

## neighbourhood plans

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**From:** Coyde Construction <mail@coydeconstruction.co.uk>  
**Sent:** 15 December 2017 11:18  
**To:** neighbourhood plans  
**Subject:** Quarry -Waterside Road Objection to Brixham Peninsula Plan  
**Attachments:** 1303-02-SL1 Rev-C Goodrington Quarry Site Location Plan (2).pdf

### OBJECTION TO BRIXHAM PENINSULA NEIGHBOURHOOD PLAN

### LANDOWNER AT WATERSIDE QUARRY– COYDE CONSTRUCTION

Jenny Coyde  
Coyde Construction  
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Totnes  
TQ9 5JA

As land owners of the adjacent building plots at Waterside Quarry we would like to raise our objections to the proposals within the Brixham Neighbourhood plan in relation to the proposed development for 10 or more houses on the amenity land at Waterside Quarry.

Firstly within the the plan and supporting commentary the site is shown and described as "split level area of grass, shrub and trees with small area hardstanding situated between Waterside Road and Dartmouth Road" would appear to be misleading as the line shows part of the land owned by Coydes as part of the proposals in the Neighbourhood plan see attached drawing.

1. We note that one potential site for new homes listed within the Plan appears to contravene a number of clearly stated policies within the Plan, including one of the policies that is picked out and highlighted as one of the headline, leading policies on page one: "**Protecting the Green**".

The specific site we refer to is included at **Policy H3: Delivery of new homes, Table 2: Allocated Housing Sites : H3 – 18 Waterside Quarry 10 Homes**.

The proposed development of Waterside Quarry would appear to contradict and contravene the following stated policies:

**Policy E1. Landscape beauty and protected areas** which is part of chapter **7 The natural environment (E)** - "**protecting the green**".

**The natural beauty, landscape, character, tranquility and biodiversity ..... will be preserved.**

The site has been long inhabited by many mature trees, bushes and wildlife including regular sightings by local residents of foraging badgers, foxes, birds and bats.

This area of green contributes much-needed local natural beauty, landscape character, tranquility and biodiversity. As such, Policy E1, para 7.0.1 clearly applies and this area of green should be protected and preserved and Waterside Quarry removed from this Plan as an Allocated housing site.

#### Coyde Comments:

Torbay Council sold this land as 'Amenity Land' - relatively cheaply compared to adjoining land sold with planning permission!! As the current owners of the land purchased from Torbay Council with planning permission we based

our decision to purchase in the knowledge that it was adjacent to beautiful green Amenity Space that would enhance our new development.

**Policy E3. Green Wedges** which is also part of chapter 7.

Para 7.0.26 The green wedges separating the towns of Paignton and Brixham and the villages of Churston, Galmpton and Broadsands must be preserved as valued countryside to prevent the merging of settlements.

The area of Waterside Quarry land in question is clearly a green wedge helping to separate Broadsands from Paignton (see figure 1 of the Broadsands Village Design Statement). As you drive up the A379 from Paignton towards Broadsands, this green wedge on the left is the only green feature that prevents the merging of these settlements. Policy E3, para 7.0.26 would appear to apply and therefore this green wedge should be protected and preserved to continue preventing the merging of settlements.

We challenge the inclusion of Waterside Quarry as an Allocated housing site within this Plan because it fails to satisfy a number of key policies. Waterside Quarry should be removed from this Plan as an Allocated housing site. We hope and trust that the policies will go on to be fully and faithfully applied in all cases. If the stated policies are not applied then we fail to see any value whatsoever in the Plan and conclude that we can not support the current plan whilst it includes Waterside Quarry as an Allocated housing site.

I, Jenny Coyde, Managing Director of Coyde Construction, wish to be notified of the Examination Hearing (if the Examiner(s)) considers one should be held.

Kind regards  
Jenny Coyde



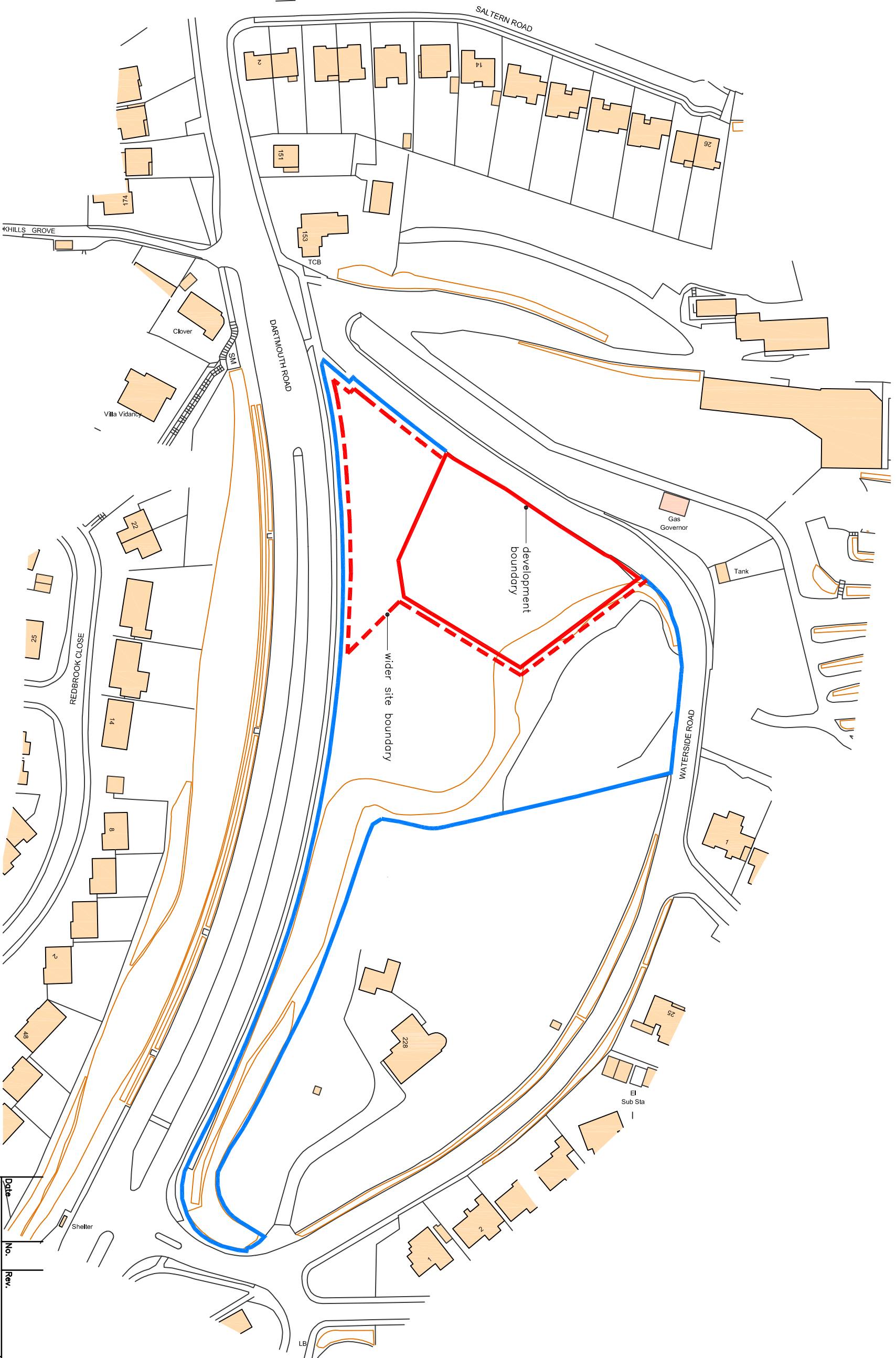
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No dimensions to be scaled from this drawing. All sizes and dimensions to be verified on site. All dimensions on this drawing are in millimetres unless otherwise stated.

<b>Date</b> Job No. Rev.		<b>Client</b> Torbay Development Agency	
<b>Date</b> No. Rev.		<b>Scale</b> 1:1250 @ A3	
<b>Date</b> No. Rev.		<b>Date</b> Feb 2013	
<b>Date</b> No. Rev.		<b>Checked</b> Drawing	
<b>Date</b> No. Rev.		<b>1303-02-SL1</b>	
<b>Date</b> No. Rev.		<b>C</b>	