

neighbourhood plans

From: Palmer, Paul
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To: neighbourhood plans
Subject: TDA Response - Neighbourhood Plans
Attachments: Brixham - Green Spaces in the Neighbourhood Plans.pdf; Paignton - Green Spaces in the Neighbourhood Plans.pdf; Torquay - Green Spaces in the Neighbourhood Plans.pdf; Torquay Neighbourhood Plan - Local Green Space Designations (TDA Comments Dec 2017).pdf; Paignton Neighbourhood Plan - TDA comments Dec 2017.pdf; Brixham Pensisula Neighbourhood Plan - TDA Amendments Dec 2017.pdf

Dear Neighbourhood Planning Team

Please find attached on behalf of Torbay Council, TDA's response to the Neighbourhood Plans Local Green Space Designations.

There are two documents for each Neighbourhood Plan a Schedule and Commentary.

Kind Regards

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Response to the designation of Green Spaces in the Neighbourhood Plans

TDA on behalf of Torbay Council (acting as a landowner) – 15th December 2017

Torquay Neighbourhood Plan

As a summary the Council, in its capacity as a landowner, issued its first representation on the Torquay Neighbourhood Plan, via the TDA, on the 15th September 2017. TDA on behalf of Torbay Council issued a robust approach adopting a more overarching principle than that adopted in both Brixham and Paignton Neighbourhood Plans. The Council, through the TDA, did object to all Local Green Space Designations. Subsequently the TDA has revisited the Torquay Neighbourhood Plan Local Green Space Designation and their view on behalf of Torbay Council is as follows;

To create a more uniformed position across each Neighbourhood Plan, Torbay Council, through its agent, the TDA, recognises that the National Planning Policy Framework does set out the opportunity for Neighbourhood Plans to identify Local Green Spaces. TDA agrees that local communities through local and neighbourhood plans should be able to identify for consideration green areas of particular importance to them for protection. However it is not always appropriate to simply identify land as Local Green Space. The designation should only be used if, for example, the land in question is demonstrably special and has local significance. When identifying land as Local Green Space it is important to be consistent with the local planning aims of sustainable development and should complement investment in sufficient homes, jobs and other essential services.

It is reasonable for the TDA on behalf of Torbay Council to continue to object to any designation where it is believed that any of the criteria that should be applied when identifying Local Green Spaces has not been met. This should include the need to complement the need for investment in homes, jobs and services and that its designation must be capable of continuing beyond the plan period (2030), i.e. that the criteria will continue to be relevant. Many of the identified sites have the benefit of significant Local Plan protective designations either wholly or in part, for example Nightingale Park which in part forms a Conservation Area or Walls Hill which is an SSSI. This therefore already offers a significant degree of protection. Furthermore, Central Government through its One Public Estate programme continues to direct local authorities to generate efficiencies, through capital receipts and reduced running costs from land holdings. In addition, the Local Government Association has specifically identified the use and income from Council assets to support core services. For this reason and also taking into account the Council's Corporate Asset Management Plan, a key policy framework document which states the Council should not restrict or reduce the current or future value of its assets through the use of covenants and other restrictions the Council continues to strongly objects to all proposed Local Green Space designations as set out in Torquay's Neighbourhood Plan in the attached schedule. TDA recognises the Community Partnership has relaxed or amended boundaries to try and facilitate future development such as at Hollicombe Park. However, TDA on behalf of the Torbay Council is still of the opinion that overarching designations would still hinder future development. There are a number of specific proposals for a number of the sites identified and any such designation would prevent the Council in bringing forward these proposals.

LGS Reference	Local Greenspace Name	Community Partnership Area	Location Map page no ref	TDA Comment
TLGSM10	Maidencombe Village Green	St Marychurch & District	S1	Object to LGS designation possible future development of all or part
TLGSM1	Babbacombe Downs	St Marychurch & District	S10	Object to LGS designation possible future development of toilet block & shelter
TLGSM5	Glen Sannox Memorial Gardens	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSM13	Quinta Road Allotments	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSM14	Quinta Road School Playing Fields	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSM17	The Grove	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSM21	Walls Hill	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSM22	Walls Hill Slopes	St Marychurch & District	S10	Object to LGS designation possible future development of all or part
TLGSC1	Armada Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC2	Ashfield Gardens	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC3	Cockington Country Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC5	Crownhill Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC6	Goshen Triangle	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC7	Highlands/Sherwell Valley Allotments	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC9	Innerbrook/Sandford Green Space	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC10	Kings Gardens	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC12	Piggeries Green Space	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC14	Rocket Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC15	Sherwell Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC16	Sherwell Valley/Grenville Green Space (Markham Plantation)	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC17	St Matthews Field	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC18	Torre Valley North & South Sports Fields	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part including changing block & clubhouse
TLGSC19	Rugby/Cricket Club & Bowling Club	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part including grandstand & clubhouse, changing facilities
TLGSC20	Two Parks	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGSC21	Victoria Park	Cockington, Chelston & Livermead	S12	Object to LGS designation possible future development of all or part
TLGST4	Abbey Park and Meadows	Torquay Town Centre	S12	Object to LGS designation possible future development of all or part
TLGSTU1	Brunswick Square	Torre & Upton	S12	Object to LGS designation possible future development of all or part
TLGSTU6	Torre Churchyard	Torre & Upton	S12	Object to LGS designation possible future development of all or part
TLGSE1	Belmont Park	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE2	Brewery Park	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE3	Castle Road Park	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE4	Ellacombe Park	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE5	Quinta/Windsor Road Allotments	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE6	Stentiford Hill Park	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSE7	Warberry Copse	Ellacombe	S13	Object to LGS designation possible future development of all or part
TLGSTU3	Memorial Gardens	Torre & Upton	S13	Object to LGS designation possible future development of all or part
TLGSTU7	Upton Park	Torre & Upton	S13	Object to LGS designation possible future development of all or part
TLGSW2	Ilsham Valley	Wellswood & Torwood	S14	Object to LGS designation possible future development of all or part
TLGSW3	Lincombe Woods	Wellswood & Torwood	S14	Object to LGS designation possible future development of all or part

TLGSW4	Manor Gardens	Wellswood & Torwood	S14	Object to LGS designation possible future development of all or part
TLGSW6	Stoodley Knowle Meadow	Wellswood & Torwood	S14	Object to LGS designation possible future development of all or part
TLGSW9	Wellswood Green	Wellswood & Torwood	S14	Object to LGS designation possible future development of all or part
TLGSC11	Occombe Farm	Cockington, Chelston & Livermead	S15	Object to LGS designation possible future development of all or part
TLGSC23	Scadson Valley Green Space	Cockington, Chelston & Livermead	S15	Object to LGS designation possible future development of all or part
TLGSC4	Corbyn Head	Cockington, Chelston & Livermead	S16	Object to LGS designation possible future development of all or part including toilet block and shelter
TLGSC8	Hollicombe Park	Cockington, Chelston & Livermead	S16	Object to LGS designation possible future development of all or part including reprovision of cafe
TLGSC13	Preston Primary School Play Park	Cockington, Chelston & Livermead	S16	Object to LGS designation possible future development of all or part
TLGSC22	Hollicombe Brake	Cockington, Chelston & Livermead	S16	Object to LGS designation possible future development of all or part
TLGST1	Cary Green	Torquay Town Centre	S17	Object to LGS designation possible future development of all or part
TLGST2	Promenade; Princess Gardens & the Sunken Gardens	Torquay Town Centre	S17	Object to LGS designation possible future development of all or part
TLGST3	Royal Terrace Gardens (Rock Walk)	Torquay Town Centre	S17	Object to LGS designation possible future development of all or part
TLGST5	Old Maids Perch	Torquay Town Centre	S17	Object to LGS designation possible future development of all or part
TLGSW1	Daddyhole Plain	Wellswood & Torwood	S17	Object to LGS designation possible future development of all or part
TLGSW5	St Johns Wood	Wellswood & Torwood	S17	Object to LGS designation possible future development of all or part
TLGSW8	Torwood Gardens	Wellswood & Torwood	S17	Object to LGS designation possible future development of all or part
TLGSW7	Thatcher Pines & Thatcher Point	Wellswood & Torwood	S18	Object to LGS designation possible future development of all or part
TLGSB2	Brunel Woods	Barton & Watcombe	S3	Object to LGS designation possible future development of all or part
TLGSB4	Great Hill	Barton & Watcombe	S3	Object to LGS designation possible future development of all or part
TLGSB5	Steps Cross Playing Field	Barton & Watcombe	S3	Object to LGS designation possible future development of all or part
TLGSB6	Woodend Project	Barton & Watcombe	S3	Object to LGS designation possible future development of all or part
TLGSM2	Brunel Manor Gardens & Grounds	St Marychurch & District	S3	Object to LGS designation possible future development of all or part
TLGSM9	Maidencombe Community Orchard	St Marychurch & District	S3	Object to LGS designation possible future development of all or part
TLGSM18	The Fields	St Marychurch & District	S3	Object to LGS designation possible future development of all or part
TLGSM20	Valley of the Rocks	St Marychurch & District	S3	Object to LGS designation possible future development of all or part
TLGSS1	Cadewell Park Green	Shiphay & Willows	S4	Object to LGS designation possible future development of all or part
TLGSS4	Exe Hill Green Space & Playground	Shiphay & Willows	S4	Object to LGS designation possible future development of all or part
TLGSS7	Huntacott Way Green Space & Playground	Shiphay & Willows	S4	Object to LGS designation possible future development of all or part
TLGSS8	Kitson Park	Shiphay & Willows	S4	Object to LGS designation possible future development of all or part
TLGSS2	Darwin Park	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS3	Ellacombe Plantation	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS5	Furzebrake Plantation	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS6	Green Space at Newton Road	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part for parking in support of Edginswell Train station
TLGSS9	Lindisfarne Park	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS11	Nightingale Park	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part for park & ride site, employment land and Leisure
TLGSS12	Montserrat Rise	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS13	Riviera Way Woodland	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSS15	South Parks Allotments	Shiphay & Willows	S5	Object to LGS designation possible future development of all or part
TLGSB1	Barton Downs	Barton & Watcombe	S6	Object to LGS designation possible future development of all or part

TLGSB3	Firlands Green	Barton & Watcombe	S6	Object to LGS designation possible future development of all or part
TLGSM4	Easterfield Playing Fields	St Marychurch & District	S6	Object to LGS designation possible future development of all or part
TLGSM6	Hartop Road Allotments	St Marychurch & District	S6	Object to LGS designation possible future development of all or part
TLGSM8	King George V Memorial Playing field	St Marychurch & District	S6	Object to LGS designation possible future development of all or part
TLGSM23	William's Field	St Marychurch & District	S6	Object to LGS designation possible future development of all or part
TLGSS14	Shiphay Park	Shiphay & Willows	S7	Object to LGS designation possible future development of all or part
TLGSH1	Cricketer's Field Playing Field	Hele, Watcombe & Lower Barton	S8	Object to LGS designation possible future development of all or part
TLGSH4	Windmill Hill Playing Fields	Hele, Watcombe & Lower Barton	S8	Object to LGS designation possible future development of part including changing room
TLGSS10	Lloyd Avenue Village Green	Shiphay & Willows	S8	Object to LGS designation possible future development of part including changing room
TLGSTU2	Chapel Woods	Torre & Upton	S8	Object to LGS designation possible future development of part including changing room
TLGSTU4	Parkfield Road Gardens	Torre & Upton	S8	Object to LGS designation possible future development of all or part
TLGSTU5	Stantaway Hill & Allotments	Torre & Upton	S8	Object to LGS designation possible future development of all or part
TLGSh2	Daison Wood	Hele, Watcombe & Lower Barton	S9	Object to LGS designation possible future development of all or part
TLGSH3	Truro Bank	Hele, Watcombe & Lower Barton	S9	Object to LGS designation possible future development of all or part
TLGSM3	Cary Park	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM7	Haytor Park	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM11	Millenium Copse	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM12	Petitor Downs	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM15	Plainmoor Recreation Ground	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM16	Tessier Gardens	St Marychurch & District	S9	Object to LGS designation possible future development of all or part
TLGSM19	The Rose Garden	St Marychurch & District	S9	Object to LGS designation possible future development of all or part