the proposed flood alleviation scheme.	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.

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										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.
1095841	1512	Policy SPT3		Stokenham Parish Council	Piers Spence	Stokenham Parish Council	Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence
1095841	1513	Policy TTV29.22		Stokenham Parish Council	Piers Spence	Stokenham Parish Council	Not indicated	Opposes the allocation	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1095841	1513	Policy TTV29.23		Stokenham Parish Council	Piers Spence	Stokenham Parish Council	Not indicated	Opposes the allocation	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1095841	1513	Spatial Strategy (TTV Policy Area)		Stokenham Parish Council	Piers Spence	Stokenham Parish Council	Not indicated	Unconvinced by housing demand forecast for plan	Plan sound (no change needed)	The OAN is based on evidence, and the JLP positively responds to the identified housing needs.
1095848	1883	Sports and recreation			Esther Pearson	South West Coast Path Association	Not indicated	The plan currently fails to provide the strategic level of recognition needed for the England Coast Path or South West Coast Path, as a National Asset of such economic, social and welfare benefit to the resident population and visitors to the area covered by the Plan. Recommends that for every house built, an appropriate commuted sum is provided to invest in green infrastructure.	Plan sound (no change needed)	The SW Coast Path is identified in the spatial strategy of the plan at Policy SPT11, and given recognition as an important element in the implementation of Policies PLY20 and DEV25. It is supported in site specific policies PLY29 and 32. The representation does not identify changes to the plan that would overcome their concerns. Policy DEL1 allows for the negotiation of s106 contributions to mitigate development impacts.
1095852	1519	Policy PLY26			Tom Flatt		Not indicated	More space should be provided for the fish market; residential should not be permitted.	Plan sound (no change needed)	PLY26 supports these outcomes
1095902	1638	Omission site (TTV Policy Area)	Nicole Stacey	PCL PLANNING LTD		Blue Cedar Homes (BCH)	Not indicated	Land at St Werburgh Close, Wembury should be allocated	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.
1095902	1638	Omission site (TTV Policy Area)	Nicole Stacey	PCL PLANNING LTD		Blue Cedar Homes (BCH)	Not indicated	Land off School Road, Stoke Fleming should be allocated	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.
1095902	1640	Policy DEV8	Nicole Stacey	PCL PLANNING		Blue Cedar Homes (BCH)	Not indicated	Whilst the policy is welcomed, it should be noted that due to difficulties associated with management, it is not	Plan sound (but change could be	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. B.

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				LTD				always possible to mix tenures of open market housing and registered provider housing; should be amended to refer to affordable housing "normally"/ "where possible" being required to be provided on-site. The inclusion of a standalone policy relating to older persons accommodation should clearly set out the approach to be taken to the contribution of affordable housing provision	agreed)	DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; No need to make further change for viability or stand-alone policy relating to a specialist part of the housing market. TTV SPD will be the appropriate means to set out detailed guidance on implementation where off-site contributions are appropriate and evidenced
1095902	1641	Policy DEV9	Nicole Stacey	PCL PLANNING LTD		Blue Cedar Homes (BCH)	Not indicated	Whilst the policy is welcomed, it should be noted that due to difficulties associated with management, it is not always possible to mix tenures of open market housing and registered provider housing; should be amended to refer to affordable housing "normally"/ "where possible" being required to be provided on-site. The inclusion of a standalone policy relating to older persons accommodation should clearly set out the approach to be taken to the contribution of affordable housing provision	Plan sound (no change needed)	Presumption is for on site provision of a mix of tenures, including older persons housing, unless there is robust justification for off site provision. Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. But DEV7 and DEV 8 should be consistent with each other regarding viability. But no need to make further change for viability or stand-alone policy relating to a specialist part of the housing market. SPD will be the appropriate means to set out detailed guidance on implementation where off-site contributions are appropriate and evidenced
1095902	1638	Spatial Strategy	Nicole Stacey	PCL PLANNING LTD		Blue Cedar Homes (BCH)	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. Additional comments relating to Brixton.	Plan sound (no change needed)	The spatial strategy proposed is considered to represent the most sustainable option. The housing need assessment follows Government guidance and is set out in the SHMNA.
1095902	1639	Sustainable Villages	Nicole Stacey	PCL PLANNING LTD		Blue Cedar Homes (BCH)	Not indicated	Unclear what evidence to substantiate housing numbers in Fig 5.8 and the numbers should be expressed as minimums. Proposes alternative sites.	Plan sound (but change could be agreed)	Awareness of the sustainability appraisal is an important part of understanding the list of sustainable villages. The evidence used to identify which villages can be considered 'sustainable' is referenced in paragraph 5.156. However, it is AGREED that the description of the assessment framework should be more comprehensive, with a clearer reference made to a standalone piece of evidence that sits within the evidence base. It is not appropriate to identify the numbers as minimums, it is a guide only and will need to be tested in relation to the specific context of the village.
1095985	1642	Policy PLY26			P O Donnelly		Not indicated	Fishing industry vision rather than SHH vision supported	Plan sound (no change needed)	The consultee does not comment on the JLP itself
1096009	1652	Policy PLY26			Mr Mark Greet	Fal Fish	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096014	1660	Policy PLY26			Mr Jonathan Mills		Not indicated	Supports the enhancement of the fish quay.	Plan sound (no change needed)	PLY26 supports these outcomes
1096040	1675	Bickleigh / Woolwell	Rebecca Mitchell	Maristow Estate		A&M Trust	Not indicated	Strong objection to LGS designation of land south of Pinewood Drive, Woolwell, The site has not been assessed in the Plymouth Policy Area Open Space Assessment (2017)	Error/Clarification to be accommodated	The designation (as a Local Green Space site, not a neighbourhood greenspace) was based on richness of wildlife, as evidenced by the site surveys for the outline planning application (e.g. Annex 2 bat species adjacent ancient woodland). There is an erroneous omission in the evidence base document which will be corrected
1096040	1675	Omission site (Plymouth Policy Area)	Rebecca Mitchell	Maristow Estate		A&M Trust	Not indicated	Land south of Pinewood Drive, Woolwell, should be allocated for residential development	Plan sound (no change needed)	The site is proposed for allocation as a Local Green Space site based on its richness of wildlife. An integrated approach to the delivery of urban extension at Woolwell is essential to ensure that the overall development is managed in a way that is supported by existing and planned infrastructure. Other more suitable sites are available to achieve this outcome.
1096040	1676	Policy DEV29	Rebecca Mitchell	Maristow Estate		A&M Trust	Not indicated	The JLP appears to seek the designation of all existing areas of open space as one a greenspace. Given that NPPF Para 74 is relevant to all open space, and sets out the criteria upon which development proposals should be considered against, it is entirely unnecessary to take this approach and to designate neighbourhood greenspaces. There is no justification provided for this departure. No methodology, is provided to explain	Plan sound (no change needed)	The policy is not considered contrary to NPPF para 74. This provides that development on open spaces require that an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements. The provisions of DEV29 articulate this principle through relating need to the functions the open spaces perform. Local plans should not simply repeat NPPF policy. DEV29 is considered to be properly justified.

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								what special characteristics and features that would justify the additional layer of policy protection through the designation of Neighbourhood Greenspaces.		
1096040	1676	Policy SPT3				A & M Trust	Not indicated	Challenges Housing Supply - Insufficient Supply, additional sites required, 5 Year Supply	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. Wide range of site sizes identified in the Plymouth Policy Area
1096044	1677	Policy PLY26			Mr Tony Berry		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096051	1696	Policy PLY16			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	The EFSA has interpreted the word 'education' as referring to school, whereas the context is university education
1096051	1688	Policy PLY37			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	Support welcomed. The precise funding mix for individual schools, including any use of CIL and S106 will be included in the Plan for Infrastructure and Investment
1096051	1695	Policy PLY38			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	This is a mis-read of the policy - it refers to education, not school
1096051	1694	Policy PLY39			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	This is a mis-read of the policy - it refers to education, not schools.
1096051	1693	Policy PLY44			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	Support welcomed
1096051	1692	Policy PLY48			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	Support welcomed
1096051	1691	Policy PLY52			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	Support welcomed
1096051	1698	Policy PLY6			Samantha Powell	Educational and Skills Funding Agency	Not indicated	Support for the reference to delivery of school in the policy	Plan sound (no change needed)	Support welcomed
1096051	1690	Policy TTV18			Samantha Powell	Educationa and Skills Funding Agency	Not indicated	Supports the proposed delivery of schools arising from the anticipated housing growth across the joint Local Plan area,	Plan sound (no change needed)	Support welcomed
1096051	1689	Policy TTV21			Samantha Powell	Educationa and Skills Funding Agency	Not indicated	Supports proposed delivery of schools arising from anticipated housing growth across JLP area, including TTV21 (600 dws) - New primary school	Plan sound (no change needed)	Support welcomed
1096059	1701	Ivybridge			Sara Hladjki		Not indicated	Development on Eastern side: traffic issues along Western Road including air pollution. Causing Ivybridge to be too linear thus discouraging people from walking using the town centre. There is no provision for development south of A38 which would help put the heart back into the town. Developments in other areas seem to have worked around pylons. Over development generally for the town without the roads being fully considered.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. All new development will be required to contribute to delivery of the Air Quality Action Plan. The Council does not have robust evidence to demonstrate that mixed uses are deliverable on land to the south of the A38.
1096059	1701	Policy TTV10			Sara Hladjki		Not indicated	Object to further housing on Stibbs Lane due to flooding / drainage problems, heavier traffic with no provision for pedestrians unnecessary.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable.
1096065	1705	Policy TTV10			Jon Sparkes	Ivybridge Cricket Club	Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHELAA evidence. Sites identified have been assessed and the associated impacts are considered to be acceptable. Development to the south of the A38 has not been included since a deliverable site has not been identified.
1096065	1704	Policy TTV9			Jon Sparkes	Ivybridge Cricket Club	Not indicated	Support Town Council's objection to inclusion of the site given better alternative to south of A38	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential

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										impacts of proposed allocations assessed and understood. Land to the south has not been included since it has not been demonstrated that development is deliverable.
1096121	1734	Tamerton Foliot			Ms Charlie Bladen		Not indicated	Supports the protection of green spaces in Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1096123	1736	Policy PLY20			Dan Thompson		Not indicated	Fish market must be kept but needs modernisation. Southside Street should be pedestrianised.	Plan sound (no change needed)	Plan already provides a framework which would support these things.
1096132	1740	Policy PLY26			Maureen Baser		Not indicated	Wishes fish market to remain.	Plan sound (no change needed)	PLY26 will safeguard the fish market
1096139	1748	Policy DEV30			Catherine Brabner-Evans	Woodland Trust	Not indicated	The Woodland Trust suggests additional wording relating to loss or deterioration of irreplaceable habitats including ancient woodland, ancient wood pastures etc., discussions on compensation should not form part of assessment. In addition they support Plymouth Tree Partnerships statement about para 6.103.	Plan sound (no change needed)	The additional wording suggested refers to the Housing White Paper which proposes that Ancient woodland will benefit from the same protection as greenbelt. The NPPF has not been amended to reflect this yet therefore it is not considered appropriate to include this wording in the Development Policy Section, but reference to the higher level of protection can be made in the Supplementary Planning Document. The Plymouth Policy Area Tree Canopy Cover assessment applies to the Plymouth Policy Area only and although referred to in para 6.103 it is not felt appropriate to go into the details suggested in the Development Policies part of the plan. Further detail on the Plymouth Policy area and specific canopy cover targets will be given in the Supplementary Planning Document.
1096139	1746	Policy SPT1			Catherine Brabner-Evans	Woodland Trust	Not indicated	Representation supports 3 ii and recommends that additional clauses are added to reflect woodland protection and creation. The representation sets out some of the benefits of woodland in terms of the environmental, social and economic gains.	Plan sound (no change needed)	Policy SPT1 seeks to provide a high level strategic framework for delivering sustainable development. The NPPF is clear that 'to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'. Other policies within the plan set out the approach in terms of specific natural assets and therefore it is not considered appropriate to include specific detail in this high level policy. SPT11 sets out the strategic approach to the natural environment. DEV30 Trees, woodlands and hedgerows sets out the approach to these natural assets.
1096139	1747	Policy SPT11			Catherine Brabner-Evans	Woodland Trust	Not indicated	Welcome the recognition here of the unique qualities of the natural environment and the need to protect and enhance through the planning process; recommend that two further explicit commitments are made here: To protect irreplaceable ancient woodland and to increase the level of tree cover	Plan sound (but change could be agreed)	See response to representation of Natural England
1096141	1751	Policy DEV12			Professor Andrew Brewerton	Plymouth College of Art	Not indicated	Support for Policy DEV12 as the provision of student accommodation within the Art College's campus will be a major priority over the next year and will be essential in supporting growing student numbers and increasing the international profile.	Plan sound (no change needed)	Support noted. No changes required.
1096141	1750	Policy PLY17			Professor Andrew Brewerton	Plymouth College of Art	Not indicated	Fully support the policy	Plan sound (no change needed)	Support welcomed
1096141	1749	Policy PLY18			Professor Andrew Brewerton	Plymouth College of Art	Not indicated	Feel the policy could be further strengthened by emphasising the desire for mixed-use space so that the business and education agendas can be brought together.	Plan sound (but change could be agreed)	Comments welcomed; while the policy as worded is considered sound, the LPAs would be happy to agree alternative wording should the inspector be minded to agree changes as follows: include '...together with a higher education and/or business led mixed use...'
1096141	1752	Policy PLY22			Professor Andrew Brewerton	Plymouth College of Art	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096141	1753	Policy SPT8			Professor Andrew Brewerton	Plymouth College of Art	Not indicated	The policy is welcomed; digital connectivity elements could be strengthened	Noted	Support welcomed
1096141	1899	Policy SPT8			Chris Arscott	Plymouth	Not indicated	Support SPT8 but more emphasis should be placed on	Plan sound (no	It is the view of the LPAs who produced the JLP in

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						Waterfront Partnership BID		rail, air and road links specifically and transport more generally. A fully-integrated transport strategy is required. Could the city explore options for a tram network.	change needed)	partnership with all stakeholders that it does represent a fully-integrated transport strategy which places significant emphasis on transport connectivity. The proposed strategy is to work to deliver a bus-based public transport system as the primary alternative to the private car as a tram-based system is not considered viable, affordable or deliverable for the scale and density of development envisaged across the city.
1096146	1756	Policy PLY26			Andrew Pearce	JLL	Not indicated	Supports SHH plans but does not comment on the policy	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096146	1757	Policy PLY26			Andrew Pearce	JLL	Not indicated	Supports SHH proposals for fish market. Does not suggest policy is unsound.	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096146	1755	Policy PLY42			Andrew Pearce	JLL	Not indicated	Supports SHH vision for the airport site	Plan sound (no change needed)	The airport site has been shown to have potential to be used in the future for aviation uses which will provide benefits to the city's connectivity and attract business. The site is therefore safeguarded until the first review of the JLP to allow opportunities for aviation uses to come forward.
1096168	1766	Policy DEV14		Quod	Adrian Fox	Harding & Sons Limited	Yes	Point 3 – current wording fails to provide guidance on what constitutes 'reasonable prospect of a site being used for employment in the future' additional wording is needed to ensure the policy is effective and should include clarification of the period of marketing required as in other plans (Basingstoke and Deane Local Plan 2011-2029) without a specified time period there is a danger economically inactive uses will persist, suggest change to iii. There is no reasonable prospect of a site being used for employment use in the future. This will include the need for marketing evidence covering a period of at least 6 months.	Plan sound (no change needed)	Detail such as this can go into SPD
1096206	1800	Policy DEV34			Harry Jennings		Not indicated	Supports of the policy's goals	Plan sound (no change needed)	Support welcomed
1096209	1798	Policy SPT3			Norman Botton		Not indicated	Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - Insufficient Supply, additional sites required,	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
1096213	1809	Policy TTV29 (Dartington)			Katharine Collenette		Not indicated	Objects to the proposals for Dartington. Development should be spread fairly over the region and in proportion to the size of settlements - Totnes and Dartington have a higher allocation relative to other areas. Opposes allocation of Broom Park and Sawmills Field, considers brownfield sites on the core estate should be developed instead. Development of the scale proposed will add to traffic congestion and impact on air quality.	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

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										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.
1096213	1815	Policy TTV29 (Dartington)			Katharine Collenette		Not indicated	The parish boundary is not correctly drawn so an increase of 262 new homes in Dartington is not correct. Drawing the boundary correctly means 504 new houses in Dartington. This scale of development would erode the village character. Opposes the further development of Sawmills and new development at Broom Park, but would support quality development of appropriate scale in Dartington Halls core estate. The impact of traffic on air quality may not have been considered fully. The Totnes A385 is already registered as an Air Quality Management Area (AQMA), indicating that the levels of Nitrogen Dioxide (NO2) are either near or exceed healthy levels. Doubling the size of the village will put additional strains on meeting air quality targets and will have a detrimental impact on health. Building houses nearby to work would be a more sensible approach from an environmental and traffic perspective. The feedback process appears to be deliberately flawed.	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

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										respect its setting and the existing nearby developments.
1096230	1848	Policy TTV29.22			L Johnson		Not indicated	Comments / concerns about recent planning application process for the site	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096240	1857	Policy SPT3			Ballantyne		Not indicated	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.
1096244	1869	Policy DEV10	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	The principles of Policy DEV10 are supported, however, the Policy must acknowledge the unique characteristics of Devon and the fact that it is not always possible to link developments physically due to landscape constraints and land ownership issues.	Plan sound (no change needed)	The policy is considered to provide the appropriate level of detail; its interpretation will always be related to specific site contexts
1096244	1877	Policy DEV14	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	Premier Marinas welcome the approach of DEV14 in maintaining employment uses	Plan sound (no change needed)	Support welcomed
1096244	1875	Policy DEV7	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	It should be recognised that not all sites and locations are appropriate for the delivery of on-site affordable housing, for a number of reasons, and it may be preferable to seek off-site contributions instead to allow the LPA to make best use of contributions.	Plan sound (no change needed)	The presumption is for on site provision of affordable housing but Policy and SPD allows for the consideration of offsite commuted sums where that is justified as more appropriate.
1096244	1873	Policy DEV8	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	Whilst the suggested delivery of affordable housing and off site contributions is supported as a general principle, it is not considered that this proposed policy acknowledges the National Planning Policy requirement that affordable housing provision be contingent upon scheme viability.	Plan sound (but change could be agreed)	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. DEV7 & DEV 8 should be consistent with each other i.e. they are subject to viability; Plan should be read as a whole, so no need for Policy DEV8 to cross reference or duplicate Policy DEL1 .  Glossary can clarify that High Value Areas are Value Areas 3 and 4 as identified in Table 1.2 and shown in Fig 1.1 for the reason set out paragraph 1.21 in the published South Hams Strategic Viability Assessment Stage 1 (Level) Feb 2015,(in JLP evidence base). Clarify reasoned justification - details for implementation of Clause 4 will be the subject of the TTV SPD and updating of the affordable housing code of practice.
1096244	1870	Policy TTV2	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	Request for more flexibility in assessing proposals outside established settlements if proposal can demonstrate it delivers wider sustainability aims	Plan sound (no change needed)	The combined provision of a range of policies - STP2, TTV1, TTV2, TTV31 and DEV8 & DEV15 provide a strong framework against which to assess proposals in rural areas that are of a strategic scale and/or offer a broad mix of land-uses.
1096244	1871	Policy TTV3	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	Whilst the need to reference and identify key strategic infrastructure measures as part of the Plan is welcomed, it is considered that such measures cannot be reflected as definitively and prescriptively as currently expressed within the policy wording; This is particularly relevant to	Plan sound (but change could be agreed)	delete the second part of criterion 4: 'including an improved service between Noss Marina and Dartmouth (this will be delivered through the Noss on Dart development)' since the detail of delivery will be determined through a planning application

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								measure 4 which states: 4. Connectivity across and along the River Dart; Wording should be amended		
1096244	1872	Policy TTV4	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	The principles of Policy TTV4 are supported in respect of the future development of Dartmouth including the planned provision for mixed-use and the need to maintain and strengthen the traditional marine industry and recreational/leisure offer. Notwithstanding this, it is considered that the emphasis of the Plan should be on positive future growth and should go beyond protection and existing maintenance to the positive identification of opportunities to enhance and develop opportunities within Dartmouth and the surrounds.	Plan sound (no change needed)	Support welcomed
1096244	1861	Policy TTV6	Jonathan Stoddart	CBRE Ltd		Premier Marinas (Dart) Limited	Not indicated	The policy should be amended to only include points 1 to 5 which will provide sufficient comfort to the form of any future development without being over-prescriptive. The further proposed prescriptive points are covered in more general policies of the plan and are not considered to be appropriate to include as a level of detail in a Local Plan Policy. Premier Marinas seeks to support a range of uses on site, ensuring that flexibility in the provision of these uses and the design of the development is maintained for future proposals.	Plan sound (no change needed)	points noted and agreed there is an element of repetition of general policies, but considered that the criteria provide a comprehensive guide to developer
1096248	1878	Marldon			Trevor Pennington	Councillor - Marldon	Not indicated	OBJECTS to housing figures attributed to Marldon, and feels that housing already built in the village since 2014 meets the indicative housing figure in table 5.8. PROPOSES that Marldon is reclassified as needing to deliver 10 homes over the plan period.	Plan sound (no change needed)	To change the status of Marldon on this basis would be to ignore the supporting evidence that informs the village sustainability assessment. Purpose of the policy is clearly to provide guidance to inform future NP allocations, and whilst recent completions will go some way to meeting housing need, there still needs to be consideration to how future housing needs for the rest of the plan period are met, and figures in table 5.8 are designed to do that. Given the level of services and facilities in Marldon, and the relationship with Torbay and Totnes, a minimum of 30 new homes to be delivered through the NP is considered appropriate.
1096248	1879	Spatial Strategy (TTV Policy Area)			M Cooper		Not indicated	Government should change the way that housing is built and deliver all necessary infrastructure first. Affordable housing should not result in rural isolation. Concerns about turning South Hams into urban sprawl. Kingsbridge is very difficult to get to.	Plan sound (no change needed)	The JLP uses all legitimate and available policy tools to identify an appropriate growth strategy for the rural areas. The spatial challenges of developing in Kingsbridge are understood, and so to is the potential harm to the community of on-going constrained supply of new homes, particularly homes that are affordable.
1096252	1893	HRA			David Pickhaver	Torbay Council	Not indicated	The in-combination effects section considers the South Hams SAC and Lyme Bay and Torbay Marine SAC are the common European sites. The mitigation strategies adopted by Joint Local Plan for both sites are similar to Torbay Local Plans strategies; and are accordingly considered to be appropriate by the Council.	Plan sound (no change needed)	Comment welcomed
1096252	1887	Policy DEV8			David Pickhaver	Torbay Council	Not indicated	The policy sets out a positive framework for meeting housing needs in the Thriving Towns and Villages Policy Area	Plan sound (no change needed)	Support welcomed
1096252	1888	Policy DEV9			David Pickhaver	Torbay Council	Not indicated	DEV9 sets a positive framework for meeting housing needs.	Plan sound (no change needed)	Support welcomed
1096252	1891	Policy SPT3			David Pickhaver	Torbay Council	Not indicated	Supports Housing Distribution/Requirement; no unmet Torbay need for JLP to meet	Noted	Noted
1096252	1891	Policy SPT7			David Pickhaver	Torbay Council	Not indicated	Support for approach. Comment made regarding the need to monitor growth in South Hams and to assess whether commuting flows from Torbay to South Hams are affected by people choosing to live in more affordable accommodation in Torbay	Noted	Support noted. Position regarding the need for new homes in Plymouth and South West Devon is set out in the SHMNA Part 1 and Housing Topic Paper. Note that a 25% market uplift has been applied to South Hams in assessing housing needs to respond to high house prices.
1096254	1905	Policy SPT3	Mr Alistair MacDonald	Boyer Planning		Galliford Try	Yes	Whilst would be cautious of any reduction in housing targets given the existing national housing crisis, it is clear that the housing targets set within Policy SPT3 are a minimum as the wording states that housing provision	Plan sound (no change needed)	Support welcomed

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								will be made for at least 26,700 dwellings. Therefore, we would support this wording to allow flexibility in accordance with the NPPF for the plan to be found to be sound.		
1096254	1908	Policy SPT3	Mr Alistair MacDonald	Boyer Planning		Galliford Try		Supports Policy Targets and 'at least' wording Challenges Housing Supply - Site Selection Process, Insufficient Supply, additional sites required	Plan sound (no change needed)	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.
1096254	1914	Policy TTV1	Mr Alistair MacDonald	Boyer Planning		Galliford Try	Yes	General support for the approach in TTV, although PROPOSES more sites including site in Totnes. This is a greenfield site and is offered to increase flexibility to short term delivery.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The JLP does not seek to allocate sites within the sustainable villages. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1096254	1897	Policy TTV29.1	Mr Alistair MacDonald	Boyer Planning		Galliford Try	Yes	Developer supporting inclusion of land they have an option on, subject to some clarification over developer contributions.	Plan sound (no change needed)	The suggested amendment is not necessary as it is inherent that any requests for contributions will be compliant with CIL reg 122.
1096262	1924	Policy SPT3						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.
1096262	1928	Policy TTV29 (Dartington)						The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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

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										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.
1096270	1914	Omission site (TTV Policy Area)	Mr Alistair MacDonald	Boyer Planning		Galliford Try	Yes	Seeks allocation of SH_56_09_08/13 and SH_56_15_14, both referred to as Follaton Bungalows, Plymouth Road, Totnes. Both references do not cover the exact extent of the client's site which is approximately 4.4 ha. Site reference SH_56_09_08/13 covers a much larger area of 15.14ha, extending further in to the hillside than the client's site which is contained closer top Plymouth Road.	Plan sound (no change needed)	The site referred to is not considered to be a sustainable option for development. It has been considered through previous SHLAA processes with a consistent conclusion that the site has significant constraints. It is located on land with a significant north-facing slope which rises up a prominent hillside. It would be difficult to achieve a satisfactory relationship with the current built form of the town, especially with Follaton Bungalows. An acceptable and viable form of vehicular access could be difficult to achieve given topographical and land-ownership issues. Much of the site is within the SAC buffer.
1096270	1950	Policy DEV10	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	It is unclear how high quality will be assessed; suggested alternative wording to the first paragraph of Policy DEV10.	Plan sound (no change needed)	The JLP is a composite document that should be read as a whole. Further details regarding design are included in Policy DEV20 which elaborates on good standards of design and how they can be achieved.
1096270	1946	Policy DEV8	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	<b>AMEND DEV8 first paragraph</b> so that the provisions are subject to viability.	Plan sound (but change could be agreed)	Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes. But DEV7 and DEV 8 should be consistent with each other to make clear that the percentage of affordable housing provision is "subject to viability" .
1096270	1948	Policy DEV9	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	The requirements of this policy in relation to national space standards and accessibility will not be achievable in all situations and as such an element of flexibility should be incorporated into the policy at criteria 4. as follows: 4. Where viable and practical a mix of accessible housing units will be sought in new housing schemes, representative of the wider housing mix of the development including:	Plan sound (no change needed)	M4(2) & M4(3) are required where possible and were considered as part of plan viability assessment. AC -DEV8 Policy DEL1 clause 5 sets out appropriate requirements regarding development viability, for NPPF #173 purposes.
1096270	1932	Policy SPT3	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need	Plan sound (no change needed)	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. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. No change to SPT3 necessary. Figure 5.1 refers to forecast supply from allocations, not the housing requirement (JLP & policy area targets are set in Policy SPT3)
1096270	1934	Policy TTV1	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	In general support of the settlement hierarchy.	Plan sound (no change needed)	Support welcomed
1096270	1935	Policy TTV29.11	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	Objection given concerns about deliverability of site	Plan sound (no change needed)	The JLP has identified sufficient sites to meet the OAN across the plan area. The site has planning permission: 00760/2013/O
1096270	1937	Policy TTV29.12	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	Objection on grounds that development not justified	Plan sound (no change needed)	The JLP has identified sufficient sites to meet the OAN across the plan area
1096270	1934	Spatial Strategy	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	Site allocation totals identified in Figure 5.1 should be expressed as 'minimum' requirements; concerned that the housing numbers presented in Figure 5.1 may not reflect the true housing requirement over the JLP	Plan sound (no change needed)	All JLP housing requirements are expressed as "At Least" and site allocations make clear that the numbers of dwellings are approximate. The SHMNA Part 1 and Employment evidence base set out how the housing needs and employment needs

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								period, nor does there appear to be any objective assessment informing the distribution of housing across settlement types; appears to be an imbalance of housing and employment numbers proposed		have been assessed and how they relate to each other. The Housing Topic Paper, and Distribution Topic Paper (Nov 2016) set out how we decided upon a distribution strategy for all types of development - housing and employment particularly.
1096270	1931	Strategic Objective SO1	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	General support for the objective; particular emphasis should be given to the towns and larger rural villages in West Devon	Plan sound (no change needed)	There is no clear justification for this objective to give particular emphasis to the West Devon villages
1096270	1944	Strategic Objective SO11	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	The fourth bullet should be amended as follows: 4. Provides high quality places good design , which create a positive legacy for future generations, and properly responds to the historic environment, positively engaging with it as an asset to deliver high quality development and sustainable communities.	Plan sound (no change needed)	This change is considered unnecessary
1096272	1941	Omission site (TTV Policy Area)	Jonathan Chick	Walsingham Planning		Land Value Alliances (LVA)	Not indicated	Seeks allocation of and to the north of the A3072, Hatherleigh	Plan sound (no change needed)	The JLP is positively prepared and uses objective evidence to identify a plan wide housing need figure. The proposed allocations within the JLP meet this need in full, with no need to identify additional sites at this time. Officer assessment identified that the site should not come forward primarily due to impact on landscape and poor connectivity with Hatherleigh.
1096345	1998	Policy PLY26			Kenneth Perry		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096348	1999	Policy PLY26			G Hannaford		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096352	2000	Policy PLY26			Chrystianne Hayes	Victory Fishing Ltd	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096354	2263	Bickleigh / Woolwell			Glenys Bragg		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096355	2266	Bickleigh / Woolwell			Harry Parr		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096356	2236	Bickleigh / Woolwell			A Parr		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096357	2293	Bickleigh / Woolwell			N Parr		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096358	2312	Bickleigh / Woolwell			K Mitchinson		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096358	2313	Bickleigh / Woolwell			K Mitchinson		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096361	2314	Bickleigh / Woolwell			Mr S Mitchinson		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within

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										the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096366	2002	Policy PLY44			L Scott		Not indicated	Concerns about transport impacts, adequacy of schools and services, impact on wildlife, the location of sports facilities and play spaces, the heritage of the site and the need for the development to provide new shops	Plan sound (no change needed)	Concerns are noted. The planning of this urban extension includes the requirement for appropriate infrastructure and local facilities to be delivered, including open space and play areas.
1096397	2013	Policy TTV29 (Dartington)			Andrew Collette		Not indicated	Objects to the proposals for Dartington. Development should be spread fairly over the region and in proportion to the size of settlements - Totnes and Dartington have a higher allocation relative to other areas. Opposes allocation of Broom Park and Sawmills Field, considers brownfield sites on the core estate should be developed instead. Development of the scale proposed will add to traffic congestion and impact on air quality.	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.</p> <p>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>
1096408	2028	Policy PLY26			Godfrey Adams	Trelawney Fish	Not indicated	The Council has an obligation to protect the fishing industry	Plan sound (no change needed)	The policy safeguards the fishing complex
1096410	2029	Policy PLY26			Iain Holman		Not indicated	Opposes SHH planning application for fishing complex	Plan sound (no change needed)	There is no planning application
1096413	2030	Policy PLY26			Sam W G Murray		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096417	2031	Policy PLY26			Nathan Rogers		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096418	2032	Policy PLY26			Mr L C Saunders		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096423	2033	Policy TTV14			Ian Lawrence		Not indicated	Concerned about size of development given access / traffic concerns	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential

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										impacts of proposed allocations assessed and understood. The policy criteria recognise and seek to limit / mitigate highway impact.
1096437	2039	Tamerton Foliot			Mr D Bailey		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1096440	2040	Policy PLY26			Mr D Parkin		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096446	2046	Policy PLY26			Roger Klyne		Not indicated	It would be disappointing for the fishing complex to fade away	Plan sound (no change needed)	The policy safeguards the fishing complex
1096448	2047	Policy TTV29.22			Mr and Mrs Ian and Susan Jones		No	Need for housing is not justified and lacking infrastructure to support (particularly health), education and highways. Potential adverse impact on AONB and flood risk. Potential breaching of the Slapton Line would render development at dead end. Need is for Affordable Housing.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096574	2050	Policy SPT3			Paul Stanton			Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply	Plan sound (no change needed)	Could include the graphs of the housing trajectories as an Annex to the plan. Policy Area targets are intended to be separate and non-transferable - as explained in the evidence in the Housing Topic Paper so amending SPT3 to express that intention would be consistent with that evidence and consistent with the spatial strategy.
1096574	2049	Policy TTV29 (Modbury)			Paul Stanton		Not indicated	Fully endorse and support the views by the Modbury Parish Council. Highlights the fact that the housing targets for the South Hams have been artificially inflated by some 2,000 homes above the need for local population growth. Fully support the Councils five considerations that the target for 80 additional homes for Modbury on top of the 93 already under construction should be reduced to 40	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.

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1096575	2051	Policy DEV26			Brenda Wilkes		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096575	2052	Tamerton Foliot			Brenda Wilkes		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1096577	2053	Policy DEV26			Victor Wilkes		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096577	2054	Tamerton Foliot			Victor Wilkes		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1096578	2055	Policy DEV26			Adrian Wilkes		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096578	2056	Tamerton Foliot			Adrian Wilkes		Not indicated	Supports the plan, especially in relation to Tamerton Foliot	Plan sound (no change needed)	Support welcomed
1096592	2061	Bratton Clovelly			Mrs Val Wallbank		Yes	OBJECTS to village assessment for Bratton Clovelly. OBJECTS to how OAN has been calculated.	To be considered in review Settlement Boundaries background document	The sustainable villages assessment tool was subject to 2 rounds of public consultation before being included in the JLP. If new evidence is available to inform the assessment then it is appropriate to undertake a new assessment as advised. The OAN is based on evidence, and the JLP positively responds to the identified housing needs.
1096592	2063	Policy SPT3			Mrs Val Wallbank		No	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply, 5 Year Supply	Plan sound (no change needed)	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. . Minor change to Glossary to include definition of housing need consistent with definition in NPPG.
1096595	2062	Policy TTV29.22			S Miller		Not indicated	Opposes the allocation	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096598	2065	Policy TTV29.22			Mr and Mrs Ronald and Jaqueline Legg		Not indicated	Development of the site is not supported by the community and more suitable land between Stokenham and Chillington is available. Highway and other infrastructure not capable of accommodating more housing.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. Land between Stokenham and Chillington is considered to be unsuitable for development largely due to likely impact on character and landscape. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096601	2067	Tamerton Foliot			D Sharpe		Not indicated	Against development in Tamerton Foliot	Plan sound (no change needed)	The plan reflects the constraints on development in Tamerton Foliot
1096602	2066	Policy TTV29.22			Mr and Mrs Colin and Pam Wakeling		Not indicated	JLP rushed through without proper consultation. Residents favour less development on more sustainable sites. TTV29.22 is not sustainable and the flood attenuation proposals inadequate.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan, including full assessment of proposals to address flood risk and run off. All consultation requirements and the provisions of the Statement of Community Involvement have been met. This included engagement events in the locality. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096606	2068	Policy PLY26			Mariscofish	Marisco Fish	Not indicated	Supports the policy	Plan sound (no	Support welcomed

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						Ltd			change needed)	
1096610	2072	Policy TTV29 (Modbury)			Mrs Burda Gage		Not indicated	The number of dwellings allocated to Modbury should be reduced to 40 and the proposed sites should be those on the eastern side of the town.	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.
1096615	2075	Policy PLY26			Mr P Trumfield		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096616	2076	Policy PLY26			Mr S Trumfield		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096617	2077	Policy PLY26			Peter Blamey		Not indicated	It is imperative that the fishing complex is retained	Plan sound (no change needed)	The policy safeguards the fishing complex
1096620	2079	Policy PLY26			Mr Brent Young		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096621	2082	Policy PLY26			Chris Newman		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096625	2083	Policy PLY26			Ali Hannaford	Paramount 23 Ltd	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096629	2085	Policy PLY26			Guy Pessell		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096630	2086	Policy PLY26			A K Scholfield		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096635	2087	Bratton Clovelly			Mrs Mary Jordan		No	OBJECTS to 20 houses being indicated for Bratton Clovelly. PROPOSES the number of indicative housing is reduced to 10.	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
1096636	2088	Rattery			Robert A Hatt		Not indicated	OBJECTS to village assessment for Rattery. PROPOSES new score of 19 and lower indicative housing figure of	To be considered in review Settlement	The assessment of sustainable villages was subject to two phases of consultation. However, if the assessment is

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								10.	Boundaries background document	considered incorrect, it is appropriate to reassess the villages
1096639	2090	Policy TTV29.22			Mrs Christine Godfrey		Not indicated	Plan is not based on sound evidence and TTV29.22 should be removed from the plan. Residents do not support development of this site. Impact on landscape / character is not appropriate.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096643	2091	Policy TTV29 (Modbury)			Mr&Mrs J Woods		Not indicated	The sites proposed in the JLP are all on the western side of the town and are not suitable as they would: create an imbalance to the look of the town; create a 'ghetto-like' area, discouraging integration; not facilitate future occupiers utilising the town centre and its shops, and; discourage walking to the town centre due to the long distance, steep hill and dangerous conditions. The overall number being proposed is too high, with parking and traffic congestion already being problematic.	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.
1096658	2105	Policy TTV29.22			Mrs Margaret Walker		Not indicated	Plan is not based on sound evidence and TTV29.22 should be removed from the plan. Residents do not support development of this site. Impact on landscape / character is not appropriate.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has been the subject of detailed assessment during the process of considering a planning application. In granting planning permission the LPA considered that the proposals conform with the development plan. The site has planning permission: The site has planning permission: 41/1915/13/F (part)
1096660	2107	Policy PLY26			Chris Gilbertson	Mevagissey Harbour Trustees	Not indicated	Scaling down of business due residential development would have huge consequences on ports in the region	Plan sound (no change needed)	The policy safeguards the fishing complex

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1096661	2108	Policy TTV29 (Modbury)			C Coyte		Not indicated	The two most salient problems with the town are topography and hydrology. Holding tanks will not be sufficient to prevent further flooding of the Broad Street area.	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.</p> <p>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.</p> <p>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.</p> <p>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>
1096662	2110	Policy PLY26			Peter Johnstone		Not indicated	It is essential that the fishing complex is not downsized	Plan sound (no change needed)	The policy safeguards the fishing complex
1096665	2115	Rattery			Robert Needham		Not indicated	OBJECTS to village assessment for Rattery. PROPOSES new score of 19 and lower indicative housing figure of 10.	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
1096666	2116	Policy TTV29 (Modbury)			Bridget Robinson		Not indicated	The total number of houses proposed for Modbury should be reduced to 40, with smaller sites around the town, preferably on the eastern side being allocated. The proposed level of development cannot be supported by local job provision and would have a detrimental impact on the local transport infrastructure and community services, historic town and surrounding countryside. It also fails to comply with the Modbury NP.	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.</p> <p>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.</p> <p>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</p>

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										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.
1096669	2122	Rattery			Martin de Wolf		Not indicated	OBJECTS to the village assessment of Rattery. PROPOSES that Rattery have no more development as indicated as a preference by the local community.	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 indicated preference of 'no development' is clearly contrary to national policy.
1096670	2130	Policy PLY26			Kathy Cuthbert		Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1096671	2129	Policy PLY26			Wilf Witts		Not indicated	Expresses concern about plans of SHH for site	Plan sound (no change needed)	Policy PLY26 stands alone and is separate from SHH's published vision
1096676	2143	Policy PLY26			SJ and MF Nowell	Fishing Vessels	Not indicated	Opposes any residential development	Plan sound (no change needed)	The policy safeguards the fishing complex
1096710	2412	Policy TTV29 (Dartington)			DC Leggett		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

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										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.
1096720	2255	Bickleigh / Woolwell			Mrs Christine Lane		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096722	2271	Bickleigh / Woolwell			Jane Sheppard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096724	2288	Bickleigh / Woolwell			L Purchon		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096726	2305	Bickleigh / Woolwell			Sally Ann Snook		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096727	2265	Bickleigh / Woolwell			I Snook		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096728	2064	Bratton Clovelly			Mr Tony Ball		Not indicated	OBJECTS to village assessment for Bratton Clovelly.	To be considered in review Settlement Boundaries background document	The sustainable villages assessment tool was subject to 2 rounds of public consultation before being included in the JLP. If new evidence is available to inform the assessment then it is appropriate to undertake a new assessment as advised. The OAN is based on evidence, and the JLP positively responds to the identified housing needs.
1096728	2152	Policy SPT3			Mr Tony Ball		Not indicated	Challenges Objectively Assessed Need methodology which over estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Oversupply, 5 Year Supply	Plan sound (no change needed)	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. . Minor change to Glossary to include definition of housing need consistent with definition in NPPG.
1096729	2235	Bickleigh / Woolwell			Audrey Avery		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096730	2275	Bickleigh / Woolwell			Kelvin Nikulin		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096731	2270	Bickleigh /			Mrs J Nikulin		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy	Plan sound (no	Policy DEV26 is only applied within the Plymouth Policy Area

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		Woolwell						Area	change needed)	as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096732	2264	Bickleigh / Woolwell			L Jennings		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096733	2289	Bickleigh / Woolwell			Malcolm Avery		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096734	2269	Bickleigh / Woolwell			John Leflay		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096735	2303	Bickleigh / Woolwell			S G Sheppard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096736	2240	Bickleigh / Woolwell			B Sheppard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096739	2241	Bickleigh / Woolwell			B Spencer		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096740	2296	Bickleigh / Woolwell			Paul Mace		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096741	2237	Bickleigh / Woolwell			Adam Spencer		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096742	2257	Bickleigh / Woolwell			Carole Spencer		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096744	2310	Bickleigh / Woolwell			Vicki Spencer		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096745	2304	Bickleigh / Woolwell			S Sheppard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096747	2273	Bickleigh /			Joyce Leflay		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy	Plan sound (no	Policy DEV26 is only applied within the Plymouth Policy Area

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		Woolwell						Area	change needed)	as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096750	2274	Bickleigh / Woolwell			K Heath		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096751	2256	Bickleigh / Woolwell			C Phillips		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096752	2258	Bickleigh / Woolwell			C J Tyrrell		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096753	2307	Bickleigh / Woolwell			Mrs Selina Tyrrell		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096818	2153	Rattery			Susan Evans		Not indicated	OBJECTS to village assessment for Rattery. PROPOSES new score of 19 and lower indicative housing figure of 10.	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
1096820	2262	Bickleigh / Woolwell			Mr E Hannaford		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096821	2250	Bickleigh / Woolwell			Mrs C Hannaford		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096822	2309	Bickleigh / Woolwell			Tim Sheppard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096824	2267	Bickleigh / Woolwell			John Bragg		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096825	2272	Bickleigh / Woolwell			Mr J Wharton		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096827	2259	Bickleigh / Woolwell			Mrs Dawn Wharton		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096828	2268	Bickleigh /			J B Gilmour		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy	Plan sound (no	Policy DEV26 is only applied within the Plymouth Policy Area

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		Woolwell						Area	change needed)	as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096829	2254	Bickleigh / Woolwell			Cynthia Heydon		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096830	2300	Bickleigh / Woolwell			R Heydon		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096832	2287	Bickleigh / Woolwell			L Crowe		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096834	2290	Bickleigh / Woolwell			M Crowe		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096835	2306	Bickleigh / Woolwell			S Stewart		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096837	2291	Bickleigh / Woolwell			M Stewart		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096838	2155	Rattery			Adrian and Daphne Autumn		Not indicated	OBJECTS to village assessment for Rattery. PROPOSES new score of 19 and lower indicative housing figure of 10.	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
1096839	2298	Bickleigh / Woolwell			P Young		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096840	2243	Bickleigh / Woolwell			B Young		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096845	2238	Bickleigh / Woolwell			Beccy Clayton		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096846	2292	Bickleigh / Woolwell			Neil Clayton		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096848	2311	Bickleigh /			William Tapp		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy	Plan sound (no	Policy DEV26 is only applied within the Plymouth Policy Area

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		Woolwell						Area	change needed)	as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096853	2294	Bickleigh / Woolwell			Miss Nicola Tapp		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096855	2297	Bickleigh / Woolwell			Pamela Rickard		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096858	2239	Bickleigh / Woolwell			Ben Gavan		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096861	2308	Bickleigh / Woolwell			Tara Gavan		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096863	2260	Bickleigh / Woolwell			E Calder		Not indicated	Requests Policy DEV26 applies outside Plymouth Policy Area	Plan sound (no change needed)	Policy DEV26 is only applied within the Plymouth Policy Area as set out in the 'Strategic Landscape Area Identification Process' supporting document. Landscape Character within the TTV Policy Area is protected by Policies DEV24 and DEV31.
1096883	2173	Policy TTV29 (Modbury)			John and Judy Archibald		Not indicated	Support the sites proposed in the JLP (on the western side of the town) and oppose the sites to the east of the town, as proposed by MPC. The sites to the east are located in a high flood-risk area, where new housing would exacerbate the problem, and it would also contribute to serious traffic congestion problems, especially on Brownston Street.	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.</p> <p>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.</p> <p>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.</p> <p>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</p>

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										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.
1096987	2248	Policy TTV29 (Modbury)			H Buttery		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.</p> <p>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.</p> <p>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.</p> <p>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>
1097358	2346	Policy TTV29 (Dartington)			Isaac Bloomberg		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.</p> <p>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</p>

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										<p>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>
1097360	2348	Policy TTV29 (Dartington)			Berry Bloomberg		Not indicated	<p>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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.</p>	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.</p> <p>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</p>

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										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.
1097361	2351	Policy TTV29 (Dartington)			Ro Crawford		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)	<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.</p> <p>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>
1097364	2355	Policy TTV29 (Dartington)			K Payton-Wright		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of	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.</p> <p>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</p>

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								new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.		<p>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>
1097368	2382	Policy TTV29 (Dartington)			M F Escott		Not indicated	<p>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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.</p>	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.</p> <p>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</p>

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										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.
1097375	2358	Policy TTV29 (Dartington)			Joy Hanson		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.
1097376	2359	Policy TTV29 (Dartington)			Jessica Healy		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	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

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								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.		<p>facilities and services.</p> <p>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>
1097378	2360	Policy TTV29 (Dartington)			D Waistridge		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)	<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.</p> <p>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</p>

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										<p>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>
1097384	2363	Policy TTV29 (Dartington)			Callum Wastenidge		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.
1097385	2365	Policy TTV29 (Dartington)			Emma Fuller		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)	<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.</p> <p>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>
1097386	2366	Policy TTV29 (Dartington)			Dylan Allen		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)	<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.</p> <p>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</p>

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										<p>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>
1097391	2368	Policy TTV29 (Dartington)			Bridget and Dominic Dare		Not indicated	506 new homes in Dartington and 463 in Totnes could lead to increased congestion, dangerously high levels of air pollution and much less green space	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.</p> <p>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</p>

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										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.
1097393	2370	Policy TTV29 (Dartington)			Annie Healy		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)	<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.</p> <p>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>
1097395	2372	Policy TTV29 (Dartington)			Iris Webber		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)	<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.</p> <p>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,</p>

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										<p>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>
1097396	2375	Policy TTV29 (Dartington)			Johnny Hyam		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097398	2377	Policy TTV29 (Dartington)			Amide Harvey		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)	<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.</p> <p>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>
1097402	2383	Policy TTV29 (Dartington)			E Watson		Not indicated	The number of houses proposed for Dartington is unsustainable and threatens the character, countryside	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

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								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.		<p>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.</p> <p>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>
1097404	2443	Policy TTV29 (Dartington)			Hanna Evans		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)	<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.</p> <p>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</p>

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										<p>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>
1097405	2386	Policy TTV29 (Dartington)			Kate Bosence		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097408	2388	Policy TTV29 (Dartington)			D S Bernson		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)	<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.</p> <p>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>
1097411	2390	Policy TTV29 (Dartington)			Andrea Goring		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)	<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.</p> <p>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>

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										<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>
1097412	2391	Policy TTV29 (Dartington)			D Thomas		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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1097413	2394	Policy TTV29 (Dartington)			O Czehai		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)	<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.</p> <p>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>
1097417	2397	Policy TTV29 (Dartington)			Ruby Hilliard		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	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.</p>

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								make Dartington a suburb or town. Air quality has not been considered sufficiently and the 2008 AAQD has not been followed.		<p>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>
1097418	2398	Policy TTV29 (Dartington)			T S Spankie		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)	<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.</p> <p>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</p>

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										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.
1097420	2399	Policy TTV29 (Dartington)			Phil Gaell		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

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1097421	2403	Policy TTV29 (Dartington)			Stella Monaghan Addy		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)	<p>respect its setting and the existing nearby developments.</p> <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.</p> <p>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>
1097422	2406	Policy TTV29 (Dartington)			Betty O'Donoghue		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help	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.</p> <p>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</p>

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								sustain rural services and provide local affordable housing.		<p>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>
1097424	2411	Policy TTV29 (Dartington)			R C Scofield		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097427	2414	Policy TTV29 (Dartington)			Sky Miller		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)	<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.</p> <p>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>
1097428	2415	Policy TTV29 (Dartington)			David Duncombe		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. The number of new houses proposed for Dartington and Totnes could lead to	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.</p> <p>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</p>

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								increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.		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.
1097429	2417	Policy TTV29 (Dartington)			A D Buchanan		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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

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										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.
1097431	2419	Policy TTV29 (Dartington)			C Buchanan		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. The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.
1097432	2427	Policy TTV29 (Dartington)			Stuart Allen		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green	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

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								space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.		<p>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.</p> <p>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>
1097433	2429	Policy TTV29 (Dartington)			David Barnett		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.</p> <p>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</p>

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										<p>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>
1097435	2430	Policy TTV29 (Dartington)			Lynn Cardwell		Not indicated	<p>The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.</p>	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.</p> <p>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</p>

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										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.
1097436	2432	Policy TTV29 (Dartington)			Max Fuller		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.</p> <p>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>
1097438	2434	Policy TTV29 (Dartington)			Susan Kuchenberg		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.</p> <p>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</p>

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										<p>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>
1097440	2440	Policy TTV29 (Dartington)			Lucia Capaldi		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097442	2441	Policy TTV29 (Dartington)			Callum Fuller		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)	<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.</p> <p>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>
1097444	2437	Policy TTV29 (Dartington)			Christina Bennett		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	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.</p> <p>In addition to its strong sustainability credentials, Dartington</p>

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								been considered sufficiently and the 2008 AAQD has not been followed.		<p>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>
1097445	2438	Policy TTV29 (Dartington)			B Morgan-Sparkle		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)	<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.</p> <p>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</p>

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										<p>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>
1097447	2435	Policy TTV29 (Dartington)			D Shade		Not indicated	<p>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.</p>	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.</p> <p>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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1097452	2436	Policy TTV29 (Dartington)			John Palmer		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)	<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.</p> <p>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>
1097455	2439	Policy TTV29 (Dartington)			P A Booth		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)	<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.</p> <p>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</p>

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										<p>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>
1097457	2369	Policy TTV29 (Dartington)			Adele Levi		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097459	2373	Policy TTV29 (Dartington)			Laura Home		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.
1097461	2374	Policy TTV29 (Dartington)			Elizabeth Whitfield-Pane		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	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

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								Area (AQMA) since 13.7.2009.		<p>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>
1097462	2376	Policy TTV29 (Dartington)			G Dover		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097464	2378	Policy TTV29 (Dartington)			Noel Perkin		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.
1097466	2380	Policy TTV29 (Dartington)			Ben Stollery		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	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

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								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.		<p>role, being close to Totnes and having an extensive range of facilities and services.</p> <p>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>
1097467	2384	Policy TTV29 (Dartington)			Jake Alexander Hocking		Not indicated	<p>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.</p>	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.</p> <p>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>

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										<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>
1097468	2385	Policy TTV29 (Dartington)			Yasmin-Lee Waldock		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097470	2387	Policy TTV29 (Dartington)			Merlie Player		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)	<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.</p> <p>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>
1097472	2392	Policy TTV29 (Dartington)			Chris Hall		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)	<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.</p> <p>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</p>

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										<p>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>
1097473	2393	Policy TTV29 (Dartington)			Guy Courtenay		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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1097474	2395	Policy TTV29 (Dartington)			Lynsey Tiplady		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.
1097475	2400	Policy TTV29 (Dartington)			J Fordham		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	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

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								not been followed.		<p>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>
1097504	2402	Policy TTV29 (Dartington)			B Hardy		Not indicated	<p>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.</p>	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.</p> <p>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.</p>

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										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.
1097506	2404	Policy TTV29 (Dartington)			A Hardy		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.
1097507	2405	Policy TTV29			Sarah Parker		Not indicated	The number of houses proposed for Dartington is	Plan sound (no	Dartington is identified in the JLP as one of the 'Smaller

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		(Dartington)						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.	change needed)	<p>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.</p> <p>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>
1097508	2407	Policy TTV29 (Dartington)			H Reed		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)	<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.</p> <p>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</p>

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										<p>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>
1097509	2408	Policy TTV29 (Dartington)			Anne Weiss		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097512	2410	Policy TTV29 (Dartington)			Philip and Minni Franses and Jain		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)	<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.</p> <p>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>
1097513	2413	Policy TTV29 (Dartington)			Peter and Regine Anderson		Not indicated	The number of new houses proposed for Dartington and Totnes could lead to increased congestion, dangerously high levels of air pollution and less green space. The load and benefits of new housing could be spread to more villages, but many have no houses allocated to them and it appears that neighbourhood plans have been ignored. It would be fairer and more sustainable if all 60 SH parishes had developments of 10-20 new houses, as this would help sustain rural services and provide local affordable housing.	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.</p> <p>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</p>

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										<p>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>
1097514	2416	Policy TTV29 (Dartington)			Brina Harrison		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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1097515	2418	Policy TTV29 (Dartington)			Laura Courtenay		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)	<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.</p> <p>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>
1097516	2420	Policy TTV29 (Dartington)			Irene McHay		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	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</p>

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								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.		<p>facilities and services.</p> <p>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>
1097519	2421	Policy TTV29 (Dartington)			Helen Strivens		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)	<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.</p> <p>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</p>

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										<p>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>
1097520	2422	Policy TTV29 (Dartington)			Vaughn Barclay		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										accommodate the 80 homes proposed in a way that would respect its setting and the existing nearby developments.
1097522	2423	Policy TTV29 (Dartington)			T Clangford		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)	<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.</p> <p>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>
1097523	2425	Policy TTV29 (Dartington)			S Pritchett		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)	<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.</p> <p>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</p>

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										<p>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>
1097524	2426	Policy TTV29 (Dartington)			H Pearson		Not indicated	<p>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.</p>	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.</p> <p>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</p>

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										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.
1097526	2431	Policy TTV29 (Dartington)			P A Trotman		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)	<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.</p> <p>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>
1097528	2381	Policy TTV29 (Dartington)			Trev Miller		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)	<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.</p> <p>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,</p>

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										<p>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>
1104308	2445	Strategic Objective SO12			Melanie Birwe		Not indicated	Wants to ensure the proposed footbridge between Hooe and Oreston is still within the JLP.	Plan sound (no change needed)	Proposal is within the infrastructure needs assessment.
1105754	1761	Omission site (TTV Policy Area)		PCL Planning	Alex Graves	Maze	Not indicated	Seeks allocation of site at St Ann's Chapel for housing	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.
1105754	339	Policy SPT3		PCL Planning	Alex Graves	Maze	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need. Challenges Housing Distribution/Housing 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.
1105754	1761	Policy TTV1		PCL Planning	Alex Graves	Maze	Not indicated	OBJECTS to the use of the settlement hierarchy as identified to direct new growth, claiming that to do so would be to ignore other sustainable locations for new development. PROPOSES additional sites for Malborough and St Anns Chapel.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The JLP does not seek to allocate sites within the sustainable villages. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1105754	1760	Spatial Strategy		PCL Planning	Alex Graves	Maze	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only.	Plan sound (no change needed)	The rationale for the HMA is set out in the SHMNA Pt1, and follows best practice and advice set out in the LPEG Group recommendations
1105754	1761	Spatial Strategy		PCL Planning	Alex Graves	Maze	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only.	Plan sound (no change needed)	The rationale for the HMA is set out in the SHMNA Pt1, and follows best practice and advice set out in the LPEG Group recommendations
1105754	1761	St Ann's Chapel		PCL Planning	Alex Graves	Maze	Not indicated	Seeks change to settlement boundary of St Ann's Chapel	Plan sound (no change needed)	The settlement boundaries are used to identify the functional extent of settlements, and are not designed to be drawn around potential development sites - the allocations process

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										does that. IN sustainable villages site allocations are expected to come through neighbourhood plans.
1105754	1759	Sustainable Villages		PCL Planning	Alex Graves	Maze	Not indicated	Unclear what evidence to substantiate housing numbers in Fig 5.8 and the numbers should be expressed as minimums. Proposes alternative sites.	Plan sound (no change needed)	The evidence supporting Fig 5.8 and the assessment of sustainable villages is set out in the Assessment of Sustainable Villages evidence base document. The housing figures are broad indications of an amount of housing that could be supported by the sustainability characteristics of each village – they are not meant to be seen as housing targets to be met in each village. This is made clear in para 5.196 and in paragraph 3.24, which also set out the parameters used to decide on the broad indications of dwelling numbers. 3.24 also makes clear that the allowance is made simply to provide an indication of sites that are expected to come forward in Neighbourhood Plans over the life of the plan. Given this, it is not appropriate to express the numbers as minimums.
1105759	1884	Brixton		PCL Planning	Alex Graves	Grevan Ashmont Retirement	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. PROPOSES that Brixton be elevated to a Key Village.	Plan sound (no change needed)	The OAN is positively prepared and justified by the SHMNA evidence. The JLP does not seek to allocate sites within the sustainable villages. The sites identified in the JLP do not prevent other sites being identified for delivery by the Neighbourhood Plan.
1105759	1884	Omission site (TTV Policy Area)		PCL Planning	Alex Graves	Grevan Ashmont Retirement	Not indicated	Seeks allocation of site at north of Brixton for age restricted housing	Plan sound (no change needed)	The JLP understands and identifies the Objectively Assessed Housing Need for the plan area, and responds by allocating strategic housing sites to meet this need. The JLP does not seek to identify housing sites in sustainable villages, which can come forward in neighbourhood plans in accordance with policy TTV30. This could include specific allocations for specific user groups, including over 55s.
1105759	340	Policy SPT3		PCL Planning	Alex Graves	Grevan Ashmont Retirement	Not indicated	Challenges Objectively Assessed Need methodology which under estimates need. Challenges Housing Distribution/Housing 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.
1105759	1884	Spatial Strategy		PCL Planning	Alex Graves	Grevan Ashmont Retirement	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. Additional comments relating to Brixton.	Plan sound (no change needed)	The rationale for the HMA is set out in the SHMNA Pt I, and follows best practice and advice set out in the LPEG Group recommendations
1105759	1885	Sustainable Villages		PCL Planning	Alex Graves	Grevan Ashmont Retirement	Not indicated	Unclear what evidence to substantiate housing numbers in Fig 5.8 and the numbers should be expressed as minimums. Proposes alternative sites.	Plan sound (no change needed)	The evidence supporting Fig 5.8 and the assessment of sustainable villages is set out in the Assessment of Sustainable Villages evidence base document. The housing figures are broad indications of an amount of housing that could be supported by the sustainability characteristics of each village – they are not meant to be seen as housing targets to be met in each village. This is made clear in para 5.196 and in paragraph 3.24, which also set out the parameters used to decide on the broad indications of dwelling numbers. 3.24 also makes clear that the allowance is made simply to provide an indication of sites that are expected to come forward in Neighbourhood Plans over the life of the plan. Given this, it is not appropriate to express the numbers as minimums.
1105765	1900	Main Towns		PCL Planning	Alex Graves	1105765	Not indicated	Generally supportive of the identification in the plan of the need to strengthen the role of the six identified Main Towns; the indicative levels in Fig 5.1 should be amended to refer to “at least”; on the basis of currently available information the scale of development would appear modest; their appears little to be little / no underpinning evidence	Plan sound (no change needed)	The OAN provides a basis for meeting future needs, and it is considered that the JLP will meet these needs by implementing the identified development strategy, including the role identified for the main towns.
1105765	1902	Omission site (TTV Policy Area)		PCL Planning	Sarah Smith	R Paine and Southern Properties	Not indicated	Objects to lack of allocation Land at Brook Lane, Tavistock (SHLAA ref WD_45_58_13) for housing; greenfield site (agricultural), site area not quantified,	Plan sound (no change needed)	Identified sites for Main Towns, Towns and Key Villages are informed by housing need and the OAN. It is considered that the proposed sites effectively meet the identified need,

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								with capacity for 25 dws.; site can provide dwellings to meet part of needs of Tavistock & is free from significant constraints; Adjacent to allocated site TTV24(3) & can be accessed – end on highway connection to TTV24 (3) Brook Lane; suitable & sustainable; Brook lane area is sustainable – evidenced by application 00233/2015 and appeal decision; proximate to retail stores/public transport, secondary school, proposed primary school; further from AON than the Plymouth Rd allocation; Flood zone I		and no additional sites are required at this time. The proposed site has been assessed in the SHLAA and was not considered to be a reasonable alternative for development due to significant constraints relating to impact on landscape character (could affect AONB setting) and viability. (Only a small part of the site relates well to existing development. The remainder of the site is poorly related to Brook Lane). As only a small part is well related, it is unlikely that a viable development could be achieved. Part of this site is currently subject to a planning application that provides flood attenuation of the adjacent site (0946/17/FUL), which further reduces the yield.
1105765	1895	Policy SPT3		PCL Planning	Alex Graves	R Paine and Southern Properties	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.
1105765	1898	Spatial Strategy		PCL Planning	Alex Graves	R Paine and Southern Properties	Not indicated	Questions the validity of the proposed Plymouth HMA. Uses travel to work data to demonstrate that Plymouth should prepare a local plan within PCC boundary only. Additional comments relating to Brixton.	Plan sound (no change needed)	The rationale for the HMA is set out in the SHMNA Pt1, and follows best practice and advice set out in the LPEG Group recommendations
1105769	1034	Omission site (TTV Policy Area)		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	Land at West Charleton (East of Compton Road) should be allocated	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.
1105769	1033	Omission site (TTV Policy Area)		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	Land to East of Lyle Lane, West Charleton should be allocated	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.
1105769	1034	Policy TTV14		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	The site represents a substantial add-on to Kingsbridge rather than organic growth; at odds with sensitive landscape setting and the AONB	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood.
1105769	1035	Policy TTV15.1		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	The site represents a substantial add-on to Kingsbridge rather than organic growth; at odds with sensitive landscape setting and the AONB	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has planning permission: 28/0508/15/O
1105769	1035	Policy TTV15.2		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	The site represents a substantial add-on to Kingsbridge rather than organic growth; at odds with sensitive landscape setting and the AONB. The site allocation proposals for Kingsbridge are all large-scale and will appear as substantial add-ons rather than enabling the town to grow in an organic manner. This approach appears to be at odds with the sensitive landscape setting of the town and any development on its outskirts will have an impact on landscape character and are either within the AONB or within its setting. A larger number of smaller site allocations around Kingsbridge would be supported and the SHLAA sites should be reassessed with a consistent approach taken to landscape impacts. The site at Hospital Field (SH_28_30_08/13/16) or a part of it, could be brought forward with acceptable impacts on landscape and neighbour amenity. The SHLAA concluded that it is reasonable well connected to local services. The allocation of a larger number of smaller sites would be supported.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site has planning permission: 28/1244/13/O
1105769	1032	Sustainable Villages		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	Proposes that not all sustainable villages in the AONB are restricted to an indicative figure of 10 homes. Comments regarding settlement boundaries of East and West Charleton.	Plan sound (no change needed)	Policy TTV30, and table 5.8, are designed to inform emerging NPs, and provide guidance on an appropriate level of growth, based on a range of services and facilities. It is clear that local circumstances should be applied by NPs in order to create a locally appropriate figure, with sites allocated accordingly,

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										providing associated impacts are acceptable. Therefore a figure higher than 10 could be delivered. Boundaries are drawn where they are consistent with the stated principles. Boundaries are not expanded to allow for future growth, which would circumvent the allocations process.
1105769	1034	West Chareilton		Devon Halo	Debbie Crowther	Rogers Family	Not indicated	OMISSION SITE Land at West Charleton (East of Compton Road) should be allocated	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
1105778	1090	Omission site (TTV Policy Area)		Devon Halo	Debbie Crowther	Landowner of Land to West of Playing Field, Stokenham	Not indicated	A preferred housing site for many parishioners of Stokenham is land in the area of: SH_53_02_13 Old Playground, Carehouse Cross, Stokenham SH_53_19_16 Land to the Rear of Holbrook Terrace.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Land to the east of Chillington is not considered to be suitable for development primarily due to likely impact on the character of the settlements and AONB. Holbrook Terrace (53_06_13/16) is not allocated due to access / egress constraint, which has been confirmed by the Highway Authority (DCC). It is recognised that access could be provided through a combination of sites that have been included in the SHELAA. The Council's view is that achieving the access (if it were deemed safe by the Highway Authority) would require the co-operation of landowners of: SH_53_02_13 (Old Playground), SH_53_04_13 and H_53_19_16. Development of this magnitude would have an unacceptable adverse impact on the AONB (setting) / landscape and an unacceptable adverse impact on the character of the two distinct settlements, primarily by diminishing the natural environment that forms the gap between the two. The Council does not have robust evidence that a smaller land parcel could be agreed between the landowners; and if a smaller site were brought forward the ability is questioned with respect to delivering the appropriate mix of infrastructure and affordable housing
1105778	1090	Policy TTV29.23		Devon Halo	Debbie Crowther	Landowner of Land to West of Playing Field, Stokenham	Not indicated	This site has been progressed as an allocation despite performing poorly on South Hams assessments	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. Holbrook Terrace was, primarily, not allocated due to access constraint.
1105962	348	Policy TTV24.2		Amethyst Planning	Mark Scoot	Landowner - 3H Investments Ltd.	Not indicated	Supports the policy	Plan sound (no change needed)	Support welcomed
1105974	1091	Omission site (TTV Policy Area)	Robin Upton	WYG		Bloor Homes	Yes	Seeks to extend the TTV9 allocation	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The site boundary has been defined to avoid unacceptable impact on landscape / Dartmoor National Park. It also reflects land that was believed to be available at earlier stages of the plan
1105974	1092	Policy DEV7	Robin Upton	WYG		Bloor Homes	Yes	Welcome the proposed 30% affordable housing requirement advocated by Policy DEV7. As currently worded, Policy DEV7 refers to a minimum requirement for 30% affordable housing. The word minimum should be deleted as it could be interpreted to mean that viability appraisals should be submitted with planning applications to demonstrate why no more than 30% can be achieved. Inspectors will not adopt a minimum affordable housing requirement as this results in uncertainty for developers.	Plan sound (no change needed)	Not agree to remove 'at least'. Viability appraisals would only be required if 'at least 30% target' is not achieved and not on all applications. This target is consistent with viability evidence .
1105974	1093	Policy SPT3	Robin Upton	WYG		Bloor Homes	Yes	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply,	Plan sound (no change needed)	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. Increasing the OAN for

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								additional sites required, Site Selection Process/SA, 5 Year Supply		economic growth is not justified. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. The Councils have considered the evidence in SHMA Part2. They concluded that it is not necessary or appropriate for the housing targets in SPT3 to include a further uplift above the OAN identified in SHMA Part 1 in order to deliver additional affordable housing. Boost to total housing supply is forecast compared to past delivery.
1105974	1138	Policy SPT3	Robin Upton	WYG		Bloor Homes	Not indicated	Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5 Year Supply	Plan sound (no change needed)	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. Increasing the OAN for economic growth is not justified. SPT3 targets are consistent with latest, contemporary evidence about need, and the distribution is realistic, mindful of supply evidence. The Councils have considered the evidence in SHMA Part2. They concluded that it is not necessary or appropriate for the housing targets in SPT3 to include a further uplift above the OAN identified in SHMA Part 1 in order to deliver additional affordable housing. Boost to total housing supply is forecast compared to past delivery.
1105974	1132	Policy TTV29.17	Robin Upton	WYG		Bloor Homes	Yes	Support the proposed allocation of 40 dwellings on the site West of Barracks Road. However, the July 2016 consultation included a larger site of 7.8 ha for about 100 dwellings which forms a logical extension to the current site being delivered for 93 dwellings. Given the number of dwellings and extent of these adjoining sites, an extensive area of green infrastructure/POS could wrap around this wider allocation. Such a 'buffer' could not be achieved in association with the Penn Park site allocated in the JLP. This is likely to be challenging to deliver, given the demolition and removal of the existing buildings would be a significant abnormal cost, that in combination with its associated higher land value will likely make overall viability and therefore the delivery of affordable housing more challenging. Access and pedestrian connectivity would also be difficult to achieve. There are no such delivery or viability issues associated with the extended site at Barracks Road which also represents a more preferable development in design terms. The extended site should be allocated either instead of or as well as the site at Penn Park.	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The boundary for TTV29.17 reflects assessment of the heritage and landscape constraint on the site.
1105974	1091	Policy TTV9	Robin Upton	WYG		Bloor Homes	Yes	Supports the allocation	Plan sound (no change needed)	Support welcomed
1105975	1143	Policy DEV7	Robin Upton	WYG		Millwood Homes	Yes	Welcome the proposed 30% affordable housing requirement advocated by Policy DEV7. As currently worded, Policy DEV7 refers to a minimum requirement for 30% affordable housing. The word minimum should be deleted as it could be interpreted to mean that viability appraisals should be submitted with planning applications to demonstrate why no more than 30% can be achieved. Inspectors will not adopt a minimum affordable housing requirement as this results in uncertainty for developers.	Plan sound (no change needed)	Not agree to remove 'at least'. Viability appraisals would only be required if 'at least 30% target' is not achieved and not on all applications. This target is consistent with viability evidence .
1105975	1145	Policy SPT3	Robin Upton	WYG		Millwood Homes	Yes	Challenges Objectively Assessed Need methodology which under estimates need Challenges Housing Distribution/Requirement Challenges Housing Supply - Insufficient Supply, additional sites required, Site Selection Process/SA, 5	Plan sound (no change needed)	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. Increasing the OAN for economic growth is not justified. SPT3 targets are consistent with latest, contemporary evidence about need,

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								Year Supply		and the distribution is realistic, mindful of supply evidence. The Councils have considered the evidence in SHMA Part2. They concluded that it is not necessary or appropriate for the housing targets in SPT3 to include a further uplift above the OAN identified in SHMA Part 1 in order to deliver additional affordable housing. Boost to total housing supply is forecast compared to past delivery.
1105975	1142	Policy TTV5	Robin Upton	WYG		Millwood Homes	Yes	Support the proposed allocation, seeks clarification on how the proposed 10,800 sqm of employment land has been calculated.	Plan sound (no change needed)	Support welcomed; separate Employment Topic Paper will identify assumptions behind employment figures
1105982	434	Lifton	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	OBJECTS to housing figures apportioned to tier-two towns and key villages in JLP, as they are not evidence based. PROPOSES higher growth target for Lifton, and proposing a specific site be included. PROPOSES that Tinhay could be a village defined as sustainable in its own right.	To be considered in review Settlement Boundaries background document	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The assessment of villages omitted from the original sustainable villages list is appropriate, particularly where there is some suggestion that suitable settlements have been overlooked.
1105982	426	Omission site (TTV Policy Area)	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	OMISSION SITE, NORTH ROAD, LIFTON WD_35_13_13/16. The allocated site at Glenhaven will potentially have significant landscape impact and is unlikely to be able to deliver the 100 dwellings indicated. Also, it is not anticipated to come forward until later in the plan period. Proposed site could be delivered in the short term and ensure a consistent supply of new homes to meet local needs in advance of larger allocated site.	Plan sound (no change needed)	Identified sites for Main Towns, Towns and Key Villages are informed by housing need and the OAN. It is considered that the proposed sites effectively meet the identified need, and no additional sites are required at this time. Although the proposed site is supported by the emerging Lifton NP, the site acts as visual break separating Lifton and Tinhay and will lead to visual coalescence of Lifton & Tinhay which will adversely impact on their rural character and individual identity.
1105982	434	Omission site (TTV Policy Area)	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	Seeks allocation of SHELAA Site WD_35_13_13/16 at North Road, Lifton for up to 20 dwellings and associated open space	Plan sound (no change needed)	This site acts as visual break separating Lifton and Tinhay this will lead to visual coalescence of Lifton & Tinhay which will adversely impact on their rural character and individual identity.
1105982	433	Policy SPT3	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	Challenges Objectively Assessed Need methodology which under estimates need. Challenges Housing Distribution/Housing Requirement Challenges Housing Supply - insufficient supply; lack of evidence on delivering 600 dws in Dartmoor National Park; Duty to Cooperate	Plan sound (no change needed)	The evidence about housing need (OAN) 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. Duty to Cooperate actions have been fully and effectively undertaken. Adjustment/allowance for Dartmoor National Park is reasonable and realistic.. It is based on the evidence to date, which has been assessed with DNPA. Duty to Cooperate actions have been fully and effectively undertaken. We will continue to work with the DNPA under the Duty to Cooperate to ensure that the HMA needs are met.
1105982	434	Policy TTV1	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	Supports the identification of a settlement hierarchy to guide the spatial distribution of new homes within the JLP.	Plan sound (no change needed)	Support welcomed
1105982	426	Policy TTV29.13	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	OMISSION SITE, NORTH ROAD, LIFTON WD_35_13_13/16. The allocated site at Glenhaven will potentially have significant landscape impact and is unlikely to be able to deliver the 100 dwellings indicated. Also, it is not anticipated to come forward until later in the plan period. Proposed site could be delivered in the short term and ensure a consistent supply of new homes to meet local needs in advance of larger allocated site.	Plan sound (no change needed)	Identified sites for Main Towns, Towns and Key Villages are informed by housing need and the OAN. It is considered that the proposed sites effectively meet the identified need, and no additional sites are required at this time. The proposed site is supported by the emerging Lifton NP.
1105982	434	Spatial Strategy (TTV Policy Area)	Mr Aaron Smith	Fowler Architecture & Planning Ltd		Mrs SJL Hamblin, Mrs ME Guthrie & Mrs AT Bucklow	Yes	OBJECTS to housing figures apportioned to tier-two towns and key villages in JLP, as they are not evidence based. PROPOSES higher growth target for Lifton.	Plan sound (but change could be agreed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The assessment of villages omitted from the original sustainable villages list is appropriate, particularly where there

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										is some suggestion that suitable settlements have been overlooked.
1106000	1886	Omission site (TTV Policy Area)		Mark Evans Planning Limited	Mark Evans	Landowner	Not indicated	Seeks allocation of site SH_51_05_13/16 (Little Cotton Farm) as an extension to Policy TTV5	Plan sound (no change needed)	The JLP is positively prepared and seeks to meet the FOAHN through the delivery of identified sites, with the potential impacts of proposed allocations assessed and understood. The boundary has been carefully defined to avoid unacceptable impact on character / landscape. This site was not submitted as a potential omission site during the Reg 18 stage.
1106002	1849	Derriford		Mark Evans Planning Limited	Mark Evans	Landowner	Not indicated	Objects to inclusion of land at Dunraven Drive as LGS	Plan sound (no change needed)	The allocation is supported by the JLP's evidence base and provides an important Local Green Space function
1106002	1849	Omission site (Plymouth Policy Area)		Mark Evans Planning Limited	Mark Evans	Landowner	Not indicated	Objects to the omission of a wider area of land at Dunraven Drive for development (linked to Policy 59.16)	Plan sound (no change needed)	Only development of gap site is considered appropriate given wider natural infrastructure impacts; the site meets the criteria for Local Green Space designation
1106002	1849	Policy PLY59.16		Mark Evans Planning Limited	Mark Evans	Landowner	Not indicated	Site area should be expanded (see Omission site reference)	Plan sound (no change needed)	Site meets the criteria for greenspace and should not be expanded.
1106012	756	Omission site (Plymouth Policy Area)	Mrs Lisa Walton	Porta Planning LLP	Mr John Bowles	Associated British Ports	Yes	Seeks a new policy on the port of Millbay	Plan sound (no change needed)	The JLP already includes policies for safeguarding ports and so this change is considered unnecessary
1106012	751	Policy PLY20	Mrs Lisa Walton	Porta Planning LLP	Mr John Bowles	Associated British Ports	No	Supports PLY20 and the protection of Millbay port function and enhancement of its gateway role.	Plan sound (no change needed)	Support welcomed
1106012	723	Policy PLY29	Mrs Lisa Walton	Porta Planning LLP	Mr John Bowles	Associated British Ports	Yes	Policy should state that increased pedestrian access around the harbour should not impact on port operation.	Plan sound (no change needed)	Policy 29 largely reflects existing consents in place at Millbay. PLY29.6 already provides for "safeguarding the operation of the adjacent working port." Diverting the South West Coast Path changes to public access would require a formal application and would be subject to public consultation where comments and concerns will be considered. It is considered that with a well-designed scheme, public access can be provided without impacting upon port operations.
1106012	730	Policy PLY32	Mrs Lisa Walton	Porta Planning LLP	Mr John Bowles	Associated British Ports	Yes	Concern about policy's potential impact on port operation. Concerned about traffic congestion impact of public waterfront walkway linking Millbay waterfront to site.	Plan sound (no change needed)	Provisions 8 and 12 are considered sufficient to safeguard the operation of the port.
1106012	708	Thurlestone	Mrs Lisa Walton	Porta Planning LLP	Mr John Bowles	Church Farm Estate	Yes	OBJECTS to the wording in table 5.8 that should be amended to read '10 or less' for each village. OBJECTS to the indicative housing figures needing to be delivered in addition to existing commitments and recent delivery.	Plan sound (no change needed)	To use figures to identify a maximum housing requirement would not represent a positive approach to meeting identified housing needs. The policy is clear that indicative housing figures are to be used by NPs to identify future allocations, to provide certainty that future needs can be accommodated. These figures are designed to be locally interpreted, and apply to whole plan period. As such, to suggest a 20 year housing need can be met by development that has been recently completed is not a sound or positive approach to meeting housing need.