

Your comments will feed into the formal (Regulation 17) Draft Planning Brief on Great Parks, which will be published later in the year.

Please send your comments by post, fax or e-mail.

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Great Parks, Paignton: Phase 2 Planning Brief

Supplementary
Planning
Document

SUMMARY LEAFLET



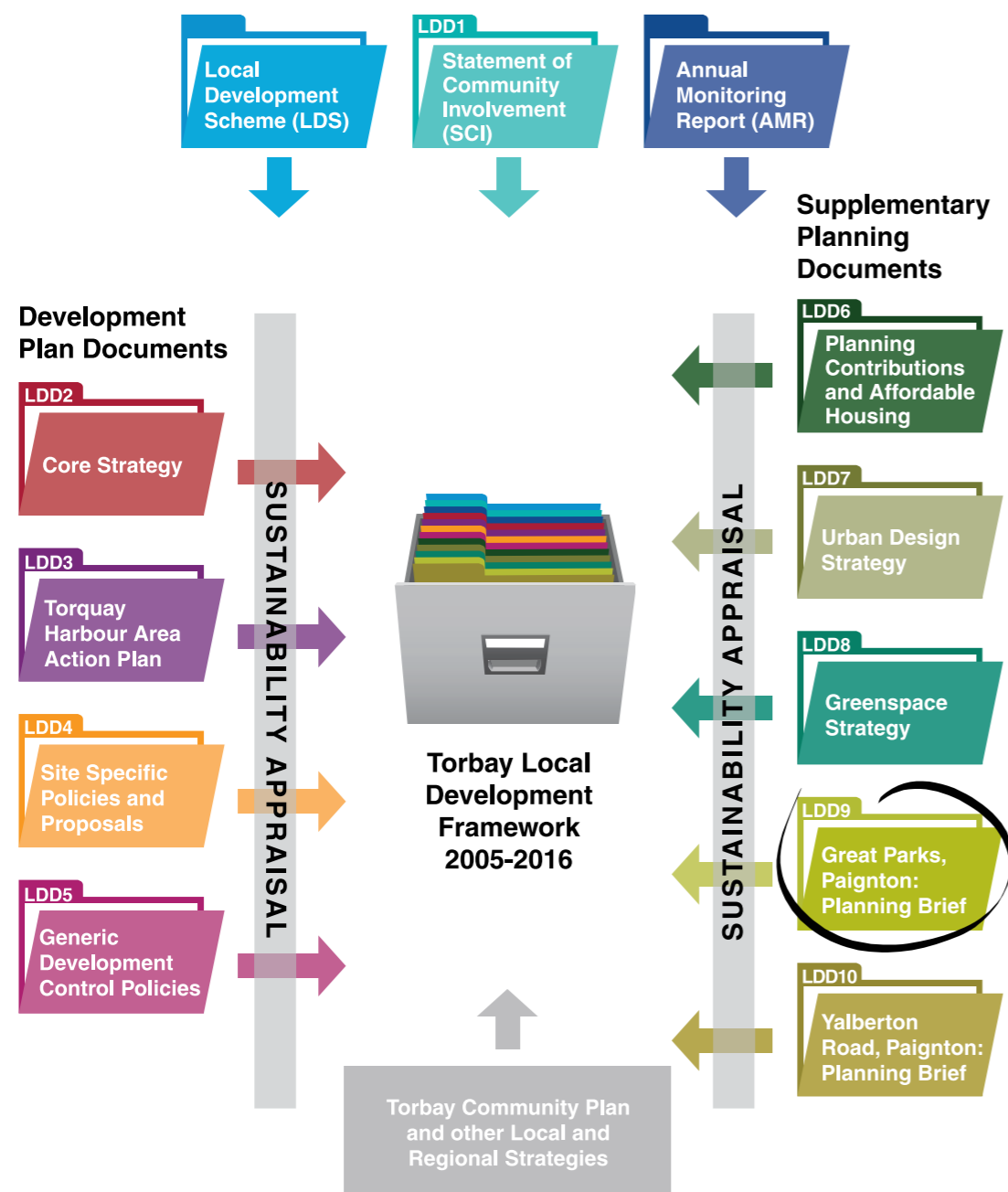
Pre-Regulation 17
Draft



LDD9

July 2006

The structure of the Local Development Framework



What does the Great Parks, Paignton: Phase 2 Planning Brief cover?

The Adopted Torbay Local Plan 1995 – 2011 proposes land at Great Parks, Paignton for residential development. The Council is now preparing a Supplementary Planning Document (SDP) to guide the development of the site. This leaflet forms part of a preliminary consultation on the issues and options for the development of this housing and will inform the Planning Brief for the area. **We are seeking views on what the Brief should contain.**

The SPD will form part of the Torbay Local Development Framework. However, it will not itself make policy but rather guide the successful implementation of the Local Plan proposal. This document is a Pre-Regulation 17 Stage and comprises the Issues and Options stage of the process. It looks at matters that the Brief should address in order to achieve sustainable development of the site.

This Planning Brief sets out principles for the second (undeveloped) phase of development at Great Parks (also known as Heritage Park), Paignton, as identified in the Adopted Torbay Local Plan 1995-2011. The first phase of the development is now largely completed and was governed by a planning brief adopted by the Council in 1994. However, there are a number of outstanding issues that need to be addressed in Phase 2 that this Brief addresses.

What does the Local Plan say about Great Parks?

The **Torbay Local Plan 1995-2011 (Adopted April 2004)** is the most relevant document to this SPD. The following Policies set out the development plan proposals for Great Parks

Policy H1 - New Housing on Identified Sites

A total of 365 dwellings are proposed at Great Parks Phase 2 as follows:

H1.11 Great Parks Phase 2	185 dwellings
H1.12 Great Parks Phase 2	115 dwellings
H1.13 Great Parks Phase 2	65 dwellings

In addition, the Local Plan contains the following site specific proposals at Great Parks:

- Policy CF8.6 - New Primary School**
- Policy CF14/S11.2 - New Local Centre**
- Policy R6.2/R7.6 - Play Area**

A **map** showing an extract from the Local Plan Proposals Map covering Great Parks is reproduced in the Supplementary Planning Document and accompanying 'What is it?' leaflet.

The Development of Great Parks is also governed by two **legal agreements** (Section 106 Agreements) dated 1991 and 1995, which relate to a range of issues such as the provision of infrastructure, affordable housing and education.

What issues should the Brief address?

The Brief should help to deliver a sustainable development. This should take social, economic, environmental and resource use factors into account. In particular it will need to address the following issues:

- The provision of a mixed and balanced development that provides a choice of mix and types of dwellings, including affordable homes, in an area where people want to live.
- The resolution of outstanding legal issues to help the speedy development of the site.
- The provision of an appropriate range of community facilities, including a local shop or similar facility, and open space for recreation.
- The need for high quality design of development, which reflects local distinctiveness

- The future of the proposed school site (CF8.6) which is no longer needed for a school, in the context of a continuing requirement to ensure that education needs in the area are properly met.
- The need to respect and enhance the landscape setting and ecology of the area.
- Incorporation of sustainable drainage (SUDS) measures.
- The provision of a safe environment that incorporates design measures that reduce crime
- The need to seek to minimise carbon emissions, for example, by energy efficient design and use of planting to help the environment.
- The resolution of access arrangements and promote alternatives to the private car, by providing public transport, cycling and walking facilities.

Does the Planning Brief propose additional land for housing?

No. The Planning Brief provides more detailed advice on the implementation of the existing proposals in the Adopted Torbay Local Plan 1995-2011 and does not propose an extension of the development area. Any proposals to develop outside of this area would be beyond the scope of the Great Parks SPD and would have to be proposed and appraised through the emerging Local Development Framework Core Strategy document (LDD2) and Site Specific Policies and Proposals document (LDD4).

What are the Options?

There are a number of different approaches to achieving development in Phase 2 of the Great Parks proposals. These are:

- 1) Constrained/Phased Approach.** This would postpone development for several years. However, this approach runs the risk of being overturned by the Government.
- 2) Work to Great Parks Planning Brief and existing Agreements.** This would rely on the Adopted Torbay Local Plan, Great Parks Planning Brief and legal Agreements. It would not seek to delay the start of development (unlike the Constrained Approach), however there are outstanding legal issues that will require clarification.
- 3) Expedient updating of the existing scheme.** This would update the 1994 Brief and S106 Agreements to meet the Council's normal requirements for affordable housing, public transport contributions etc.
- 4) Sustainable communities approach.** This would seek to develop at higher densities and try to embrace more fully current environmental standards.

Sustainability Appraisal

The Great Parks, Paignton: Phase 2 Planning Brief SPD is the subject of a separate **Sustainability Appraisal (SA)** that looks at the economic, social and environmental impacts of the development options in more detail.

How can you get involved and find out more?

For further information on the work carried out so far please visit www.torbay.gov.uk/ldf

To become involved in the Great Parks, Paignton: Phase 2 Planning Brief, or other aspects of the Local Development Framework process, please contact us as indicated below. You can register your details by telephoning the Strategic Planning team or by e-mailing us and we will keep you informed. A register of interest form is also available on the LDF web page.

We value your views relating to the Great Parks Planning Brief, which will be available for four weeks consultation from **31st July 2006**. Your comments must be received by the Strategic Planning Group (details below) by **4pm on 25th August 2006**.

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