

neighbourhood plans

From: Philip Hunt [REDACTED]
Sent: 15 December 2017 14:45
To: neighbourhood plans
Subject: Torbay Neighbourhood Plan response

Dear Sir or Madam,

I would like to reiterate as part of this consultation my thoughts below which I submitted as part of the previous consultation in September. I am unaware if these comments were considered or included within the draft plan but I believe that these points remain valid for consideration.

I would be grateful if my email & it's content could be acknowledged.

Yours faithfully,

Phil Hunt

Dear Sir or Madam,

Neighbourhood Plan Consultation

I would like to add my comments to the Consultation of the Torbay Neighbourhood Plan and, in particular, the Planning Policy H19. As a resident, I agree that Maidencombe is an area that needs to be protected from over-development. However, I believe that the policy and sub-policies detailed upon pages 20-21 of the Consultation document are at odds with the long-term objectives of the plan and also the prosperity of the area and I would like to see it removed for the following reasons:

- In my view, Maidencombe has an Acorn C10-12 demographic with a high number of retired or near retirement population
- I believe H19 will, through lack of innovation and renewal of housing stock, impact the ability to attract high income, successful business owners with families to this area.
- To attract aforementioned high-income families to the area, to achieve the economic improvements sought within the Torbay Plan, there must be suitable modern family homes.
- Such homes need to be architecturally interesting, modern in design, style & size, whilst utilising modern materials.

My concern is that if we allow such unnecessary restrictions upon planning policy for the area, when Torbay Planning Department already have the tools it needs to provide effective planning outcomes, it will become stifled and lose continuity when it is essential that the area is able to attract the owners of the future. This threatens the long term sustainability of Maidencombe.

Whilst the policy subsection 1 refers to the ‘characteristics’ of properties in the area which the policy should satisfy, it is my contention that no such general characteristic exists against which to compare. Indeed, the only homes that have any collective similarity would be those in Orestone Drive and those which have and are currently being built upon the site of the English House Restaurant. Beyond that, I am unaware of any other houses that have been built to any consistency to others in the area.

In terms of architecture, I believe that there are few, of which I am aware, that have any outstanding quality. Those that do would include Port Talland Farmhouse, Rock House, Brim House and Orestone Manor, as well as 2 large new modern homes which are currently under construction.

I am also concerned at the way in which the plan for Maidencombe has been established and it’s lack of consultation overall. Having been a member of the Maidencombe Residents Association (MRA), which has driven this policy, I have observed an environment in which the Committee Members have sought to impose their views rather than using effective consultation. I have witnessed, as have others, petitioning of residents of Maidencombe to sign up to the MRA view. Those that are either unaffected or disinterested in the outcome of this plan have no doubt ‘supported’ the plan rather than face ongoing pressure to do so.

I am also aware of a certain member or members who have sought to use their position within the committee to further personal objectives. This is abhorrent to me and no doubt to others.

Surely the purpose of the Consultation is to ensure that the views of all residents are considered and a full assessment of the socio-economic needs of the area for the long term are evidenced and not left to those with a short-term NIMBYist attitude that will have a detrimental impact upon the area for the future.

No one wants to see over-development of Maidencombe. But to severely restrict the nature of homes in the area for the future will prevent true flair, design excellence and use of modern, new & yet to be developed materials which, in addition to providing innovative housing for the future families/residents of Maidencombe, will enhance the reputation and desire of the area as well as environmental benefits. These are aspects which have benefitted other areas to great success, including Ilsham & Thatcher areas locally but also further afield in areas like Dartmouth & Salcombe.

We must be able to rely upon Torbay Council to make sensible, considered planning decisions in the future without such unnecessary restrictions applying.

It's also worth noting:

- A Neighbourhood Plan will be subject to examination and referendum before it can form part of the Local Development Plan.
- therefore, any Planning policy and proposals need to be based on a proper understanding of the place they relate to, if they are to be relevant, realistic and to address local issues effectively. It is therefore important that Neighbourhood Plans are based on robust information and analysis of the local area; i.e. a proper evidence base! (not just local opinion) which could include business surveys, viability, available sites survey, land values, employment need survey, housing needs survey, audit of community facilities, 'Building for Life' assessment of housing, heritage audit, conservation area appraisals, review of local lists, urban design analysis, open space survey & analysis, transport linkages, schools capacity, transport capacity analysis, traffic/ pedestrian surveys, etc.

There does not appear to be any evidence of such due diligence having been undertaken to inform the plan for Maidencombe.

Regarding the Village envelope area for Maidencombe. I am confused on the following points:

- Why does the village envelope not include the ribbon of properties the other side of Teignmouth Road – this does not seem logical? This should clearly be included.
- The village envelope boundary as shown is at odds with other maps which show this area to be much larger and would seem more intuitive as to the presumed village envelope
- How has the 500m buffer zone for development been arrived at? This seems entirely arbitrary, unreasonable & unnecessary and relates back to my previous points – surely the development of this area should be within the scope of the Council Planning Dept. This should be withdrawn.

In summary, and in relation to Maidencombe, I believe:

- there has been insufficient consultation of the population
- the proposals have been set for the short-term benefit of the few with little consideration for the sustainable future of the area
- that there is no apparent due diligence to support the proposals

- that many of the proposals are neither necessary nor justified

I trust that my comments will be considered when finalising the Torbay and Neighbourhood Plans. I would also like to be included in further communications & correspondence relating to this matter and also to be advised of any hearing dates.

Kind regards

Phil Hunt