

neighbourhood plans

From: S Russell [REDACTED]
Sent: 09 December 2017 11:23
To: neighbourhood plans
Subject: Land Owner in Edginswell

Dear Sirs,

As a landowner in the Edginswell Future Growth Area, after reviewing the Torquay Neighbourhood Plan I wish to object to the following policies which I feel are counter to delivering the much needed timely growth in the Torquay Gateway.

PLANNING POLICY H3 Future Growth Area viability exclusions

Viability arguments shall not be a Planning consideration for the Edginswell Future Growth Area against obligations to build affordable housing and any community facilities identified in an adopted Master Plan for the area and any Highways works, if that viability is based on the cost to the developer of the land at a date after the end of consultation following submission of this Plan.

PLANNING POLICY H8 Prioritisation of Town Centre redevelopment and Brownfield sites.

There shall not be any development of residential units within the Edginswell Future Growth Area before 2025 representing the second half of the Neighbourhood Plan housing allocations period unless more than 924 (75%) of homes designated on other sites (excluding windfall sites) have been granted permission and the net increase in jobs in Torbay or Torquay meets or exceeds the jobs growth trend ambitions within the Local Plan adopted in 2015. Any permission for residential units shall have a restriction that no more than 100 units can be occupied unless any community infrastructure identified in the revised Master Plan in Policy H10 is complete.

PLANNING POLICY H9 Homes for Torbay residents

All homes sold within the Edginswell Future Growth Area shall be the purchaser's sole residency.

PLANNING POLICY H10 Gateway sustainable community planning

Planning permission shall not be granted for new residential units within the Edginswell Future Growth Area or the existing area known as the Willows until there is a new and adopted Master Plan SPD covering the Edginswell expansion area and appropriate parts of the adjacent Shiphay, Willows and Barton areas that link the local neighbourhoods into an integrated sustainable community with appropriate community hub and primary school provision.

I acknowledge that the Neighbourhood Plan supports development coming forward in this area, in accordance with the Torquay Gateway (Edginswell) Masterplan SPD. I therefore support for that intention and that plan, with the above being viewed as having a constraining the impact on delivery of the site and suggest they should be modified.

Yours sincerely

Susan Russell
Landowner at Edginswell

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