

Collaton St Mary Masterplan Supplementary Planning Document

Regulation 12 (a) Town and Country Planning (Local Planning) (England) Regulations 2012

Public Participation Statement

Draft January 2016

1. Introduction

This **draft** Public Participation Statement sets out how Torbay Council has engaged and consulted with stakeholders during the preparation of the Collaton St. Mary Masterplan Consultation Draft in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Statement of Community Involvement 2014¹. It supplements the earlier public participation statement covers the preparation of the draft Masterplan up to the formal public consultation that took place in October-November 2015².

2. Purpose of the Masterplan SPD

The purpose of the SPD is to provide detailed advice on the design principles and assist the delivery of key elements of the Adopted Torbay Local Plan 2012-30 A landscape for success (the “Local Plan” hereafter).

The Local Plan identifies the Collaton St Mary area as a Future Growth Area (Policy SS2). Policies SDP1 and SDP3 sets out development considerations in the Paignton area, including Collaton St Mary. Other policies in the Local Plan are relevant to the Collaton St Mary Area. These include but are not limited to: SS6 Strategic transport improvements, SS8 Natural Environment, NC1 Biodiversity and geodiversity, DE1 Design and ER1 Flood risk. The maintenance of a rolling five year supply of deliverable housing land is an important planning consideration, (see Policy SS13).

Collaton St Mary was consulted on through the Local Plan process. This consultation dealt with both the principle of development and the overall housing requirement for Torbay. Further detail of the Local Plan can be found on the Examination web page at:

<http://www.torbay.gov.uk/localplanexamination>

In summary, the stages of consultation were:

- Issues and Options October 2009
- Draft Local Plan September-October 2012
- Proposed Submission Plan February- April 2014
- Local Plan Examination, November 2014
- Main and Additional Modifications February-March 2015
- Replacement Main and Additional Modifications June-August 2015

¹ Torbay Council's Statement of Community Involvement 2014 sets out the key stages of development plan preparation and the opportunities for consultation and engagement by individuals, communities and other stakeholders -<http://www.torbay.gov.uk/sci>

² Under Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Several objectors (namely Paignton Neighbourhood Forum and Collaton Defence League/ Collaton St Mary Residents Association attended the Examination Hearing in November 2014.

The Masterplan preparation informed the emerging Local plan. In particular Replacement Main Modification 10 to the Local Plan reduced the proposed housing numbers in the Collaton St Mary area by 376 dwellings to 460 dwellings (from 836 proposed in the Proposed Submission Plan).

3. Early stage informal Masterplan consultation

3.1. The Council appointed consultants Stride Treglown in early 2014 to carry out initial community and stakeholder consultation and prepare a draft Masterplan.

There has been a heavy emphasis on ‘bottom-up’ masterplan development which has acted as a guiding theme throughout the production of the document. Many of the ideas and principles that feature have been generated specifically through community participation. The consultation process has included numerous public exhibitions and workshops, an online questionnaire and many individual meetings with various organisations and representatives. These events were:

- Drop in Day –Collaton Parish Rooms 23 April 2014
- Stakeholder Session –Paignton Club 24 April 2014
- Feedback Session –Paignton Club 24 April
- On-Line Survey –29 April –5 June 2014
- Stakeholder Engagement –June –August 2014

The Drop in Day and on-line survey were advertised with a Flyer, delivered to around 600 residential properties and businesses in and around Collaton St Mary. The consultation was also advertised in the local press, the Blatchcombe Newsletter, via email to local community and business organisations and on the Torbay Council website. A paper copy of the survey was distributed by a local volunteer and the results analysed and considered as part of the consultation programme. A presentation was also made to the Torbay Regeneration Network during a Breakfast Seminar in June.

The consultation was carried out in distinct phases and this staggered approach allowed feedback from participants to inform the development of the masterplan over the past 5 months.

In addition to community consultation, the Council held a Technical Workshop at the outset of the process in February 2014 to scope the constraints, technical considerations and issues which required specific attention as part of the masterplan. Various Council officers were invited including a selection of partner organisations.

4 Issues raised through public participation and the influence on the production of the Masterplan

Initial Consultation

The consultation work has been instrumental in terms of defining the key areas and content of the masterplan. This is summarised within the Consultation section of the main Collaton St. Mary Masterplan Consultation Draft. In particular, there is detail on how the findings, aspirations and objectives have been influenced through the engagement process.

Specifically, some of the key ways in which the Collaton St. Mary Masterplan has developed to accommodate the views. Ideas and responses from local residents are as follows:

- Based on initial consultation responses, the draft masterplan reduced the number of homes proposed from 836 to 460 (a reduction of 376). This informed a Main Modification (RMM10) to the Local Plan.
- Location of a possible new local centre to the rear of the BMW garage site. The proposed location was the most popular, as it was felt there could be a natural connection with the existing local centre in a relatively central location to the existing and extended village. (However see below)
- New Local Centre to provide opportunities for a range of uses, to complement the Parish Rooms, including disabled accessible community space, local retail and public open space.
- The impact on key views and rural setting of the village minimised by keeping proposed development on the south side of the village and on the lower slopes of the hills to the north and south.
- Introduction of a link road between Blagdon Lane and Totnes Road, with access to a new school car park and drop off point.
- Introduction of new accessible wildlife habitats and green corridors.
- Expansion of accessible public open space in the village, at the new local centre, adjacent to the school (sports field), on the southern slopes of the car boot field (orchard and community garden) and green linear park area through proposed new housing development on the south side of the Totnes Road. Space to accommodate children's play areas, multi use games area and new outdoor sports pitches.
- Network of pedestrian and cycle routes connecting the new village centre with other parts of the village.
- Enhanced pedestrian and cycle connections with Paignton Town Centre.
- Dark corridor introduced through the village, hedges and tree lines retained and enhanced throughout the masterplan area to accommodate the movement and

foraging of Greater Horseshoe Bats. External lighting levels to be restricted throughout this zone and connecting planting and landscaping to facilitate the movement of bats across breaks created by existing and new roads. The HRA of the Local Plan (2014) and subsequent negotiations with Natural England also resulted in a number of Additional Modifications to the Local Plan setting out the importance of safeguarding greater horseshoe bats and the need to carry out surveys as part of the planning application process.

Public Consultation 27 October -24 November 2014

A formal consultation³ took place between 27 October -24 November 2014. This received 15 representations. A full summary of comments received and the Council's response to them is set out in Annexe 1 below.

Many of the representation received relate to the principle of development, which has been established by the Local Plan. Similarly the need for new housing has been addressed through the Local Plan.

Detailed comments related to:

- Objections to the principle of development and the need for additional housing in Torbay. These matters are determined through the Local Plan. The Local Plan Examination and Modifications ran parallel to the masterplan, with the Local Plan being adopted by Council on 10 December 2014. However, the adoption of the Collaton St Mary Masterplan (as well as the Torquay Gateway Masterplan) was put on hold until the Local plan was adopted. The Torquay Gateway Masterplan was adopted on 10th December 2015, but the Collaton St Mary Masterplan was put back pending consideration of access and related matters.
- The road layout, including site access, congestion and scope to provide for alternative means of transport
- Impact of development upon foul sewage and the need for additional sewerage infrastructure.
- Surface water drainage and impact of development upon the water meadow west of Stoke Road and in the vicinity of Ocean BMW garage.
- Impact upon wildlife- specifically the greater horseshoe bat corridors identified in the HRA Site Appraisal Report (Oxford M and Jenkins J, October 2014). The main route is along the meadow,
- The need to incorporate principles of crime prevention through design and respect heritage assets in the area.
- Developers on the north of Totnes Road argued that their sites were capable of accommodating a higher level of development than shown in the draft Masterplan.

Of these it emerged that the proposed access road crossing the meadow was the most environmentally sensitive aspect of the draft Masterplan in terms of impact on surface water flooding and the greater horseshoe bat corridor.

It was also suggested, by Ward Members that alternative access arrangements could offer scope to reduce conflict between traffic on Totnes Road and Stoke Road.

³ Under Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Consultation into Access Arrangements

In the light of the above representations, it was considered appropriate to run a more targeted consultation on options for highway access, as a more targeted consultation. This was additional to the main Regulation 13 consultation above and was sent to statutory consultees and people/organisations who had previously made representations on the Regulation 13 Consultation. Ocean BMW was also consulted as the business most directly affected by the possible change to the masterplan. The Council also assessed the Options in terms of their flooding and greater horseshoe bat impact.

This revised consultation ran between 4th December 2015-8th January 2016. This is a week longer than the minimum 4 weeks required by the regulations, to take into account the Christmas break. In addition notifications were sent on 1st December and several late representations were accepted.

The revised consultation set out five potential options for dealing with the eastern accesses to development of the land south of Totnes Road. These were:

The Options are:

- 1) Junction arrangement as per draft masterplan with access through Ocean BMW garage with a new link road across the meadow. Stoke Road junction is unchanged.
- 2) The proposed temporary access onto Totnes Road becomes permanent, so that there are two accesses onto Totnes Road (in addition to the proposed access at Torbay Motel). Cycle and pedestrian access only across the meadow and Stoke Road junction is unchanged.
- 3) Access across the meadow via Ocean BMW with new alignment of Stoke Road along the western side of the meadow towards Stoke Gabriel. Rearranged road layout in the village centre with closure of Stoke Road at the Parkers Arms.
- 4) Two accesses onto Totnes Road with cycle and pedestrian access only across the meadow (as per option 2). New alignment of Stoke Road on eastern (Paignton) side of the meadow. Closure of existing Stoke Road junction at Parkers Arms.
- 5) As per option 4, but with vehicular access across the meadow

The consultation resulted in 15 representations. A full summary of representations received, and the Council's response to them is set out at Annexe 2.

The issues covered in this consultation were largely the same as in the November 2014 consultation, including objection to the principle of development. There were also objections about the adequacy of the consultation process and that insufficient detail of traffic modelling etc was submitted to make an informed decision. As set out above, the December 2015 consultation was about the access options, and supplemented the earlier consultations. Extensive consultation on the principle of development took place through the Local Plan, whilst the draft masterplan had also been through two rounds of consultation.

In addition matters relating to flooding and greater horseshoe bats were raised.

It is emphasised that the Masterplans are an intermediate level of detail. They do not replace the need for detailed bat surveys, Transport Assessments etc that need to be carried out to support planning applications.

These comments informed the recommended proposed amendments to the final Masterplan. The major change is the deletion of the road crossing the meadow and provision of accesses via Woodland and Lower Blagdon Farm on Totnes Road. This will reduce pressure on the meadow's role as a functional flood plan and greater horseshoe bat corridor.

Annexe 1 Schedule of representations received on the main consultation 27 October- 24 November 2014

	Name	Organisation	General Comments	Details	Torbay Council Response
CSM/ Org1	Sarah-Jane Barr	Devon & Cornwall Police	General comment regarding further detail and recognition of crime and disorder	Principles of Crime Prevention through Environmental Design (CPTED) should be incorporated relating to: access and movement; structure; surveillance; ownership; physical protection; activity; management and maintenance	Design principles, including designing against crime (etc) in policy Local Plan Policy DE1 apply to development in Collaton St Mary. Refer to DE1 in the Masterplan.
CSM/ Org2	Alex Scholefield	Torbay Coast and Countryside Trust	Support for GI proposals and Yalberton Valley, concerns over Greater Horseshoe Bat Impacts	- Concerns over impact on Greater Horseshoe Bat corridors, particularly lighting and pinch points. Suggest further investigation needed to determine bat activity and inform mitigation measures. Further survey work required. - Support for meadow area but impact of recreational use will limit potential to support wildlife and therefore whether development has overall gains for biodiversity - Support for Yalberton Valley as wildlife protected area. - Support for orchards as outlined in Torbay GI Delivery Plan - Concerns over loss of farmland at Little Blagdon Farm (as a business issue for TCCT: replacement land may be required to maintain farming production output.	Further survey work needs to be undertaken in support of planning applications. The need to protect the meadow for flood attenuation and as a greater horseshoe bat corridor is noted. Amend masterplan to emphasise this. Page 24 "The Meadow" –bullet point 2. Amend to indicate that the meadow's main functions as a flood meadow and wildlife corridor should not be undermined by public access. N.B removing the proposed access road across the meadow would reduce the impact on the flood meadow. However this required consultation (as set out above). The principle of development is set out in policies SS2 and SDP3 of the Torbay Local Plan.

CSM/ Org3	Carole Box	CPRE Torbay	Objection to principle of development at Collaton St. Mary	• Collaton St. Mary area should be retained as agricultural land and its current role as open landscape (reference to existing Local Plan designation as AGLV)	The principle of development is set out in policies SS2 and SDP3 of the Torbay Local Plan.
CSM/ Org4	David Stuart	English Heritage	General observations	• Support for emphasis on placemaking • Undesignated heritage assets should also be considered • More detail requested on how plan reinforces local distinctiveness and takes account of existing rural context	Support noted.
CSM/ Org5	David Watts	Paignton Neighbourho od Forum	Objections relating to soundness and legal compliance	• Masterplan should be better aligned with draft, emerging Neighbourhood Plan. Neighbourhood Plan will supersede masterplan so more effective collaboration required. • Growth at CSM is premature and this should be taken into account with expected phasing • Concerns over effects on Greater Horseshore Bats and that further work is required • Foul and surface water capacity is not sufficient to support development • Phase 4 concerns over traffic proposals stemming from inappropriate location for development • Landscape impacts are unacceptable in the light of existing AGLV • No greenfield land is required at CSM up until 2032 • Further SA work required to ensure legal compliance - landscape, flooding and ecology issues	The principle of development is a matter for the Local Plan. The Neighbourhood Forum and Collaton Combination were represented at the Local Plan examination. The Local Plan was adopted in December 2015 and the area is proposed as a Future Growth Area (Policy SS2). Table 5.12 of Policy SDP3 indicates that development of greenfield land at Collaton St Mary is likely to be needed in years 11-15 of the Plan period (i.e. post 2023). However it may be required sooner and there is developer interest in the area. The Council considers that development in Collaton will be needed to maintain five year land supply in the medium term.

CSM/ Org6	Laura Horner	Natural England	Concerns with impact on greater horseshoe bats	• Further bat surveys needed to determine impact and mitigation required - surveys should be undertaken as part of masterplanning • Masterplan conflicts with HRA of Local Plan as all proposals within this plan need to be informed by further ecological work	Noted. Policy SS8, NC1 and the Strategic Development Policies indicate the need for proper HRA work. These policies were strengthened as part of the local plan examination process. The Future Growth Areas were the subject of HRA as part of the Local Plan (October 2014). The draft masterplan reflects the principles set out in the HRA. The key area of potential conflict is the proposed road crossing the meadow west of Stoke Road (area G in Map 6 of the HRA). The further consultation on access in December 2015 sought to find solutions which avoided the meadow (see above). There will be a need for further bat surveys (etc) to be carried out by developers at application stage.
CSM/ Org7	Shaun Pritchard	The Environment Agency	Support for emphasis on green infrastructure. General comments relating to BMW garage and road embankment.	• GI provides an ideal platform to deliver environmental improvements, this emphasis in the masterplan is welcomed. • Concerns over redevelopment at existing BMW garage (encroach into Flood Zone 3) • Reference to previous comments re. road embankment through existing flood attenuation area. Areas should be highlighted where flood compensation storage could take place - suggested that land to east of lagoon could be suitable	Issues around BMW garage noted. Removing the access road across the meadow will reduce the impact upon the garage. The site is still likely to be redeveloped and is envisaged as a local centre in the masterplan. Redevelopment should incorporate flood resilience measures and reduce the coverage by impermeable surfaces.
CSM/ Org8	Helen Kummer	Stoke Gabriel Parish Plan	Object to masterplan (see Paignton Neighbourhood Forum	• No specific comments on masterplan other than support for Paignton Neighbourhood Forum's submission	Noted. See above

			representation)		
CSM/ Org9	Joe Keech	Devon County Council	General comment	• Masterplan should maximise opportunity to create sustainable public transport corridor with Totnes whilst noting opportunities to improve A385 outside Torbay border are limited.	Noted.
CSM/ Org1 0	James Doxford	South Hams District Council	General comments with some support. One objection to density.	• Concerns over density of development - it should be closer to 830 dwellings. A lower allocation will impact on achieving appropriate levels of development in Torbay. • Support for use of link roads in masterplan • Principles of masterplan endorsed (design) • Reference to Duty to Co-operate would be helpful • Mitigation of Air Quality Management Area in Totnes would be a useful reference • Further detail to show that account taken of impact on landscape character in South Hams has been done	See response to the Local Plan modification. Replacement main Modification 10 reduced the level of development to 376 dwellings as the masterplan assessed that this is the most achievable number, given the area's landscape, biodiversity and flooding constraints.
CSM/ LD1	Katie Peters	Origin 3 on behalf of Taylor Wimpey	Object to density and levels of housing (would like to see higher numbers)	• Masterplan should cater for 836 homes rather than 460 • Concerns over some aspects of design including highways and access. Suggest less detail should be in masterplan • Suggest orchard should be relocated to more landscape sensitive part of site (higher slopes) • Overall housing density is too low and inconsistent with what is achieved elsewhere in Torbay	The masterplan has been based on assessment of landscape, biodiversity etc issues. Whilst it does not set a maximum figure, further evidence of landscape etc impact would be needed before exceeding the indicative figures in the masterplan.

CSM/ LD2	Elliot Jones	Boyer Planning on behalf of Bloor Homes	Object to density and levels of housing (would like to see higher numbers)	• 440-460 dwellings is too low, falling far short of Local Plan figures • Masterplan does not balance requirement of meeting housing needs with landscape constraints • Scale of development will make it difficult to meet wider infrastructure requirements	The masterplan has been based on assessment of landscape, biodiversity etc issues. Whilst it does not set a maximum figure, further evidence of landscape etc impact would be needed before exceeding the indicative figures in the masterplan.
CSM/ In1	Pam Bristow	Individual	Objection to principle of scale of development at CSM	• Question whether consultation was sufficient • General comments on matter of factual detail. • Concerns over impact of link road on existing community. • Concerns over flood protection and drainage. • Development principle of growth at CSM is unacceptable.	See response to PNF above
CSM/ In2	Roger Bristow	Individual	Objection to principle of scale of development at CSM	• Concerns over flooding, infrastructure and school capacity. • Development principle of growth at CSM is unacceptable. • Development does not reflect existing character of village. • Insufficient jobs created as part of masterplan.	See above
CSM/ In3	Adrian Gee	Individual	Objection to principle of scale of development at CSM	• Infrastructure is not capable of supporting development • Flooding has not been considered appropriately • Concerns over design of dwellings relating to affecting amenity of existing properties • Support for green infrastructure led approach	See above

Annexe 2 Collaton St Mary: Summary of responses from Additional Consultation on Access 4 th December 2015-8 January 2016.					
	Name	Organisation	General comments	Detail	Torbay Council response
CSM2/ Org1	Sarah-Jane Barr	Devon and Cornwall Police	Response to the draft masterplan remains relevant .	No specific comments on specific access options currently consulted on.	Noted
CSM2/ Org2	Carol Reeder	Natural England	Advice on Habitats Regulations Assessment matters.	The latest consultation is not accompanied by an HRA. Need to ensure that development is consistent with the Habitats Regulations Assessment that underpinned the Torbay Local Plan. Options 2 and 4 appear to avoid detrimental impacts to HRA. A greater horseshoe bat mitigation plan is required before permission is granted for development in the Masterplan area.	The Strategic Delivery Areas in the adopted Local Plan 2012-30 were the subject of HRA. The Council has sought further advice from Mike Oxford of Greenbridge Ltd about how the possible access options affect the greater horseshoe bat foraging habitat and HRA work already undertaken. This concurs with Natural England's advice that options 2 and 4 minimise conflict with bat flightpaths and foraging areas.
CSM2/ Org3	Ian Hooper	Environment Agency	General observations	EA will liaise with Torbay Council on flooding matters. Development should not increase flood risk elsewhere, and where possible should reduce flood risk.	Noted
CSM2/ Org 4	David Stuart	Historic England	No specific comments	No specific comments	Noted
CSM2/ Org5	David Watts	Paignton Neighbourhood Forum	Object to all options on grounds of flooding, impact on	Scope of consultation too limited. Inadequate information about traffic flow and impact on A385, which is a key traffic route No details of impact on foul and surface	A more detailed consultation took place in October-November 2014 following stakeholder workshops etc in April 2014. Details of bat corridors are set out in the HRA of the Local Plan. It is acknowledged that details of

			major arterial route. More comprehensive assessment of impacts is needed.	water drainage/ flooding or impact on protected species. Assessment of all options- number 1 (draft masterplan) is least harmful, followed by option 4 (road diverted east).	accesses, highway modelling, drainage etc will need to be submitted as part of planning applications.
CSM2/ Org6	-	The Combination: Collaton Defence League and Collaton St Mary Residents Association	Object to all options. Lack of consultation	Object to all options. Consultation was inadequate and took place over Christmas. Lack of detailed information. Collaton St Mary is not needed - should build on brownfield land. Not needed until five year review period. Council is seeking to develop Collaton St Mary for financial reasons	The formal consultation period ran from 4 th December 2015 to 8 th January 2016, which is a week longer than the required 4 weeks. Notifications were sent out on 1 st December to provide as long as possible for responses. The Combination's comments reiterate their previous objections to the principle of development, which were made through the Local Plan.
CSM2/ Org7	Helen Kummer	Stoke Gabriel Parish Plan Group	Object to the proposal on flooding grounds	Endorse Paignton Neighbourhood Forum's objections. Flooding is a major concern, particularly at Portbridge. Impact on tourism. More information is needed about improving access at Stoke Road.	Noted – see PNF's comments above. The development will be required to have no detrimental impact on downstream flooding and a s106 contribution will be sought if surface water is proposed to drain into the Yalberton stream. However flooding and bat issues indicate that options which avoid crossing the meadow west Stoke Road are more acceptable from a flooding and biodiversity perspective
CSM2/ Org8	Carole Box	CPRE Torbay	Object: flooding, traffic impact and ecology	Object that lack of evidence of flooding, traffic impact and ecology. Collaton has a history of foul and surface water flooding.	See above.
CSM2/	Keith White, J F Saul	Collaton Mews Residents	Object to the principle of development: flooding,	Concern at consultation over the Christmas period Object that high level of existing road noise will be exacerbated.	See above. It is unlikely that the <i>additional</i> road noise affecting Collaton Mews will be significant, as most traffic would be expected to come via the A385 (either from

Org9			traffic impact, noise, wildlife impact, loss of agricultural land and harm to character of village.	Potential for increased flood risk and loss of flood attenuation. Impact on sewage infrastructure, Loss of local habitat, harm to character of the village, agricultural land	Tweenaways Cross or Totnes Road. The flooding and biodiversity issues are noted and point to a need to avoid the meadow (Options 2). Improvements. The character of the Village and traffic movement are already noted in the draft masterplan. However, there is scope to increase the emphasis on traffic calming and safety measures in the village/Stoke Road junction.
	Individuals				
CSM2/ Ind1	K Drew	Individual	Object that has not been informed about the proposal	Has not been informed about the development at Collaton St Mary. Impact on residential amenity.	The December 2015 consultation was limited to specific highways options and targeted on key stakeholders and people/organisations who had previously made representations of the draft masterplan.
CSM2/ Ind2	Adrian Gee	Individual	Object to development on highway and flooding grounds.	Development is against the wishes of local residents. Traffic congestion on Totnes Road. Flooding issues have not been taken into account.	See above
CSM2/ Ind3	Leaf Lovejoy	Individual	Object on highway grounds	Endorse views of Paignton Neighbourhood Forum. New development will make existing congestion and flooding problems worse. There is no need for development at Collaton St Mary. None of the access options are satisfactory or address infrastructure problems.	See above
CSM2/ Ind4	Michael Rhodes	Individual	Object because of flood risk	More detailed assessment of flood risk, including flooding at Portbridge, near Stoke Gabriel is needed. Suggest that flood alleviation measures should be required from new housing at Collaton St	Sustainable drainage measures and/or s106 contributions towards the Yalberton Stream will be required to ensure that there is no downstream impact. However, comments from the Council's Drainage

				Mary.	Engineer indicates that options which avoid the meadow are likely to impact on the flood meadow and should be avoided.
CSM2/ Ind5	Chris Robson	Writing as a private individual	Prefer option 3	Option 3 removes the dangerous junction at Parkers' Arms, improves Stoke Road, and reduces rat-runs. Would integrate new development into the village.	Unfortunately, bringing Stoke Road across the west of the meadow will have the greatest impact on the greater horseshoe bat corridor and flooding.
CSM2/ Ind6	Michael Webster	Individual	Insufficient details of proposals. Impact on flooding and biodiversity	Flooding and sewerage issues are not adequately considered. Downstream impacts at Stoke Gabriel, including cumulative impact from development on Brixham Road. Road safety concerns. Impact on bat flight corridors.	See above. Removing the reduce the impact on flooding and greater horseshoe bats.
Consultants /Developers					
CSM/ Dev 1	Elliot Jones, Boyer Planning	Bloor Homes	Land north of Totnes road is promoted. Bloor Homes also own land west of Stoke Road (Higher Ridge).	Promote land to the north of Totnes Road for 160-200 dwellings, with new access off Totnes Road. Bloor Homes own the land west of Stoke road, including the meadow and note that a road across the meadow would cross their land	It is noted that Bloor homes wish to promote land to the north of Totnes Road for a larger number of dwellings than set out in the Masterplan. However no evidence of landscape or other impact has been provided at this time. It is noted that Bloor Homes own the meadow. However this is critical green infrastructure for flooding and bats, so will need to be maintained and enhanced as a meadow.
CSM/ Dev 2	Richard May, Maze Consulting	On behalf of Mr and Mrs Hopkins, Woodlands	Support access via Totnes Road	Support access via Totnes Road. More provision for housing should be made at Woodlands to ensure a viable scheme.	Noted. The development shown on the masterplan is indicative and not a maximum, so long as matters such as flooding, biodiversity etc can be satisfactorily addressed. Development at Woodlands will need to safeguard the floodplain and wildlife corridor running to the rear.

