

# Torbay Local Plan (1995 - 2011)

including minerals and waste policies

## STATEMENT OF REASONS AND DECISIONS RELATING TO OBJECTIONS TO PROPOSED MODIFICATIONS

FEBRUARY 2004



ENVIRONMENT SERVICES DIRECTORATE

## TORBAY COUNCIL

Report No: **WP/1/04**

Title: **Torbay Local Plan (1995 – 2011): Representations received on Proposed Modifications and progress towards Adoption of Local Plan.**

To: Overview and Scrutiny Board on 18 February 2004  
Council on 26 February 2004

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### **1. Purpose**

1.1 This Report outlines the responses received following consultation on the Proposed Modifications to policies and proposals of the Revised Deposit Version of the Torbay Local Plan. It make recommendations regarding the need or otherwise for a second local plan inquiry and ‘further proposed modifications’, and outlines details of the final stages required to secure adoption of the Plan.

### **2. Relationship to Corporate Priorities**

2.1 The Local Plan will provide a comprehensive planning policy framework for sustainable development that will assist the Council in addressing each of its corporate priorities.

### **3. Recommendations**

3.1 That the responses and recommendations relating to objections made to Proposed Modifications to the Plan, as set out in columns 11 and 12 of Appendix 2 to this Report be noted.

3.2 That having considered the responses and recommendations it be agreed that:  
a) a second Local Plan Inquiry is not required; and  
b) no further modifications to the Local Plan are required.

3.3 That a ‘Notice of intention to adopt a Local Plan without proposing further modifications’ be published, in accordance with the Development Plan Regulations.

### **4. Reason for Recommendation**

4.1 It is necessary to keep Members informed of progress made on preparation of the Torbay Local Plan (1995 – 2011) and to set out the views of the Local Plan Working Party following detailed consideration of the responses to publication of the Proposed Modifications document.

4.2 To ensure that a sustainable land use planning policy framework is in place to provide a robust basis for the Council’s decision-making process, it is important to ensure that the Local Plan is progressed to adoption as soon as possible.

4.3 Good progress in Local Plan preparation should assist the Council in maximising its share of the government Planning Delivery Grant. It will be important to secure early adoption of the Local Plan prior to the introduction of the emerging Planning and Compulsory Purchase Bill, scheduled for mid-2004. This will allow the Council to focus on preparation of the new Local Development Framework, which is due to replace the current Local Plan system, at an early stage.

## **5. Background**

- 5.1 The role of the Working Party is to consider the detailed content of the Torbay Local Plan (1995 – 2011) during its different stages of preparation, and to progress the Plan through to adoption.
- 5.2 Members will be aware of the importance of progressing the Plan to adoption as quickly as possible, to ensure that the community has an up-to-date sustainable development framework for the period to 2011. This will help to secure consistent development control decisions, to achieve economic and social regeneration, environmental enhancement and to meet Torbay's development requirements for housing, employment land and other community needs. It will also be a framework for the Local Transport Plan and other strategies such as the emerging Waste Strategy. Speed of preparation towards adoption is also expected to determine the level of Planning Delivery Grant awarded to the Authority for this part of the planning service.
- 5.3 The Local Plan has been prepared in formal stages in accordance with the Development Plan Regulations. The Deposit Version was published in July 1999 and the Revised Deposit in October 2000. A Local Plan Inquiry was required in order to consider unresolved objections to policies and proposals in the Deposit Version, and also to consider objections to changes subsequently made in the Revised Deposit Version. The Local Plan Inquiry took place between November 2001 and September 2002. The 'Inspector's Report into objections to the Plan' was published in April 2003.
- 5.4 The Working Party met on six separate occasions during June, July and August 2003 to consider the recommendations set out in the Inspector's Report, and to agree a set of Proposed Modifications to the Local Plan based on the Inspector's recommendations.
- 5.5 At its meeting on 4 September 2003 (Minute 158/9/03), the Council approved with amendments the Proposed Modifications to the Plan as set out in Report WP/7/03. It also agreed the publication of that document for formal consultation, together with the "Notice of intention to adopt and of proposed modifications to a local plan".

## **6. Local Plan Working Party Meeting – 2<sup>nd</sup> February 2004**

- 6.1 The Working Party met again on 2<sup>nd</sup> February 2004 to consider the response to the above consultation stage and the implications for the next stages of the local plan process. Officers presented a Briefing Paper entitled 'Torbay Local Plan (1995 – 2011): Representations received on Proposed Modifications and progress towards Adoption of Local Plan'. This document included three related Appendices, as follows:
- Appendix 1 Summary of issues raised by representations to Torbay Local Plan (1995 – 2011) Proposed Modifications.
- Appendix 2 Summary of representations received on Modifications, and officer response
- Appendix 3 Minor editorial / technical changes

### Consultation on the Proposed Modifications to the Local Plan

- 6.2 Members were reminded that the Proposed Modifications document was published on 6 October 2003 for a six-week consultation period. Its purpose was to indicate how the Council wished to modify the Plan in the light of the Inspector's consideration of all of the objections placed before him. In accordance with the Regulations, a formal notice was published in local newspapers for two consecutive weeks giving details of the consultation exercise. All objectors involved in the Local Plan Inquiry received a copy of this Notice and

an explanatory letter outlining details of the process. Copies of the document were made available for inspection and for purchase. It was also possible to view or download the text directly via the Council's local plan web-site.

#### Advice on consideration of responses

- 6.3 Officers urged caution during the Working Party Meetings held last summer regarding the drafting of modifications and the introduction of new policies and proposals. This was because of their potential repercussions for the final stages of the plan preparation process. The potential cost to the Council in terms of additional financial expenditure and delay in adopting the present Plan were considered to be significant.
- 6.4 The Working Party noted that the same cautionary principle applied equally at the present stage. The Council must consider all objections that are made during the Proposed Modifications consultation period and decide firstly whether it is necessary to hold a further Inquiry into any of those objections. The Local Authority has discretion whether to hold an Inquiry into all or any of the objections made to its proposed modifications or to any decision not to accept an inspector's recommendation. The Secretary of State advises Authorities to hold an Inquiry where objections raise matters that were not at issue in the earlier stage. Secondly, the Council must also decide if any 'further proposed modifications' are required and if so, deposit them for a further six-week consultation period.
- 6.5 If the Council decided, however, that no Inquiry was necessary and that no further Modifications materially affecting the Plan needed to be made, it would give notice of its intention to adopt the Plan after 28 days.

#### Summary of consultation response and key issues

- 6.6 The Working Party was informed that at the close of the consultation period on 14 November 2003, representations had been received from 100 different persons or organisations, which in turn generated 196 separate representations. Of these, 58 were objections, 111 were supporting representations, 26 were general observations and 1 was a new proposal (not 'duly made').
- 6.7 Appendix 1 to the Briefing Paper (Appendix 1 to this Working Party Report) outlined the nature of comments made by statutory consultees, organisations / amenity groups, house builders and other interested parties. This provided a broad picture of the range of comments received.
- 6.8 Members moved on to consider the main issues to arise from these representations, which were as follows:
- (i) Objection to Policy H1A (The management of housing provision though phasing) and the phasing of Phase 2 sites (i.e. objections to the delay in releasing Phase 2 housing sites until 2006, in particular at Great Parks, Paignton) [by developers];
  - (ii) Objections to affordable housing policy (site size threshold and exclusions of low cost market housing from definition of affordable housing) [by developers];
  - (iii) Objection to designation of land at Nut Bush Lane / Cockington Lane, Torquay as Area of Great Landscape Value / Countryside Zone [by landowner];
  - (iv) Objection to Urban Landscape Protection Area designation at Scotts Meadow and Barton Hall Farm [by developers and landowners]; and
  - (v) Large amount of support for designation of Scotts Meadow as Urban Landscape Protection Area [by local residents].
- 6.9 Following discussion of the above summary, Members then addressed in detail a schedule

that set out a comprehensive record of each representation received, including name and address, the type of representation made and a summary of objection or comment. This was accompanied by the Council's response (Column 11), together with a concluding column that indicated whether or not any further modification was considered appropriate (Column 12). This schedule is attached at Appendix 2 to the Working Party Report.

### Conclusions

- 6.10 Members were advised that the representations put forward did not constitute objections to new issues that had not already been addressed. All points raised during consultation on the Proposed Modifications had been the subject of previous consultation or debate at the Inquiry. Since none of the objections raised matters that were not at issue in the earlier stage, it was therefore not considered necessary, or desirable, to hold a second Local Plan Inquiry.
- 6.11 Since a number of objections generated suggestions that the Plan should be amended by inclusion of new or reinstated text, it had been necessary for the Working Party to consider carefully whether or not to recommend further modifications. It was noted that officers had sought advice from the Government Office for the South West, particularly where objections related to matters of government planning policy. In the context of this advice, Members were advised that none of the objections registered, and amendments suggested as a consequence, justified the introduction of further proposed modifications to the Local Plan. In other words, no further modifications materially affecting the Plan needed to be made.
- 6.12 Members were asked to note that in certain instances, however, representations did justify the introduction of minor editorial or technical changes. These were worthy of inclusion in order to correct factual errors or to improve clarity. However, such amendments had no material effect on the policy framework of the Plan and could thus be included without requiring a formal 'further proposed modifications' stage. Details of these minor changes were drawn to the attention of the Working Party in the interests of clarity in Appendix 3 of the Briefing Paper (reproduced as Appendix 3 to this Report).
- 6.13 A discussion took place regarding the proposed changes to the development planning process. These would arise from the impending introduction of the new Local Development Framework (LDF) system in the summer of 2004, following enactment of the Planning and Compensation Bill. Members noted the advice of officers to progress the current Local Plan to adoption as expeditiously as possible, and to defer the introduction of any substantive new policies and proposals until the new system unfolded. It would be at that stage that opportunities would arise to reconsider all relevant planning policy issues as part of the LDF, which in effect would also comprise a 'First Review' of the present Plan. Members were informed that in the near future they would be briefed by officers on the new LDF process, and its implications for Torbay.

### Next stages and recommendations

- 6.14 The Working Party Meeting concluded by considering the next stages leading to the formal adoption of the Local Plan. Members noted that if they were minded to accept the recommendations contained in the Briefing Note, a further notice of the Council's intention to adopt the Local Plan would be published thereafter. This Notice would indicate that the Council intended to adopt the Plan without further modification after a period of 28 days. Following a resolution at the next available meeting of the Council (currently 1 April 2004) the local authority would then publish a Notice indicating that it had formally adopted the Plan.

- 6.15 Members were made aware that in accordance with Section 287 of the Town & Country Planning Act 1990, any person aggrieved by the plan and who challenged its validity could apply (on certain grounds) to the High Court to have the plan or parts of the plan quashed. Such an application needed to be made within six weeks from the date of the first advertisement of the notice that that plan had been adopted.
- 6.16 ***Having considered the Briefing Paper presented to them, Members of the Working Party agreed to make the following recommendations to Council, subject to the views of the Overview and Scrutiny Board:***
- (i) that they concurred with the view that a second Local Plan Inquiry was not required;***
  - (ii) that no further modifications to the Plan were required; and***
  - (iii) that in this context the Council should accordingly publish a ‘notice of intention to adopt’ the Torbay Local Plan.***
7. **Alternative Options (if any)**
- 7.1 Under the current legislation [The Town and Country Planning (Development Plan) (England) Regulations 1999] the Council does not have an alternative option with regard to the way in which it considers the response to consultation on the Proposed Modifications document, and subsequent steps towards adoption.

**Torbay Local Plan Working Party**

**Councillor Charlwood (Chairman)**

**Councillor Browne**

**Councillor Dunn**

**Councillor Hytche (for Councillor Phillips)**

Contact Officer: Steve Turner  
Extension: 8812



These sections must be completed by the author of the Report.

Does the proposal have implications for the following issues? Please give details as appropriate		
Sustainability	Yes	The policies and proposals of the Torbay Local Plan provide a framework for all aspects of sustainable development, i.e., the protection of the environment, resource conservation, social equality and cohesion, and the sustainable development of the local economy, housing transport and related issues
Crime and Disorder	Yes	The policies and proposals in the Local Plan, together with advice set out in the Environmental Guide, seek to ensure that development is designed to reduce crime by embracing crime prevention principles.
*OfSTED Post Inspection Action Plan	No	N/A
*Social Services Action Plan	Yes	The Local Plan contains policies and proposals which seek to achieve the provision of affordable housing, supported housing and other accommodation for people in need of care. These policies are operated in parallel with the Adopted Supplementary Planning Guidance relating to the provision of Affordable Housing in Torbay.
*Change Management Plan	Yes	Speedy progression of the Local Plan through the Modifications stage to adoption will provide the Council with a clear and up-to-date planning policy framework which will provide a sound basis for decision-making.

\* not applicable to reports to Licensing, Development Control and Area Development Committees

### Part 3

These sections must be completed by the author of the Report.

Does the proposal have implications for the following Directorates? If so, please inform the relevant Director. Please give details as appropriate		
All Directorates	Yes	All development undertaken by any Directorate of the Council should be in accordance with the policies and proposals of the Local Plan.
Chief Executive/Corporate Services		Implementation of development plan system and determination of planning applications.
Education Services	Yes	Provision of education facilities
Environment Services	Yes	Determination of planning applications in accordance with the Local Plan.
Social Services	Yes	Formulation of housing strategy and implementation of housing policies, including those relating to affordable housing

Part 4

Is the proposal contrary to or does it propose amendment to the Policy Framework or contrary to (or not wholly in accordance with) the Council's budget?	Yes      ✓      Fill in Box 1	No      Fill in Box 2
<p>1.      Details of the nature and extent of consultation with stakeholders and relevant select committees.</p> <p>The Local Plan is a statutory document that is prepared in accordance with the relevant Regulations. The Plan has already been the subject of extensive formal public consultation with a wide range of individuals and organisations and has recently been scrutinised through the Local Plan Inquiry. The Proposed Modifications referred to in this Report have also been the subject of formal public consultation and associated publicity arrangements. There has been full involvement of Members throughout this process through the Torbay Local Plan Working Party and relevant Committee and Council meetings.</p>		
<p>2.      Details and outcome of consultation, as appropriate.</p>		

Part 5

Is the proposal a Key Decision in relation to an Executive function?	Yes      ✓	Reference Number X35/2003	No
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Part 6

**Wards**

All Torbay Wards

**Appendices**

- Appendix 1      Summary of issues raised by representations to Torbay Local Plan (1995 – 2011) Proposed Modifications.
- Appendix 2      Summary of representations received on Modifications, and officer response
- Appendix 3      Minor editorial / technical changes

**Documents available in Members' Room**

See below

**Background Papers:**

The following documents/files were used to compile this report:

1. \*Torbay Local Plan (1995 – 2011): Deposit Version (July 1999).
2. \*Torbay Local Plan (1995 – 2011): Revised Deposit Version (October 2000).
3. \*Torbay Local Plan (1995 – 2011): Inspector's Report into objections to the Plan (April 2003).

4. \* Torbay Local Plan (1995 – 2011): Proposed Modifications (October 2003)
4. \*\*Local Plan representations relating to the above documents.
5. \*\*Briefing Papers / Working Papers referred to in the main body of this Report.
6. \*\*Local Plans and Unitary Development Plans – A Guide to Procedures (DETR 1999).
7. \*\*The Town and Country Planning (Development Plan) (England) Regulations 1999.

*Footnotes:*

- \* Copies already supplied to Members.
- \*\* Available for inspection on request.

## **Appendix 1: Summary of Issues Raised by Representations to Torbay Local Plan 1995-2011 Proposed Modifications**

The following summarises the representations made on the Torbay Local Plan 1995-2011 Proposed Modifications. There were representations from 100 different persons or organisations, giving rise to around 196 separate representations. 58 of these were objections, 111 were supporting comments, and 26 were general observations. There was one non-duly made new proposal.

Appendix 2 lists the representations in more detail. However, the major issues raised were:

### **Statutory Consultees**

GOSW (7652) have un-resolved objections to H2, ES, TU1, WS, NC4, T26. These have been discussed with GOSW and are not fundamental issues and can largely be addressed through editorial clarifications.

English Heritage (2834) made a late representation requesting an amendment to Policy BE11 Archaeology. This relates to an issue that has already been discussed.

Network Rail (7650) object to the extension of ULPA onto railway land at Paignton. This can be addressed through an editorial clarification.

There were no objections from DEFRA, Countryside Agency, Highways Agency, National Grid, DTI/FES, and Teignbridge District Council.

Minor / factual changes that could be made as editorial matters were suggested by English Heritage, Countryside Agency, Devon County Council and South Hams DC.

### **Organisations / Amenity Groups**

CPRE (7814) object to the proposed prestige employment site at Long Road South (E1.D) but supported the ULPA designation at Scotts Bridge (L6.6).

White Rock Combined Action Group (7844) object to aspects of E1(d) Long Road South.

The Scotts Meadow Millennium Project Group (7761) support the retention of Scotts Meadow (L6.6) as ULPA.

Collaton St Mary Residents' Association (2034) and a number of private individuals object to L5 Countryside Zone at Higher Ridge Collaton St Mary. This has now been resolved.

The Torbay District Labour Party (7665) object to new housing at Hollicombe, (H1.11) and proposals for Lymington car park. They supported the ULPA at Scotts Meadow (L6.6).

### **House Builders**

Tetlow King for SW Registered Social Landlords Consortium (7647) – object that Low Cost Market Housing is not considered as affordable housing in paragraph 3.99. They also object that a threshold level is not defined. *Note: The Local Plan policies on affordable housing have been prepared in consultation with the Torbay Housing Partnership, and are supported by the main registered social landlords operating in Torbay.*

Tetlow King for Millwood Homes (7647) object to extent of affordable housing requirement and definition. Other modifications are supported.

Lester Aldridge for Cavanna Homes (7297) object to :

- i) the designation of Scotts Meadow as ULPA (L6.6) and inclusion of buildings in the vicinity of Barton Hall Farm as ULPA (L6.6).
- ii) phasing of housing releases in H1.A and sequential approach in 3.55 (recommendation 3.08). It is argued that delaying permissions for Phase 2 land will lead to under provision of housing.
- iii) retention of Criteria 1 and 3 (relating to brownfield land and sequential approach) in Policy H2 “Housing on unidentified sites”.
- iv) definition of affordable housing (with exclusion low cost market housing) in Policy H5, and threshold level for affordable housing in Policy H7.

Halbaron Ltd (2872), Mr Easterbrook (2889), David Wilson Homes (7688)  
Turner Holden (for Barratt Homes) object to :

- i) Phasing Policy in H1A. Argues that phasing policy in H1A could jeopardise housing provision and legal agreements at Great Parks.
- ii) the definition of affordable housing which excludes low cost market housing; and
- iii) they suggest some amendments to Monitoring indicators (which are recommended for incorporation as an editorial matter).

Hunter Page Planning (1282) object to paragraph 3.72 (recommendation 3.17/H1.11) indicating that there is scope for public open space on the former Hollicombe Gas Works site.

### **Other Commercial Organisations**

Torbay Golf Centre (1964) object to deletion of H1.18 Grange Road as a housing site.

Bourne Leisure (7624) 11.29/L6.6 object to the inclusion of Barton Hall Camp in ULPA (L6.6).

Morrisons (7355) support Policy S8.

### **Private Individuals**

**Housing Issues;** H1.23 / 3.27 Detailed objection to H1.23 Dolphin (objection to principle and not to Modifications).

**Shopping and Town Centres;** 2 non-Modification related letters.

**Employment;** E1.16 objection (P L Adam - new objector). Does not relate to Modifications and is therefore not duly made.

### **Landscape issues:**

i) **Nutbush Lane;** Mr P Bright (2907 Foot Anstey Sargent acting for). Detailed objection to inclusion of land at Nut Bush Lane/Cockington Lane, Torquay within AGLV (L2) and Countryside Zone (L5).

1 supporting representation for L2, L5 protection at Nut Bush Lane (2665).

ii) **Higher Ridge;** 17 objections to Countryside Zone (L5) at Higher Ridge. Argue that Higher Ride should be Countryside Zone up to Stoke Road. It is so designated. Objections arise from a misunderstanding of the Modifications maps and therefore there is no substantive objection.

iii) **Scotts Meadow;** 46 letters / forms supporting the designation of Scotts Meadow as an ULPA. (L6.6). They argue that it should be AGLV. (Note that this site is the subject of an objection by Cavanna Homes).

iv) **Holiday camps between Barton Hall Farm and Haven camp;**  
3 supporting forms about inclusion of Barton Hall Camp within ULPA (L6.6). (Note that this is subject to objections by Cavanna Homes and Bourne Leisure).

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7652	1	1	2.01	LS	Sup	GOSW	Mast House, Shepherds Wharf, Plymouth, PL4 OHJ	Inclusion of clear monitoring indicators is supported	Noted	N/A
M	7652	1	2	3.05	HS	Sup	GOSW		Addition of objective to re-use previously developed land supported.	Noted	N/A
M	7652	1	3	3.46	H2	Obj	GOSW		Policy should set out substantive criteria for decisions. (outstanding objection from RD)	It is considered that H2 does provide criteria for decision making, and that modifications have addressed objection as far as is possible.	No.
M	7652	1	4	3.57	H6	Sup	GOSW		Changes to para 3.106 supported	Noted.	N/A.
M	7652	1	5	4.03	ES	Obj	GOSW		Object to 3 <sup>rd</sup> bullet point – requiring need to be shown conflicts with positive approach.	Clarified with GOSW that this is a strategic objective to minimise greenfield development and does not conflict with a positive approach to promoting development.	No. ( Note economic development is strongly promoted in the Local Plan and this will be continued through the LDF).
M	7652	1	6	5.04	TU1	Obj.	GOSW		Measure (6) "Satisfactory" is imprecise – not a clear basis for decisions. (Outstanding obj). Reference to operative parking standards is not clear. Should refer to standards in the Plan.	The modification reflects the Inspector's wording. The operative parking standards are set out in Policy T26 (as amended by Modification 15.40).	No. Refer to parking standards in Policy T26, as an editorial clarification to Policy TU1. (See Appendix 3 – Editorial Changes : No. 1).

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M	7652	1	7	N/A	10.18	Obj.	GOSW		Para 10.18 should refer to the latest stage of the Devon Minerals Waste Local Plan.	Noted. This is a minor editorial updating.	No. Editorial updating of Paragraph 10.18. (See Appendix 3- Editorial Changes: No. 2)
M	7652	1	8	12.06	NC4	Obj	GOSW		Implications unclear – does Policy NC4 apply to other areas as well as wildlife corridors ?	The Council have accepted Inspector's wording. However, this wording does not address important links which may exist between wildlife habitats elsewhere. It is considered important that this issue should be addressed.	No.
M	7652	1	9	15.40	T26	Obj	GOSW		Outstanding objection to car parking standards. Plan should emphasise maximum standards, and set lower standards in accessible locations. Residential standard of 2 spaces per dwelling conflicts with PPG3 #62 (outstanding objection from RDV).	The Council have agreed with Inspector's recommendation on all substantive points, and the policy and standards reflect guidance in PPG3 and PPG13. Standards are maximum. Scope to carry out more extensive review of specification of lower standards as part of the preparation for LDF.	No. (Note review to take place as part of LDF preparation).
M	2219	2	11	-	-	Gob	DEFRA	C/o GOSW Food Farming and Rural Development, 2 Rivergate, Temple Quay, Bristol, BS1 6ED.	No comment on the Plan.	Noted.	N/A.

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M	7633	3	12	12.04	Para 12.18	Obj	English Nature	Level 2, Renslade House, Bonhay Road, Exeter, EX4 3AW.	Refer to National Nature Reserve and SSSI at Berry Head. Include SSSI reference number.	Noted. Berry Head's status is already referred to. The reference numbers can be referred to as an editorial matter.	No. Add reference number to SSSIs and NNRs in Figure 25 (P192 of the Plan). Editorial change to Explanation. (See Appendix 3- Editorial Changes: No. 3).
M	7633	3	13	12.15	12.28		English Nature	Level 2, Renslade House, Bonhay Road, Exeter, EX4 3AW	Consent for disturbance to European protected species required from DEFRA not English Nature. (Change in legislation since preparation of Revised Deposit.	Noted. Can be referred to as an editorial matter to bring the explanatory text up to date.	No. Editorial change to Explanation. (See Appendix 3- Editorial Changes: No. 4).
M	7633	3	14	12.16	NC5	Obj	English Nature	Level 2, Renslade House, Bonhay Road, Exeter, EX4 3AW	Refer to populations not groups. Populations is the ecologically correct term.	Noted. "Groups" is the Inspector's wording. Consider that word "populations" can be added as a clarification and does not alter the meaning of the policy.	No. Add reference to populations in criteria (1) as an editorial clarification. (See Appendix 3- Editorial Changes, No 5).
M	2836	4	15	-	-	Gob	Countryside Agency	5 <sup>th</sup> Floor, 1 Redcliff Street, Bristol.	No comments.	Noted.	N/A.

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M	2834	5	16	1.05	BE10	Obj	English Heritage (late rep.)	29 Queen Square, Bristol, BS2.	Add health warning that scheduled monument boundaries on maps are indicative.	Noted. It is appropriate to add this as an informative.	No. Add health warning to Proposals Map, key and text in Section 15 of Environmental Guide as editorial. (See Appendix 3-Editorial Changes: No 6).
M	2834	5	17	14.10	BE11	Obj	English Heritage (late rep.)	29 Queen Square, Bristol, BS2.	Object that wording does not accord sufficient weight to non-scheduled artefacts of national importance.	Late Rep. Council have agreed with Inspector's recommendation, and incorporated his wording.	No. Possible review as part of preparation of LDF.
M	New	6	18	4.09	E1.1	Sup	Highways Agency	B4 Falcon Road, Sowton Industrial Estate, Exeter, EX4 7LB.		Noted.	N/A.
M	New	6	19	4.10	E1.2	Sup	Highways Agency	B4 Falcon Road, Sowton Industrial Estate, Exeter, EX4 7LB.		Noted.	N/A.
M	New	6	20	15.21	T15	Sup	Highways Agency	B4 Falcon Road, Sowton Industrial Estate, Exeter, EX4 7LB		Noted.	N/A.
M	New	6	20a	15.43	DT15	Sup	Highways Agency	B4 Falcon Road, Sowton Industrial Estate, Exeter, EX4 7LB		Support for the reintroduction of DT15 noted.	N/A.

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M	7650	7	21	11.33	L6.32	Obj	Network Rail	Bristol and Exeter House, Lower Approach Road, Temple Meads, Bristol.	Railway land at Garfield Park, Paignton is not suitable for ULPA.	Noted. Inspector's recommendation / modification 11.33 indicates land to the east of railway.	No. Clarify extent of proposal on Proposals Map booklet, Page 21 as editorial. (See Appendix 3-Editorial Changes: No. 7)
M	7650	8	22	4.37	E3.5	Sup	Network Rail	Bristol and Exeter House, Lower Approach Road, Temple Meads, Bristol.		Noted.	N/A.
M	7650	9	23	15.22	T15	Gob	Network Rail	Bristol and Exeter House, Lower Approach Road, Temple Meads, Bristol.	No objection to proposed station location. Must be technically and commercially viable.	Noted.	N/A.
M	7608	10	24	9.03	9.18	Sup	National Grid	C/o Malcolm Judd & Partners, 70 High Street, Chislehurst, Kent, BR7 5AQ.	Support IN2 and Explanation.	Noted.	N/A.
M	7608	11	25	9.04	9.19	Sup	National Grid	C/o Malcolm Judd & Partners, 70 High Street, Chislehurst, Kent, BR7 5AQ.		Noted.	N/A.
M	7608	12	26	9.05	9.20	Sup	National Grid	C/o Malcolm Judd & Partners, 70 High Street, Chislehurst, Kent, BR7 5AQ.		Noted.	N/A.

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Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7657	13	27	13.06	13.45	Sup	Future Energy Solutions	C/O Terrance O'Rourke, Everdene House, Deansleigh Road, Bournemouth, BH7 7DU.	Support reference to emission reduction targets in 13.45.	Noted.	N/A.
M	2850	14	28	8.21	R13	Gob	Devon County Council	DCC, Lucombe House, County Hall, Exeter	Refer to South West Coast Path National Trail - 'South West Way' is a defunct term.	Noted. Refers to terminology, and can be addressed as an editorial matter.	No. Change all references to South West Way to South West Coast Path as editorial. (See Appendix 3-Editorial Changes, No. 8)
M	7604	15	29	4.29	E1.19	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support amendments	Noted.	N/A.
M	7604	15	30	4.30	E1.19	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support amendments.	Noted.	N/A.
M	7604	15	31	4.31	E1.19	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support amendments.	Noted.	N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7604	15	32	4.26	E1.17	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9	Support amendments.	Noted.	N/A.
M	7604	15	33	4.27	E1.17	Obj	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Refer to non-reflective materials in final sentence of 4.72.	Noted. Modification 4.27 refers to colours of buildings, to be addressed through planning brief. Control of colour can also be imposed as standard development control criteria.	No. Non-reflective colours can be included in Planning Brief and secured through development control process.
M	7604	15	34	15.32	T23	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support changes to T23	Noted.	N/A.
M	7604	15	35	15.33	T23	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support changes to T23	Noted.	N/A.
M	7604	15	36	15.34	T23	Sup	South Hams DC	South Hams District Council. Council Offices, Follaton House, Plymouth Road, Totnes, TQ9 5NE	Support changes to T23	Noted.	N/A.
M	1289	16	37	11.12	L2	Sup	Teignbridge DC	Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.	Support reinstatement of AGLV at Kerswell Gardens.	Noted.	N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	1289	17	38	15.31	T22	Sup	Teignbridge DC	Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.	Support inclusion of indicative route of Northern Approach Road.	Noted.	N/A.
M	1289	18	39	15.30	T22	Sup	Teignbridge DC	Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.	Support inclusion of indicative route of Northern Approach Road.	Noted.	N/A.
M	7814	20	40	4.30	E1.19	Obj	CPRE	CPRE, Teignbridge and Torbay Group Alpha, 11 Fore Street, Chudleigh, Newton Abbot.	Support comments made by WRCAG.	The Council has agreed all of the Inspector's recommendations at Long Road South.	No. See letter No. 22 below. Details of height etc. are more appropriately addressed in Planning Brief.
M	7814	21	41	11.28	L6.6	Sup	CPRE	CPRE, c/o Keith Preece, Apple Acre, Dacombe, Newton Abbot.	Support ULPA at Scotts Meadow.	Noted.	N/A.
M	7844	22	42	4.30	E1.19	Obj	White Rock Combined Action Group	C/O Mrs J Mazumdar, Craven Tor, 24 Langdon Fields, Galampton.	Object to 4.30 (iii). 3 <sup>rd</sup> bullet point of E1.D is meaningless and fails to reflect Inspector's comments, (inter alia para 36 on Page 167 of Report).	Disagree – Council has agreed all of the Inspector's recommendations regarding Long Road South. The wording of Special Policy E1.D (iii) goes beyond the Inspector's wording by noting that strict height controls will be imposed. The exact height of buildings is too detailed a matter for Local Plan Policy and is more appropriately a matter for the Planning Brief.	No. Matters are addressed more appropriately through Planning Brief and development control process.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7665	23	43	3.16	H1.11	Obj	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton.	Objection to H1.11 (Hollicombe Gas Works). Supports SUDS and affordable housing.	Objection is to principle, not to Modification changes	No.
M	7665	24	44	13.05	EP2	Sup	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton.	Support EP2 'Renewable Energy'.	Noted.	N/A.
M	7665	24	45	13.05	EP2	Obj	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton	Amend EP2 to refer to 'Seascape'.	EP2 was not modified, so objection is not duly made. Current Policy EP2 includes 'Landscape'. Applications below mean low water mark would not require Planning Permission.	No. Matter will be reviewed as part of preparation of LDF.
M	7665	25	46	6.12	S5/6	Sup	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton	Support Main Post Office shopping, should retain frontage.	Noted. Frontage retained as it is part of Listed Building.	N/A.
M	7665	25	47	6.15	S5/6	Gob	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton	Retain frontage of Post Office.	This is a detailed Development Control matter. (Frontage is retained as it is Listed).	N/A.
M	7665	26	48	6.04	New Policy TM1	Obj	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton	Object to mixed town centre use of Lymington Road Car Park.	Site is already proposed for employment and town centre mixed use development (RD E1.7). There is no change at Modifications Stage.	No.
M	7665	27	49	11.28	L6.6	Sup	Torbay District Labour Party	Mrs R Royle, 11A Orient Road, Preston, Paignton	Support ULPA at Scotts Meadow.	Noted.	N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2034	28	50	11.09	L5	Gob	Collaton St Mary Residents' Assoc.	Reg Tarling, 62 St Mary's Park, Paignton.	Higher Ridge should be Countryside Zone.	It is Countryside Zone. The comment was generated by a lack of clarity of black and white maps. Matter has been clarified with local residents association.	N/A.
M	2034	29	51	11.09	L5	Gob	Collaton St Mary Residents' Association.	Reg Tarling, 62 St Mary's Park, Paignton.	Letter clarifying status of Higher Ridge as Countryside Zone.	See above.	N/A.
M	7761	30	52	11.28	L6.6	Sup	Scotts Meadow Millennium Project Group	T. Edgell, 16 Berkley Avenue	Support ULPA designation of Scotts Meadow.	Noted.	N/A.
M	2206	31	53	3.49	H5	Sup	South West Registered Social Landlord (RSL) Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Support H5 and deletion of H6 and support new text (3.95).	Noted.	N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2206	31	54	3.51	3.99	Obj	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL.	Object to treating low cost market housing separately from social housing.	Housing need is defined as "households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance". (Local housing Needs Assessment : A Guide to Good Practice (DETR 2000) A2.2 P 116). The Council's annual housing monitor indicates an adequate supply of low cost market housing ('entry level' or 'lower quartile housing') arising through conversions: (129 units in 2001/2, 85 in 2002/3). Conversely, the 2003 Housing Needs Survey identified a need for 1816 units of affordable housing per year over the next five years, three quarters of which need to be social rented units. The Council's position on affordable housing is well developed and supported by Torbay Housing Partnership, which includes the main Housing Associations operating in Torbay. The nature of the housing market in Torbay means that un-subsidised low cost market housing cannot be regarded as 'affordable housing' as it will not address the local housing need. The matter has been further discussed with GOSW. The Explanation could refer to 'entry level housing' and that the (un-subsidised) market currently provides such housing in Torbay. This is currently set out in the Council's Affordable Housing Supplementary Planning Guidance (SPG). Note that the Government is updating its affordable housing guidance in the consultation document "Influencing the Size, Type and Affordability of Housing". The Council adopted Supplementary Planning Guidance on Affordable Housing in September 2003.	No. Modification 3.51 (paragraph 3.99) indicates that there is an adequate supply of low cost market/ entry level housing through the open market in Torbay. Add note to paragraph 3.95 that low cost market housing is sometimes referred to as 'entry level' or 'lower quartile' housing. (See Appendix 3-Editorial Changes: No. 9).

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	2206	31	55	3.52	3.101	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL.			N/A.
M	2206	31	56	3.52 (a)	3.102	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL			N/A.
M	2206	31	57	3.59	3.107	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL			N/A.
M	2206	31	58	3.59	3.108	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL			N/A.
M	2206	31	59	3.59	3.109	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL			N/A.
M	2206	31	60	3.59	3.110	Sup	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL			N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2206	31	61	3.58	H7	Obj	South West RSL Consortium	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to abstract threshold. Should reflect local circumstances.	The exceptionally high level of local need justifies minimum threshold. This approach is supported by Torbay Housing Partnership which includes the main housing associations operating in Torbay. The policy wording does indicate the current threshold of 15 dwellings/0.5 ha, as recommended by the Inspector. If Government guidance changes, it will be necessary to adopt a lower threshold as soon as possible. It is appropriate for the Plan to indicate that such a threshold would be applied accordingly. This would be accompanied with revised Supplementary Planning Guidance.	No.
M	7647	32	62	3.27	H1.23A	Obj	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to requirement for subsidised affordable housing and prescription of RSL (Registered Social Landlord) Partner.	Subsidised housing is justified by nature of housing need in Torbay and is not tenure specific (the Council accepted the Inspector's recommendation that the wording 'social housing' be dropped in favour of 'subsidised' housing). The Local Plan encourages but does not insist on RSL involvement.	No.
M	7647	33	63	3.26	H1 Table Foot-note 1	Obj	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to term 'subsidised' in footnote of Table 1.	See above. The term 'subsidised' housing is not tenure specific.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7647	34	64	3.51	3.99	Obj.	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to exclusion of low cost market housing from definition of affordable housing.	See above. Housing need in Torbay is for subsidised (sub-market) housing. Starter homes/entry level housing is adequately provided by the market, e.g. through flat conversions.	No. See editorial clarification to letter 31 (Appendix 3-Editorial Changes: No. 9).
M	7647	35	65	3.30	Proposals Map H1.23A	Obj	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to shading of Zone C – should be same shading as rest of housing allocation.	The only reason Zone C is a different shade is due to its being added to an existing map base. The Adopted Plan Proposals Map will show all housing proposals as a single colour.	No.
M	7647	36	66	3.49	H5	Obj	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Object to term 'social' housing on Table 5 heading	Modification 3.49 refers to 'subsidised affordable housing'. Reference to 'social housing' has been replaced.	No.
M	7647	37	67	5.10	RD TU2.5	Sup	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Support deletion of RD TU2.5.	Noted.	N/A.
M	7647	38	68	6.20	S13	Sup	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Support location of S13	Noted.	N/A.
M	7647	39	69	5.11	RD 5.37	Sup	Millward Homes (Devon) Ltd	Tetlow King Planning, Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL	Deletion of paragraph supported.	Noted.	N/A.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	40	70	11.08	L6.6	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU.	Object to ULPA designation at Scotts Meadow – accept Inspector's recommendation. Scotts Meadow does not have the landscape characteristics of ULPA.	The status of Scotts Meadow was considered comprehensively at Modification stage. It was considered to warrant ULPA status as an important gateway site and link to AGLV. (Ch 3.11 Appendix 1 of Modifications document refers).	No.
M	7297	41	71	11.28	L6.6	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU.	Object to ULPA at Scotts Meadow – accept Inspector's recommendation, Scotts Meadow does not have characteristics of ULPA.	See above.	No.
M	7297	42	72	11.29	L6.6	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU.	Object to ULPA at Barton – accept Inspector's recommendation.	The Council considers that the ULPA should only be reduced in line with PCI 11/9. It is important to protect the ridgeline around Scotts Bridge/Barton in order to stop development/visual intrusion into the AGLV. The land and buildings are above the 108m above sea level contour, which is identified in the Phase 2 Planning Brief as being particularly sensitive in landscape terms.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	43	73	3.06	H1	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU.	Object to delay in releasing Phase 2 sites – will lead to under-provision of housing.	Disagree. The Local Plan strategy is scheduled (based upon monitoring) to provide sufficient housing to meet the Devon Structure Plan target. Restricting the release of Phase 2 housing sites is in accordance with the plan, monitor and manage approach set out in PPG3. The Council considers that the Modification wording reflects the PMM approach and is justified in conserving greenfield sites, and securing the take-up of brownfield development as a priority.  Should evidence of material under-provision arise, this can be addressed through the provisions for the release of land set out in Policy H1A.  The Modification to H1A has been discussed with GOSW, who have not raised any objection to the Council's approach in interpreting Government Guidance.	No.
M	7297	44	74	3.08	H1	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU	Object to interpretation of sequential approach in para 3.55.	See above. The Council considers that the approach reflects the sequential approach in PPG3, and its sister documents.	No.
M	7297	45	75	3.08	H1	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU	Object to wording on phasing in 3.56.	See above. The Council considers that the editorial amendments reflect Government Guidance in PPG3 and its sister documents.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	46	76	3.16	H1	Obj	Cavanna Homes Ltd	Lester Aldridge, Alley House, Carlton Crescent, Soton SO15 2EU	Object to editorial change regarding densities and affordable housing, at paragraph 3.61 and 3.83. Could affect profitability and reduce numbers.	<p>The Council considers that the high level of housing need and reliance upon smaller windfall sites to provide much of the area's housing provision means that it is important that the most is made of opportunities to achieve affordable housing.</p> <p>Should sites yield more housing units than anticipated, it is reasonable to expect some of these to be affordable. The Council is entitled to use its development control powers to ensure that sites are not under-developed.</p> <p>Low cost/entry level housing is being adequately provided by the market and the shortage in Torbay is of subsidised /social housing, for people in housing need who are unable to afford the prevailing market rates for housing (see above).</p>	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	47	77	3.47	H2	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU	Object to retention of criteria 1, 3 and 4 against Inspector's recommendation.	<p>The Council considers that criteria 1, 3 and 4 of H2 are justified. The reference to the Structure Plan target in Criteria 1 is considered important to provide a basis for monitoring and to prevent possible over-heating of the economy that could occur if the housing target was significantly exceeded.</p> <p>The Council considers that criterion 3 of Policy H2, relating to the sequential approach to maximising re-use of urban land, reflects Government policy. Its omission would weaken the Local Plan's ability to resist development on small greenfield sites (Policy H1 relates only to large greenfield sites). Therefore the retention of Criterion 3 (former criteria 3 and 4 in RD H2) in Modified Policy H2 is in accordance with the guidance in PPG3 paragraphs 22-23 and 35-36. Note that the policy refers to 'unallocated sites' rather than the specifically brownfield term 'windfalls' in PPG3 (35-36). It is therefore relevant to considering applications on small greenfield sites.</p>	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	48	78	3.50	H5	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU	Object to definition of affordable housing excluding low cost market housing and interpretation of thresholds.	<p>Housing need is defined as “households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance”. (Local Housing Needs Assessment : A Guide to Good Practice (DETR 2000) A2.2 P 116).</p> <p>The Housing Monitor indicates an adequate supply of low cost market housing ('entry level' or 'lower quartile housing') arising through conversions : (129 units in 2001/2, 85 in 2002/3). Conversely the 2003 Housing Needs Survey identified a need for 1816 units of affordable housing per year over the next five years, three quarters of which need to be social rented units.</p> <p>Therefore 'low cost market housing' is not affordable housing in the context of Torbay's housing need.</p> <p>Note that the Government is updating its affordable housing guidance in the consultation document 'Influencing the Size, Type and Affordability of Housing'. The Council adopted Supplementary Planning Guidance on Affordable Housing in September 2003.</p>	No. See editorial clarification to letter 31 (Appendix 3-Editorial Changes: No. 9).

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7297	49	79	3.51	H5	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU	Object to reference to 2003 Housing Needs Survey in Para 3.99.	(See above) The 2003 HNS is a material consideration. The Inspector's Report refers to a need to update the HNS. The Local Plan has not increased housing numbers in response to the 2003 HNS.	No. The LDF will need to undertake a comprehensive review of affordable housing numbers.
M	7297	50	80	3.58	H7	Obj	Cavanna Homes Ltd	Lester Aldridge, Alleyn House, Carlton Crescent, Soton SO15 2EU.	Object to threshold levels. The Local Plan should set a clear threshold.	The exceptional level of housing need in Torbay and reliance on windfall sites mean that it will be necessary to adopt the lowest threshold possible in order to minimise the shortfall of affordable housing. The policy also refers to other criteria regarding the need to create a successful development, etc.	No.
M	New	51	81	2.01	Aim 2	Obj	Barratt Homes	Turner Holden, Hawkridge House, Chelston Business Park, Wellington.	Aim 2 Indicators. Clarify that number and proportion of dwellings be measured. The number of houses demolished should be measured.	Measuring these indicators is implicit in indicators put forward at Modification Stage. These can be added as an editorial to clarify the Plan.	No. Editorial to indicate that number of houses built, net of demolitions, will be measured. See editorial clarification to letter 31 (Appendix 3- Editorial Changes: No. 10).
M	New	52	82	3.02	3.47	Sup	Barratt Homes	Turner Holden, Hawkridge House, Chelston Business Park, Wellington.	Support.		N/A.
M	New	53	83	3.51	H5	Obj	Barratt Homes	Turner Holden, Hawkridge House, Chelston Business Park, Wellington.	Object to definition of affordable housing (excluding Low Cost Market Housing).	See above. The need in Torbay is for subsidised housing not low cost market housing.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	54	84	3.06	H1A	Obj	Barratt Homes	Turner Holden, Hawkridge House, Chelston Business Park, Wellington.	Object to phasing Policy. Conflicts with Ministerial Statement of 17/7/03.	Disagree. The Council considers that Phasing Policy H1A will provide adequate supply of housing land and implements guidance in PPG3. The Phasing Policy does not reduce overall land supply over the Plan period, but rather phases its release.	No.
M	2874	55	85	2.01	Aim 2	Obj	Hallbaron Ltd.	Yaffle Hill, Seaway Lane, Torquay.	Refer to number of houses demolished.	Can be addressed as editorial amendment (cf. Barratt Homes).	No. Editorial to indicate that number of houses built, net of demolitions, will be measured. See editorial clarification to letter 31 (Appendix 3- Editorial Changes: No. 10).
M	2872	55	86	3.02	3.47	Sup	Hallbaron Ltd.	Yaffle Hill, Seaway Lane, Torquay.		Noted.	N/A.
M	2872	55	87	3.06	H1.A	Obj	Hallbaron Ltd.	Yaffle Hill, Seaway Lane, Torquay.	Object to phasing Policy H1A. Will jeopardise S106 Agreement/ development at Great Parks.	Disagree. Council considers that Phasing Policy H1A will provide an adequate supply of affordable housing and reflects guidance in PPG3 etc. Policy H1A contains text indicating that development may be brought forward if this facilitates sustainable development or meets other objectives. This is considered to allow an exception, if appropriate on individual sites. In addition Local Plan policy would not override terms of an existing S106 Agreement.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	2889	56	88	3.06	H1A	Obj	Mr A Easterbrook	17 Westhill Road, Paignton, TQ3 2ND	Object to phasing – will lead to under-provision of housing and harm Great Parks development.	See above.	No.
M	2889	56	89	3.51	H5	Obj	Mr A Easterbrook	17 Westhill Road, Paignton, TQ3 2ND	Object to definition of affordable housing (exclusion of LCMH). Object to use of 2003 HNS.	See above.	No.
M	7688	57	90	3.08	H1A	Obj	David Wilson Estates	Woodland Grange, Woodlands Lane, Almondsbury, Bristol BS32 4JY.	Object to phasing Policy H1A and wording in 3.56.	See above.	No.
M	7688	58	91	3.06	H1A	Obj.	David Wilson Estates	Woodland Grange, Woodlands Lane, Almondsbury, Bristol BS32 4JY.	Object to phasing Policy H1A.	See above.	No.
M	1282	59	92	3.17	H1.11	Obj	Second Site Properties	Hunter Page Planning	Object to encouragement to provide public open space on the gas works site in paragraph 3.72.	This wording was recommended for inclusion by the Local Plan Inspector, and the Council have accepted his recommendation.  The provision of public open space as part of new housing development would be a detailed development control matter. However it is considered important to refer to the appropriateness of providing public open space not only to serve the development but also to ensure protection of the landscape setting of the area. (Site lies within Countryside Zone).	

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	1964	60	93	3.23	Del RD H1.18	Obj	Torbay Golf and Recreation Centre	Rodney & Stuart Howes Partnership, 97 Torquay Road	Object to deletion of RD H1.18, Housing proposal at Grange Road, Goodrington.	The Proposal was deleted in accordance with Inspector's recommendation.  The development of the site is not ruled out for all time; however as a greenfield site the Inspector recommended that it should "go to the back of the queue" [3.13.3 (6)].	No.
M	New	65	94	3.27	H1.23	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Objection to H1.23A in principle. Return to landscape/tourism.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised can be addressed through Planning Brief/Planning Application.	No.
M	New	66	95	3.27	H1.23	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Objection to H1.23A – contaminated land.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised can be addressed through Planning Brief/Planning Application.	No.
M	New	66	96	3.27	H1	New Prop	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Reinstate Brixham cricket ground as housing site.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised can be addressed through Planning Brief/Planning Application.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	66	97	3.27	H1.23A	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	EIA needed for Dolphin.	<p>Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.</p> <p>Detailed issues raised can be addressed through Planning Brief/Planning Application.</p> <p>The Council has taken legal advice and carried out both a screening and a scoping exercise about the need for an Environmental Impact Assessment and appropriate matters for inclusion. An EIA is considered to be required at Dolphin, on the basis of the 1999 Assessment of Environmental Effects Regulations, and guidance in Circular 2/99 based on the criteria set out in Schedule 2 and the advice in Annex A. This has been communicated to the developers, who are at an advanced stage in preparing the EIA for Dolphin. Any planning application will need to be accompanied with a supporting Environmental Statement, and the requirements of this have been set out to the developers.</p>	No.

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 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	67	98	3.27	H1.23A	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Site is predominantly greenfield. Brownfield land is contaminated.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised, including contamination, can be addressed through Planning Brief/Planning Application.	No.
M	New	67	99	3.27	H1.23A	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Development is not in the public interest and is unlawful.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.	No.
M	New	68	100	3.27	H1.23A	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Fails to comply with EIA Regs and is unlawful. Env. Statement is required.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised can be addressed through Planning Brief/Planning Application. EIA is required. Planning application will be accompanied by an Environmental Statement (see above).	No.
M	New	69	101	3.27	H1.23A	Obj	Mrs Barbara Clarke	6 Nelson Road, Brixham, TQ5 8BH	Unlawful as contravenes Env Pro Act 1990 and Human Rights Act, due to development of contaminated land.	Objection to the principle of H1.23 and matters already considered at Inquiry. Not a specific comment on Modifications.  Detailed issues raised can be addressed through Planning Brief/Planning Application	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	70	102	3.13	H1.9		Mrs M Cartright	32 Museum Road, Torquay.	Appears to be an 'in principle' objection to RD H1.9 Terrace Car Park – loss of parking and amenity and lack of consultation.	Does not relate to Modifications.	No.
M	New	71	103	6.14	S8	Sup	Wm Morrison Supermarkets	Peacock & Smith, Suite 2A Josephs Well, Hanover Walk, Leeds, LS3 1AB.	Support S8.	Noted.	N/A
M	2945	72	104	4.33	S1	Obj	Mrs Pepper	Century of Playtime, Doll and Toy Museum, 30/30A Winner Street, Paignton.	Winner Street is in the town centre. Need for gateway entrance feature into Winner Street.	Winner Street is defined as being in Paignton Town Centre. Entrance feature and signage are not Local Plan matters.	No.
M	New	73	105	4.24	E1.16 E1(c)	Obj	P L Adam	Little Preston, Brixham Road, Paignton, TQ4 7BA.	Object to E1.16. Proposal E1.16 covers objector's property.	Not an objection to Local Plan Mods.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2907	75	106	11.11	L2	Obj	Mr P Bright	C/o Michael Horwood, Foot Anstey Sargent, 21 Derrys Cross, Plymouth M P11 2SW	Object to inclusion of land at Nut Bush Lane in AGLV, contrary to Inspector's recommendation. (Statement included)	<p>The land in question forms a buffer between Cockington Valley and the built-up area. The Council disagrees with the Inspector's view that Cockington Lane marks the boundary between the built-up area and landscape sensitive area. Cockington Lane is very rural in character and development immediately adjacent to it, with possible loss of trees, would seriously change this character. The Council considers that accepting the Inspector's recommendation would erode this part of the AGLV / Countryside Zone and lead to encroachment of urban development on Cockington Valley.</p> <p>The Council notes that notwithstanding the Inspector's Recommendation, previous Inspectors have refused applications to develop the land, on the grounds of its landscape sensitivity.</p> <p>PPG 3 (Paragraphs 52-53) note that retention of open space for, inter alia, landscape and wildlife reasons is an important consideration.</p>	No.
M	2907	76	107	11.11	L5	Obj	Mr P Bright	C/o Michael Horwood, Foot Anstey Sargent, 21 Derrys Cross, Plymouth P11 2SW	Object to inclusion of land at Nut Bush Lane in L5 Countryside Zone. (Statement included).	See above.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2665	77	108	11.11	L5	Sup	Mr J Cowie	86 Nut Bush Lane, Torquay, TQ2 6SI	Support land at Nut Bush Lane being Countryside Zone/AGLV.	Noted.	N/A
M	2665	77	109	11.11	L2	Sup	Mr J Cowie	86 Nut Bush Lane, Torquay, TQ2 6SI	Support land at Nut Bush Lane being AGLV and Countryside Zone.	Noted.	N/A
M	7659	80	112	3.35	L5	Sup	Mr R Tarling	62 St Marys Park, Paignton, TQ4 7DB	Support Countryside Zone allocation at Higher Ridge.	Noted.	N/A
M	7659	80	113	11.09	L2	Sup	Mr R Tarling	62 St Marys Park, Paignton, TQ4 7DB	Support L2 AGLV designation at Higher Ridge.	Noted.	N/A
M	7659	80	114	11.09	L5	Gob	Mr R Tarling	62 St Marys Park, Paignton, TQ4 7DB	Whole of Higher Ridge to Stoke Road. Should be Countryside Zone.	Proposals Map does include whole of Higher Ridge within L5 (comment arose from lack of clarity of Modification Plan).	No.
M	New	81	115	11.09	L5	Gob	Mrs J Millett	7 Pennine Drive, Collaton St Mary, Paignton.	Whole of Higher Ridge should be Countryside Zone.	Map does include whole of Higher Ridge as Countryside Zone.	No.
M	2030	82	116	3.35	L5	Sup	Mrs L Gardner	2 Ridge Orchard, Totnes Road, Collaton St Mary, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2030	82	117	11.09	L5	Gob	Mrs L Gardner	2 Ridge Orchard, Totnes Road, Collaton St Mary, Paignton	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2029	83	118	3.35	L5	Sup	Mrs S Cole	66 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	2029	83	119	11.09	L5	Gob	Mrs S Cole	66 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	84	120	3.35	L5	Sup	Mr A Gee	5 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	84	121	11.09	L5	Gob	Mr A Gee	5 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2602	85	122	3.35	L5	Sup	Mr P Fountain	85 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	85	123	11.09	L5	Gob	Mr P Fountain	85 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	86	124	3.35	L5	Sup	Mrs H Ray	1 Tor Park Road, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	86	125	11.09	L5	Gob	Mrs H Ray	1 Tor Park Road, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	87	126	3.35	L5	Sup	Mr I Richards	2 Saxon Meadow, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	87	127	11.09	L5	Gob	Mr I Richards	2 Saxon Meadow, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2607	88	128	3.35	L5	Sup	Mr A Bonfield	371 Totnes Road, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	2607	88	129	11.09	L5	Gob	Mr A Bonfield	371 Totnes Road, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	89	130	3.35	L5	Sup	Mr T Willis	2 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	89	131	11.09	L5	Gob	Mr T Willis	2 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	7372	90	132	3.35	L5	Sup	Mr & Mrs Leigh	399 Totnes Road, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	7372	90	133	11.09	L5	Gob	Mr & Mrs Leigh	399 Totnes Road, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	91	134	3.35	L5	Sup	Mrs P Trace	11 Cambrian Close, Paignton	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	91	135	11.09	L5	Gob	Mrs P Trace	11 Cambrian Close, Paignton	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2037	92	136	3.35	L5	Sup	Mr M Strange	38 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	2037	92	137	11.09	L5	Gob	Mr M Strange	38 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7727	93	138	3.35	L5	Sup	Mr A Strange	38 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	7727	93	139	11.09	L5	Gob	Mr A Strange	38 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2038	94	140	3.35	L5	Sup	Mr A J Strange	38 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	2038	94	141	11.09	L5	Gob	Mr A J Strange	38 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	7726	95	142	3.35	L5	Sup	Mrs A Strange	38 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	7726	95	143	11.09	L5	Gob	Mrs A Strange	38 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	2605	96	144	3.35	L5	Sup	Mrs C Coldwell	64 St Marys Park, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2605	96	145	11.09	L5	Gob	Mrs C Coldwell	64 St Marys Park, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	97	146	3.35	L5	Sup	Mr R Bristow	The Coppins, Totnes Road, Paignton.	Support Countryside designation at Higher Ridge.	Noted.	N/A
M	New	97	147	11.09	L5	Gob	Mr R Bristow	The Coppins, Totnes Road, Paignton.	Whole of Higher Ridge should be Countryside Zone (to Stoke Road).	Map does designate Higher Ridge as Countryside Zone.	No.
M	New	99	148	11.28	L6.6	Sup	Mr Hamilton Smith	41 Hawkins Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	Noted. The Council considers that the site is of landscape significance and qualifies as an Urban Landscape Protection Area, but is not part of the open countryside that characterises the AGLV.	N/A
M	7356	100	149	11.28	L6.6	Sup	Mrs T Edgell	16 Berkley Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7812	101	150	11.28	L6.6	Sup	Mr M Edgell	16 Berkley Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above	N/A
M	7712	102	151	11.28	L6.6	Sup	Miss J Williams	High Moon, 197 Newton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7779	103	153	11.28	L6.6	Sup	Miss M Williams	High Moon, 197 Newton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7339	104	154	11.28	L6.6	Sup	Mr & Mrs Freeman	6 Plantation Way, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7424	105	155	11.28	L6.6	Sup	Mrs S Coombe	16 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7333	106	156	11.28	L6.6	Sup	Mr G Dixon	5 Swallowfield Rise, Torquay	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7352	107	157	11.28	L6.6	Sup	Mr M Wicks	2 Shetland Close, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	108	158	11.28	L6.6	Sup	Mr & Mrs Willcocks	26 Collaton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	2676	109	159	11.28	L6.6	Sup	Mr D Hebbon	32 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

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 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	110	160	11.28	L6.6	Sup	Mrs S Osman	20 Rougemont Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7309	111	161	11.28	L6.6	Sup	Mr Burdett	8 Banbury Park, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1900	112	162	11.28	L6.6	Sup	Mr & Mrs Lount	19 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7358	113	163	11.28	L6.6	Sup	Miss S Beall	121 Langford Crescent, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	114	164	11.28	L6.6	Sup	Mr G Gerratt	18 Grosvenor Close	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7856	115	165	11.28	L6.6	Sup	Mrs J Elsworth	99 Shiphay Lane, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1878	116	166	11.28	L6.6	Sup	Mr J Stewart	20 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	New	117	167	11.28	L6.6	Sup	Mr G Gownes	168 Newton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7450	118	168	11.28	L6.6	Sup	Mr A Hearn	2 Plantation Way, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7350	119	169	11.28	L6.6	Sup	Mr P Maunder	15 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	120	170	11.28	L6.6	Sup	Mr S Pitts	14 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7438	121	171	11.28	L6.6	Sup	Mr R G West	6 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	122	172	11.28	L6.6	Sup	Mrs A Stubbs	51 Higher Cadewell Lane, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	123	173	11.28	L6.6	Sup	Mrs M Way	11 Fluder Crescent, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	7841	124	174	11.28	L6.6	Sup	Mrs W Brown	1 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1870	125	175	11.28	L6.6	Sup	Mrs J Watts	37 Rougemont Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	126	176	11.28	L6.6	Sup	Sq. Ldr. B Coates	31 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7778	127	177	11.28	L6.6	Sup	Mr G Lampshire	18 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7756	128	178	11.28	L6.6	Sup	Mrs M Littler	17 Grosvenor Close, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	129	179	11.28	L6.6	Sup	Mr J Emerson	13 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	130	180	11.28	L6.6	Sup	Mr J Mills	195 Grosvenor Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

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M	2313	131	181	11.28	L6.6	Sup	Mr K Falconer	193 Newton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1889	132	182	11.28	L6.6	Sup	Mr & Mrs Williams	4 Grosvenor Close, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7758	133	183	11.28	L6.6	Sup	Mr F Gotts	3 Grosvenor Close, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1887	134	184	11.28	L6.6	Sup	Mr T Prowse	20 Berkley Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7419	135	185	11.28	L6.6	Sup	Mrs A Prowse	20 Berkley Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	2038	136	186	11.28	L6.6	Sup	Mr E J Bush	20 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7425	137	187	11.28	L6.6	Sup	Mr H J Bush	11 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7336	138	188	11.28	L6.6	Sup	Mrs M Bush	11 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7448	139	189	11.28	L6.6	Sup	Mrs S Hallsworth	25 Peters Crescent, Marldon.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7768	140	190	11.28	L6.6	Sup	Mr A Ruffles	25 Swallowfield Rise, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	141	191	11.28	L6.6	Sup	Mrs P De la Perrelle	16 Shiphay Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	1907	142	192	11.28	L6.6	Sup	Mrs V Cole	205 Newton Road, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	143	193	11.28	L6.6	Sup	Mr R McWilliams	62 Higher Cadewell Lane, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	144	194	11.28	L6.6	Sup	Mr A Coombe	25 Grosvenor Avenue, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	2678	145	195	11.28	L6.6	Sup	Mr P Alford	49 Higher Cadewell Lane, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	New	146	196	11.28	L6.6	Sup	Mr Apsden	3 Eaglewood Close, Torquay.	Support designation of Scotts Meadow as ULPA. Would prefer it to be AGLV.	See above.	N/A
M	7712	147	197	11.29	L6.6	Sup	Miss J Williams	High Moon, 197 Newton Road, Torwood.	Support ULPA at Barton Hall Farm.	Noted.	N/A
M	6356	148	198	11.29	L6.6	Sup	Mr & Mrs T Edgell	16 Berkley Avenue, Torquay.	Support ULPA at Barton Hall Farm.	Noted.	N/A
M	7812	149	199	11.29	L6.6	Sup	Mr & Mrs T Edgell	16 Berkley Avenue, Torquay.	Support ULPA at Barton Hall Farm.	Noted.	N/A

Appendix 2 : Summary of Representations Received on Modifications and Officers Response.  
 Torbay Local Plan 1995 – 2011 Proposed Modifications

Modification	Person No.	Letter No.	Objection No.	Inspector's Recommendation No.	Revised Deposit Policy No.	Support or Object	Name	Address	Summary of Objection/comment	Response	Further Modification Required
M	7624	150	200	11.29	L6.6	Obj	Bourne Leisure	Charles F Jones & Son 16 Grosvenor Close, Foregate Street, Chester.	Object to ULPA designation at Torquay Holiday Village/Barton Hall. The Council should adhere to Inspector's Recommendation and exclude buildings in the area from ULPA.	The Council has reduced the extent of ULPA at the North of Scotts Bridge (PCI 11/9 referred). However it is considered important to protect the ridgeline around the top of Scotts Bridge/Barton. The area retained within the ULPA is prominently sited above the 108m contour line identified as being sensitive in the Phase 2 Planning Brief for Scotts Bridge/Barton, and contains mature trees which contribute to the landscaped character of the ridgeline.	No.

27 January 2004

**Appendix 3: Minor Editorial /Technical Changes.**

Editorial change number	Representation number generating change	Group or individual generating change	Local Plan Policy/ Paragraph number	Modification number	Summary of technical/ editorial change	Technical/editorial change. (See Key at end of appendix).
1	M/7652/1/6/TU1	GOSW	TU1	15.40	Cross reference operative parking standards in T26	6. appropriate traffic management measures which maintain a satisfactory amount of off street parking, <b>in accordance with the operative parking standards (set out in Policy T26)</b> improve levels of accessibility to the areas and enhance conditions for pedestrians.
2	M/7652/1/7/10.18	GOSW	10.18	N/A	Refer to Devon Minerals Waste Local Plan	<b>The Devon Minerals and Waste Local Plan</b> <del>The Devon Minerals Local Plan First Deposit (2000)</del> sets out a county wide policy framework.  <i>(Note that paragraph 10.18 will need to refer to the most up to date stage of other plans /RPG etc when the Local Plan is published).</i>
3	M/7633/3/12/NC2	English Nature	NC2. 12.18/ Figure 25 (p 192)	12.04	Add SSSI/ NNR reference numbers at Figure 25.	<i>Add reference numbers to sites listed in Figure 25 “Torbay’s Sites of Special Scientific Interests/National Nature Reserves”.</i>

Torbay Local Plan (1995-2011): Appendix 3 Minor Editorial/ Technical Changes.

4	M/7633/3/13/NC5	English Nature	NC5. 12.28	12.15	Consent for disturbance to protected species is required from DEFRA	<i>(Final sentence of Paragraph 12.28):</i> <b>The consent of DEFRA English Nature is required for any disturbance or removal of protected species.</b>
5	M/7633/3/14/NC5	English Nature	12.29	12.16	Refer to “populations” as well as numbers of a species.	1. the survival of <b>populations, groups</b> , numbers, genetic diversity and individual members of the species;
6	M/2834/5/16/BE10	English Heritage	Proposals Map key and Section 15 of Environmental Guide.		Include “health warning” that boundaries of Scheduled Ancient Monuments shown on proposals Map are not definitive.	<i>Add to Proposals Map Key and Section 16 of Environmental Guide:</i> <b>“The boundaries of Scheduled Ancient Monuments are shown for indicative purposes only and represent Torbay Council’s interpretation of the official Scheduled Monument boundary. The data is the copyright of English Heritage and copies of the official Scheduling map may be obtained from English Heritage.”</b>
7	M/7650/7/21/L6.32	Network Rail	L6.32	11.33	Clarify extent of ULPA on Proposal Map (land to the East of the Railway)	<i>Map change to indicate extension to ULPA not including railway land. See attached Proposals Map extract.</i>

Torbay Local Plan (1995-2011): Appendix 3 Minor Editorial/ Technical Changes.

8	M/2850/14/28/R13	Devon County Council	R13, Paragraph 8.64	8.21	Refer to South West Coast Path and not “South West Way”, and clarify extent of Path outside of Torbay.	8.64 The South West Coast Path National Trail <b>runs from Minehead to Poole.</b> <del>is part of the South West Way</del>
9	M/2206/31/54/H5	GOSW/ Tetlow King for SWRSL Consortium	H5, 3.99 3.107	3.51	Editorial clarification that “low cost market housing” includes “entry level housing” and “lower quartile housing”.	3.99 b) Low cost market housing, which is provided at prices affordable to people at the lower end of the market range. Starter homes fall into this category. <b>This category of housing is sometimes called lower quartile housing (because it is priced in the bottom quarter of the market range), or entry level housing (because it allows first time buyers and similar people to enter the housing market).</b>
10	M/New/51/81/Aim 2	Barratt Homes/	Aim 2	2.01	Editorial clarification that	AIM 2 MEETING THE AREA’S HOUSING NEEDS.

	M/2872/55/85?Aim 2	Hallbaron Ltd			numbers of houses <b>net</b> of demolitions are monitored	<b>Topic Indicators</b> <ul style="list-style-type: none"> <li>• <b>Number of dwellings (net of dwellings demolished or otherwise lost from stock) provided in Local Plan over Plan period and per annum.</b></li> </ul>
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**Key**

Un-emboldened text: Wording from Revised Deposit Version (October 2000).

**Emboldened text** : Wording added as a Proposed Modification (October 2003).

**Emboldened and Shaded text**: Editorial or technical change (Feb 2004)

~~Struck through text~~—Text deleted as a result of editorial/technical change (Feb 2004).