

**Torbay Local Plan- A landscape for success: The Plan for Torbay 2012-32 and beyond  
Schedule of representations –Name/Organisation Order (A-Z)**

<b>Consultee ID</b>	<b>File No.</b>	<b>Person / Organisation</b>	
824957	BD 4	Mr Peter Apps	Apps
846988	BD 15	M A Arthur	Arthur
847090	BD 70	WJ Bagwell	Bagwell
847237	BD 54	Yvette Ball	Ball
847238	BD 55	Mark Ball	Ball
845220	BD 35	David Bickford	Bickford
845230	BD 36	Stephanie Bickford	Bickford
847789	BD 84	Patricia Bickford	Bickford
847246	BD 50	Sarah Bird	Bird
846581	BD 30	Helen Booth	Booth
847804	BD 82	Geoff and Beryl Booth	Booth
847370	BD 58	George Broom	Broom
847818	BD 59	Ann Broom	Broom
847308	BD 46	Margaret Butler	Butler
847222	BD 60	Patrick Canavan	Canavan
847006	BD 12	Shirley and Brian Clement	Clement
846986	BD 14	John and Gillian Cook	Cook
845185	BD 74	Mr and Mrs. Crapnell	Crapnell
847024	BD 43	David Dabbs	Dabbs
847276	BD 45	Shirley Dabbs	Dabbs
846983	BD 18	Chris Dainton	Dainton
847348	BD 63	T A Davies	Davies
828726	BD 7	Mrs. Liz Dobson	Dobson
845670	BD 28	Mr Andrew Fiderkiewicz	Fiderkiewicz
847820	BD 17	John Francis	Francis
846599	BD 34	Carol Franks	Franks
847359	BD 61	R N Carter FRICS	FRICS
826172	BD 13	Andrew Gibbs	Gibbs
847009	BD 10	Dr S S Gill	Gill
847311	BD 40	George Govier	Govier
847084	BD 16	Chris and Joe Greatrex	Greatrex
845189	BD 72	Michael Holder	Holder
845195	BD 73	Margaret Holder	Holder
847356	BD 62	Thomas Hunt	Hunt
846613	BD 37	Dennis Huxley	Huxley
847287	BD 65	Judith Keane Andrew Miller	Keane
847026	BD 47	Audrey Keenan	Keenan
847027	BD 48	Roger Keenan	Keenan
847241	BD 52	Anne Krasnopolski	Krasnopolski
847019	BD 53	Adam Krasnopolski	Krasnopolski
826863	BD 21	Chris Lander	Lander
845199	BD 75	Mr Ian Lane	Lane
845203	BD 76	Mrs. Jennifer Lane	Lane
845238	BD 23	Sue Macleod	Macleod
846990	BD1	Ms Giustina Matassa	Matassa
846738	BD 20	Mr Pietro Matassa	Matassa
847088	BD 24	Sheila Morley	Morley

Consultee ID	File No.	Person / Organisation	
847791	BD 83	L.J. Moxham	Moxham
847242	BD 51	Martin Newey	Newey
846634	BD 19	Mr and Mrs. H E Newman	Newman
829508	BD 39	David Newton	Newton
846590	BD 33	Mrs. D O Nunn and Mr P Nunn	Nunn
846594	BD 31	Wing commander Trevor Oakey and Peggy Oakley	Oakley
847285	BD 64	Carolyn Perrett	Perrett
847082	BD 32	Mrs. E A Pring	Pring
825984	BD 3	Mr Martin Read	Read
400134	BD 57	Denis J Reid VRD	Reid VRD
845212	BD 77	Mr Howard Richards	Richards
846616	BD 38	Lesley Richardson	Richardson
847010	BD 9	David Sanders	Sanders
847008	BD 11	Sonia Sanders	Sanders
846586	BD 29	David Searle	Searle
847011	BD 2	Carole Seaton	Seaton
847025	BD 49	June Secker	Secker
847280	BD 67	Suzanne Sengupta	Sengupta
847018	BD 68	Atanu Sengupta	Sengupta
847381	BD 25	Mrs. Jill Smallshaw	Smallshaw
845224	BD 66	Lyn Smith	Smith
846617	BD 22	Peter Snow	Snow
847344	BD 42	Neil Stanlake	Stanlake
847023	BD 44	Carol Stanlake	Stanlake
847013	BD 79	Andrew Stockman	Stockman
830275	BD 6	Mr Philip Thomas	Thomas
847797	BD 78	Helen Thomas	Thomas
847792	BD 80	Michel Thomas	Thomas
847795	BD 81	Sally Jane Thomas	Thomas
822026	BD 5	Mr Graham Whetlor	Whetlor
847272	BD 41	Mr and Mrs. R White	White
847368	BD 56	Robert White	White
845235	BD 71	Jane Wills	Wills
847021	BD 69	Mrs. S A Wilson	Wilson
830300	BD 8	Mr Kingsley Woods	Woods
823348	BD 26	John Wright	Wright
847095	BD 27	Mrs. Christina Wright	Wright



## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	Mr Peter Apps
Comment ID	2
Response Date	13/03/14 13:31
Consultation Point	Appendix D Pool of housing sites ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.1

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

#### Question 2b: Not Legally compliant, unsound or fails the duty to co-operate (No)

*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.*

If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible.

Reference sites that have potential for development, T707 Land Adjacent to Broadley Drive:

I do not consider this land to be suitable in any way for further development or further housing for the following reasons:

Environmentally development of this land will have a dramatic impact on the valley areas either side, namely Cockington Country Park and Manscombe Plantation. Any development of this area will render these vallies even more prone to flooding. In recent weeks there have been extensive flooding due to rainfall causing major damage and road closures in Cockington Village. Building on plot T707 will

further the impact of flooding due to reduction of natural drainage and increased surface water run off. The areas surrounding the proposed building plot are a habitat for numerous wildlife including badgers, foxes, deer and bats, among others. Environmentally to build here would be unsound.

The roads in the area are already far busier than that for which they were designed. It is already an area used as a 'rat run' and this can only increase and worsen with the addition of more housing. Old Paignton Road is already a very busy and dangerous road, a fact that Torbay Council themselves acknowledge, hence the current works to widen pavements and add safe crossing areas close to Preston Primary School. To add further traffic by building houses will increase the traffic and increase the danger, especially to the school children. All of the above is exacerbated when the seafront is closed during stormy weather. The road system is already unsuitable as it is and due to worsen with the addition of housing at Hollicombegas works, to add to the problem by building to the North as well as the South is surely unsound.

Preston Primary School is already at maximum capacity, to build housing in a place where the local school would not be able to accommodate the extra pupils is unsound. This is a situation which will worsen with the building at Hollicombe gas works.

There can be no sound reason to build on this plot for the above plot and there are no realistic modifications or alternatives.

### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound? No

### Question 4: Oral Examination

*Attending the oral Examination: Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination? No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

Do you want to be informed of the following:

Submission of the Local Plan to the Secretary of State? Yes

The publication of the Inspector's Report of the Examination? Yes

The Adoption of the Torbay Local Plan by the Council? Yes

Pickhaver, David

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**From:** George Broom [REDACTED]  
**Sent:** 05 April 2014 08:52  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan to 2032

I wish to comment on the proposed housing development of fields at the top of Broadpark Road, Livermead.

The problem of increasing use of Broadpark Road by traffic at rush hour times and when the sea front is closed due to high tides will be further exacerbated by the housing development of Hollicombe Gasworks as recognised by the road alterations recently made to Old Paignton Road.

Further development at the top of Broadpark Road can only make traffic congestion very much worse bringing with it further road safety issues.

The current infrastructure would be unable to support a further development of any size in this area in the future.

Any development in this particular area would have a significantly detrimental impact on the habitat of wild life residing in Cockington woods.

George Broom  
2 Mendip Road  
Livermead.

Sent from my iPad

**Brooks, Tracy**

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**From:** George Broom [REDACTED]  
**Sent:** 05 April 2014 11:51  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan to 2032

I wish to comment on the proposed housing development of fields at the top of Broadpark Road, Livermead.

The problem of increasing use of Broadpark Road by traffic at rush hour times and when the sea front is closed due to high tides will be further exacerbated by the housing development of Hollicombe Gasworks as recognised by the road alterations recently made to Old Paignton Road.

Further development at the top of Broadpark Road can only make traffic congestion very much worse bringing with it further road safety issues.

The current infrastructure would be unable to support a further development of any size in this area in the future.

Any development in this particular area would have a significantly detrimental impact on the habitat of wild life residing in Cockington woods.

Ann Broom  
2 Mendip Road  
Livermead

Sent from my iPad

11846581

PROPOSED HOUSING DEVELOPMENT LIVERMEAD

Dear Sir

We strongly oppose the proposed housing development at the top of Broadpark Road Livermead and the fields beyond.

This is an area of natural beauty and is a regular habitat for deer, badgers, foxes, bats and other wide animals. Extra housing in this area would have a very serious impact on the environment and the current residents.

We would have to face many more cars on our currently safe and quiet roads and our schools and doctors surgeries are already full to capacity.

Please take this as a formal objection to any housing development in this area.

Geoff and Beryl Booth

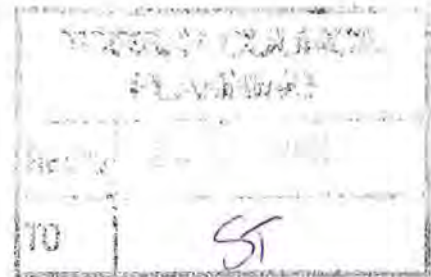
11 Quantocks Rd

Livermead

Helen Booth

4 Hawthorne Park Close

Livermead



ID: 847804

PROPOSED HOUSING DEVELOPMENT LIVERMEAD

Dear Sir

We strongly oppose the proposed housing development at the top of Broadpark Road Livermead and the fields beyond.

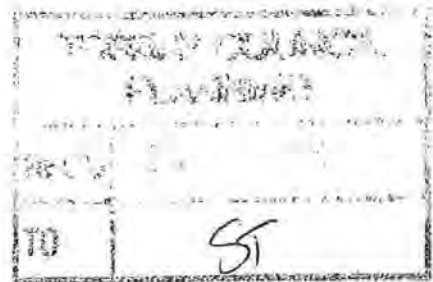
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We would have to face many more cars on our currently safe and quiet roads and our schools and doctors surgeries are already full to capacity.

Please take this as a formal objection to any housing development in this area.

Geoff and Beryl Booth  
11 Quantocks Rd  
Livermead

Helen Booth  
4 Hawthorne Park Close  
Livermead





**Pickhaver, David**

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**From:** Sarah Bird [REDACTED]  
**Sent:** 03 April 2014 22:04  
**To:** Planning, Strategic  
**Subject:** 'A landscape for success: The Plan for Torbay - 2012 to 2032 and beyond'

I am writing to comment on the proposed development at the top of Broadpark Road as part of the wider Landscape for success plan. While I appreciate there are government pressures for Councils to seek out and build on greenfield sites, this area is far too populated already – especially with the anticipated “rat run” additional traffic that will result from the appalling Hollicombe development – whose plans should never have seen the light of day either.

Let’s hope this proposal isn’t subject to the same inadequate procedures, complete absence of common sense and flagrantly cavalier approach to personal welfare that saw that plan be rubber stamped.

People treat Broadpark as if it is the Monte Carlo rally now, accelerating up the hill as if their engines might stop if they don’t keep their accelerator foot on the floor. I don’t understand why we keep building properties when there are still plenty that are empty. That development at Torre has never been sold. The Torquay Road is a mess and you can’t join the traffic now off this housing estate unless you’re prepared to sit at the junction for 10 minutes. It is exasperating the decisions that are being made in our area related to housing, gradually eroding the natural beauty and peace of the region.

I would have commented online but the way the consultation materials presented is so far from intuitive I just did not have the time to work it out. Someone who understands Web and communications should really take another look at how you run these kinds of consultations.

Regards  
Sarah Bird

56 Mead Road  
Livermead  
[REDACTED]

**david bickford**

TORBAY COUNCIL  
PLANNING

03 APR 2014

**To:** strategic.planning@torbay.gov.uk  
**Subject:** PROPOSED INCLUSION OF THE FIELDS AT THE TOP OF BROADPARK ROAD, LIVERMEAD, TORQUAY FOR HOUSING DEVELOPMENT

11845230

#### ENVIRONMENTAL IMPACT

The proposed development site is in the middle of areas managed by the Coast and Countryside Trust. On the right hand side of these fields is the Cockington woodland and Warren barn, to the left hand side of these fields is Scadson woodland. If the proposed development went ahead I imagine it would also encroach very closely to Occombe Farm which is also run by the Coast and Countryside Trust. My family and I have lived backing onto Scadson Woods for the last thirty five years. I was very re-assured when the area was perceived to be an area of outstanding natural beauty and was given to the Coast and Countryside Trust to manage and preserve for locals and tourists alike.

If this proposed development went ahead what impact would it have on these areas which are a very important source for the Tourism Industry as well as for the local population. I was born in Paignton Hospital in 1950 and since then I have watched with extreme sadness so many open areas destroyed because so many people wish to settle here as it is such a beautiful area. Sadly as each year goes by this is no longer a reality and areas which were designated as GREEN BELT seem to have melted away by the Planning Committee. Can this be clarified as I thought these fields were designated as GREEN BELT LAND.

#### HIGHWAYS

The old gasworks site has already caused much controversy in the area. We were given to understand that one area of access from the site would be onto the very dangerous gas works bends and the rest of the traffic would be directed up Old Paignton road. I can imagine perhaps the only access will be onto Old Paignton road because of the congestion onto the main Torbay Road. If this is the case and this site goes ahead the traffic coming into Livermead and the surrounding area by Preston Primary School will be enormous. Am I to understand that not only is this site still being considered, as it has already gone to the Secretary of State at appeal, but also the fields at the top of Broadpark Road and added traffic congestion which the small area of Livermead can clearly not cope with.

#### INFRASTRUCTURE

The Council are having to endure so many spending cuts how on earth are they supposed to cope with more and more inhabitants draining the practically empty pot?

TORBAY HOSPITAL and EMERGENCY SERVICES- The Police and the Fire Service, are all overstretched and coping as best as they can without sufficient funding and manpower, how on earth are they supposed to cope with all these extra residents when it is a struggle at the moment.

EDUCATION The local junior schools are usually full to capacity, is the Council planning to build any more schools or will children moving to the area still be told they have to remain at home until places become available, (I know this has been the case in the past).

DOCTORS many local trusted family G.P.'s are taking early retirement because of their huge workload and most local surgeries are full to capacity, how are these supposed to cope or do we all have to have to risk our health because we cannot get an appointment?

#### DRAINAGE AND SEWAGE

Other areas in the country have learnt hard lessons this winter with the flooding due to many factors, but one of these would be overdevelopment and the strain on drainage and sewage outlets. This is also a big worry as the fields would be replaced by concrete and therefore there would be no natural drainage.

#### THE LOCAL PLAN

I thought the idea of this was so that the local residents voice would be listened to in the preservation of their area. I was lucky enough to have a beautiful area to live in during my childhood. I have raised three children who have seen a lot of our area swallowed up by greedy developers. Please do not spoil any more so my five grandchildren can still say they are proud and happy to come from Torbay which was once likened to the French Riviera.

PLEASE LOOSE YOUR RUBBER STAMP IN THE MIDDLE OF THE BAY A FITTING PLACE FOR IT! NO - MY FAMILY AND I CERTAINLY DO NOT WANT THIS DEVELOPMENT.

Yours sincerely

STEPHANIE BICKFORD

84 BROAD PARK W

TP2 6 04

D847789

TORBAY COUNCIL PLANNING	
REC'D	07 APR 2014
0	

Winsford Road  
Livermead  
Torquay  
Devon TQ2 6UG

4 April 2014

To

TORBAY COUNCIL

I would like  
to voice my objection to the  
proposed development of housing at the  
top of Broadpark Road & along  
Broadley Drive

This is an area of outstanding  
beauty with many species of wildlife  
No amount of traffic would cause  
immense disruption to all the  
surrounding roads = No schools are  
already full & also the doctors  
surgeries = Please think again



03 APR 2014

D845220

**david bickford**

**From:** david bickford [REDACTED]  
**To:** strategic.planning@torbay.gov.uk  
**Subject:** PROPOSED INCLUSION OF THE FIELDS AT THE TOP OF BROADPARK ROAD, LIVERMEAD, TORQUAY FOR HOUSING DEVELOPMENT

#### ENVIRONMENTAL IMPACT

The proposed development site is in the middle of areas managed by the Coast and Countryside Trust. On the right hand side of these fields is the Cockington woodland and Warren barn, to the left hand side of these fields is Scadson woodland. If the proposed development went ahead I imagine it would also encroach very closely to Occombe Farm which is also run by the Coast and Countryside Trust. My family and I have lived backing onto Scadson Woods for the last thirty five years. I was very re-assured when the area was perceived to be an area of outstanding natural beauty and was given to the Coast and Countryside Trust to manage and preserve for locals and tourists alike.

If this proposed development went ahead what impact would it have on these areas which are a very important source for the Tourism Industry as well as for the local population. I was born in Paignton Hospital in 1950 and since then I have watched with extreme sadness so many open areas destroyed because so many people wish to settle here as it is such a beautiful area. Sadly as each year goes by this is no longer a reality and areas which were designated as GREEN BELT seem to have melted away by the Planning Committee. Can this be clarified as I thought these fields were designated as GREEN BELT LAND.

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#### INFRASTRUCTURE

The Council are having to endure so many spending cuts how on earth are they supposed to cope with more and more inhabitants draining the practically empty pot?

**TORBAY HOSPITAL and EMERGENCY SERVICES-** The Police and the Fire Service, are all overstretched and coping as best as they can without sufficient funding and manpower, how on earth are they supposed to cope with all these extra residents when it is a struggle at the moment.

**EDUCATION** The local junior schools are usually full to capacity, is the Council planning to build any more schools or will children moving to the area still be told they have to remain at home until places become available, (I know this has been the case in the past).

**DOCTORS** many local trusted family G.P.'s are taking early retirement because of their huge workload and most local surgeries are full to capacity, how are these supposed to cope or do we all have to have to risk our health because we cannot get an appointment?

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PLEASE LOOSE YOUR RUBBER STAMP IN THE MIDDLE OF THE BAY A FITTING PLACE FOR IT! NO - MY FAMILY AND I CERTAINLY DO NOT WANT THIS DEVELOPMENT.

Yours sign



DAVID BICKFORD

Pickhaver, David

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**From:** Planning  
**Sent:** 04 April 2014 08:55  
**To:** Planning, Strategic  
**Subject:** FW: OBJECTION - Development of Land at top of BROADPARK ROAD TORQUAY

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**From:** Ball, Yvette  
**Sent:** 03 April 2014 15:13  
**To:** Planning  
**Subject:** OBJECTION - Development of Land at top of BROADPARK ROAD TORQUAY

Dear Sir, Madam

**Objection made on Thursday 3 April 2014**

Please can you ensure that my objection be noted to any development of the green fields, conservation area or open spaces located at the top of Broadpark Road in Livermead, Torquay. I understand this area is being considered for development as part of the 'Local Plan' and am opposed to this.

My address is:  
SEAPOINT  
85 Broadpark Road  
Livermead  
Torquay  
TQ2 6UU

Kind Regards

**Yvette Ball**  
Contracts Officer

Commissioning Partnerships & Business Development  
Residents & Visitor Services, Lwr Ground Floor, Town Hall, Torquay TQ1 3DR  
tel: [REDACTED]  
em: [REDACTED]

*Please note: This email and any attachments are intended solely for the use of the recipient(s) and may contain confidential information and/or may be legally privileged. If you are not the intended recipient, please notify the sender and delete this message from your system immediately. The views in this message are personal; they are not necessarily those of Torbay Council*

Pickhaver, David

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**From:** Planning  
**Sent:** 04 April 2014 09:00  
**To:** Planning, Strategic  
**Subject:** FW: Broadpark Road, Torquay

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**From:** Mark Ball [REDACTED]  
**Sent:** 04 April 2014 07:38  
**To:** Planning  
**Subject:** Broadpark Road, Torquay

Dear Sir, Madam

Objection made on Friday 04<sup>th</sup> April 2014

Please can you ensure that my objection be noted to any development of the green fields, conservation area or open spaces located at the top of Broadpark Road in Livermead, Torquay. I understand this area is being considered for development as part of the 'Local Plan' and am opposed to this.

My address is:  
SEAPOINT  
85 Broadpark Road  
Livermead  
Torquay  
TQ2 6UU

Regards  
Mark Ball



Pickhaver, David

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**From:** Jim Bagwell [REDACTED]  
**Sent:** 07 April 2014 12:39  
**To:** Planning, Strategic  
**Subject:** Local Plan

**Re: proposed 50 dwelling development area at the top of Broadpark Road**

I object to including this area of agricultural green field in the proposed Local Plan for the following main reasons:

1. Lack of infrastructure to support the added population and associated vehicle movements in this area;
2. Local Primary school is already overloaded. With the imminent Hollicombe development and this new proposal this overloading will be added to even more;
3. Loss of valuable productive agricultural land currently in use.

I realise now that this may reach you just beyond the declared deadline ( I was originally informed by a neighbour that it was the Monday 7th without being given a time)  
I hope that you can see your way clear to include my objections.

Thank You

W.J.Bagwell  
93, Broadley Drive, Torquay, TQ2 6UT

PENTRIDGE AVE

TORBAY

TA 2 6UN

REC'D

20 MAR 2014

18/3/14

Dear Sir

ST

## LOCAL PLAN

HOUSING DEVELOPMENT TOP OF  
BROAD PARK ROAD. LINDERMOUTH.

I understand that the field at the top of the above and the fields beyond it are earmarked for housing development.

As a resident in the area I strongly oppose this for the following reasons:-

1. Increase of traffic in residential area
2. Increase of children to a school already full and with the old gas works being developed will get even fuller
3. My surgery in Preston already very very busy.
4. On the edge of COCKINGING PARK
5. The brown field sites in TORBAY should be developed first. i.e. closed pubs, hotels and Paignton Police Station.

6. The new cycle path has just been  
up graded beyond the first field  
and is used by walkers and cyclists

Please record my opposition  
Towns fault fully



1. Increase of traffic in residential area  
2. Increase of children at a school nearby  
3. Full out with the old gas water tank  
4. Development will not even follow  
5. The swimming pool is already very  
6. In the edge of residential park  
7. The school field is in the way  
8. Should be developed first in  
9. (Town park water and lighting plan  
10. Station

**Pickhaver, David**

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**From:** Maggie Butle [REDACTED]  
**Sent:** 02 April 2014 22:06  
**To:** Planning, Strategic  
**Subject:** New local plan Land at top of Braodpark Road Torquay

Dear Sirs,

It has been drawn to my attention that land at the top of Broadpark Road, Livermead is earmarked for housing. I feel that this would place undue strain on the access roads including Broadpark Road and Manscombe Road and that the facilities available locally are already under pressure.

Such a development would have a negative effect on the area.

Yours faithfully,  
Margaret Butler

111 Broadley Drive  
Livermead  
Torquay  
TQ2 6UT

25 March 2014

Torbay Local Plan  
Strategic Planning Team  
Spatial Planning  
Torbay Council  
Electric House (2<sup>nd</sup> Floor)  
Castle Circus  
Torquay  
TQ1 3DR



Dear Sir

**Torbay Local Plan Objection.**  
**Re: Field, Broadpark Road, Livermead.**

I wish to lodge an objection to the inclusion of the field at the top of Broadpark Road in the Local Plan for the following reasons.

**1. Highways.**

The access to Livermead and Broadpark Road is quite restricted (and already under pressure) being limited to:

- Cockington Lane/Livermead Hill from the seafront
- Old Paignton Road from Preston Down Road and the ring road
- Old Mill Road from Chelston

All these access roads are narrow and have quite dangerous junctions and Old Paignton Road is now worse since all the new chicanes. I am all in favour of slowing down traffic near the school, but not the construction of a chicane on a blind bend on a hill.

In addition to the normal (and not inconsiderate) volume of traffic, there is even more traffic when the sea front road is closed and all the traffic is diverted around Livermead. On top of this there is additional tourist traffic in the summer.

The road system will be placed under further pressure once the Hollocombe site is completed and the further traffic generated by the proposed development at the top of Broadpark Road would be unsustainable.

## **2. Infrastructure.**

The local primary schools at Preston and Cockington are already over subscribed and they will have difficulty coping with the additional children from the Hollocombe development let alone from any proposed further development at the top of Broadpark Road.

The same applies to Doctors' Surgeries in the area. There are no Doctors' Surgeries in Livermead, the nearest are in Chelston and in Preston. It is understood that all of these surgeries are full to capacity and they will have problems taking on new patients. There are no Chemist shops in Livermead either.

## **3. Environmental Impact.**

The environmental impact would be disastrous if the field in question were developed.

This field at present provides a green wildlife corridor between Manscombe and Scadson woods for deer, badgers, foxes, bats and other wildlife.

In addition, many tourists walk from Cockington through Manscombe wood and across to Scadson wood and they all comment on the beautiful scenery and the peace and quiet of the area. This would all be lost if housing were to be built on this field.

Also, the new Cockington Country Park cycle route borders this field. This is meant to be a countryside cycle path, and not, I am sure, to traverse a housing estate.

There is also the question of drainage if the whole of this field is covered in concrete. Where will the water run off to should we get the wet winters we are told to expect. At the moment this field obviously acts as a sponge and as such must prevent flooding further down the valleys.

Finally, I believe there is a height restriction on buildings along Broadley Drive and nothing higher than the existing roof heights is allowed. As the bungalows bordering the field are built well below the level of the field, surely any building on this field would break this covenant.

Yours faithfully

A solid black rectangular box redacting the signature of Mrs. Christine Wright.

Mrs. Christine Wright

Pickhaver, David

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**From:** shirley [REDACTED]  
**Sent:** 06 April 2014 19:36  
**To:** Planning, Strategic  
**Subject:** Proposed Housing Development on field at top of Broadpark Road and further fields beyond this.

I wish to express my concern regarding the proposed housing development as outlined above. I understand that no new access roads will be built but that traffic will have to filter through the narrow residential roads of Broadpark Road and Broadley Drive. This area is already busy at certain times of day or when the seafront is closed. A new access point has just been installed on the Old Paignton Road near Preston Primary School to accommodate the traffic from the new Hollicombe development. The Old Paignton Road has recently been made narrower at certain points, presumably to slow down traffic, and this is the only access road for traffic wishing to access the ring road.

As with all residential areas the amount of cars which are parked on the road outside the owner's home has increased considerably over recent years and many households now own two or more cars which I assume would be the same for any inhabitants of houses on this proposed site.

I also wonder how the wild life will be affected as they will be trapped between Scadson and Manscombe Woods and whether the Countryside Trust has been consulted.

I am not in a position to comment as to spaces available in local schools or G.P. surgeries but I am sure that this is something that must be taken into consideration.

From: Mrs. S. A. Wilson, 1 Winsford Road, Livermead, Torquay, TQ2 6UG

Pickhaver, David

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From: Jane Wills [REDACTED]  
Sent: 05 April 2014 16:52  
To: Planning, Strategic

FOR THE ATTENTION OF  
THE PLANNING TEAM

Prior to Torbay Council's Planning Team giving consideration to the planning application for a housing development at the top of Broadpark Road/Broadley Drive, Livermead I wish to place on record my comments and concerns as follows:-

In the first instance we are given to understand that Torbay Council's brief is, at a cost of hundreds of thousands of pounds to the local people, to restore this once lovely town to it's former glory therefore making Torquay a place where people will again be proud to live and the destination of choice for those who wish to holiday in the U.K. Why then would the Planning Committee perhaps consider an application to ruin what is one of the few remaining areas in Torquay where there are unspoiled walks, thriving wildlife - deer, badgers, foxes, bats, and all the beautiful flora to support these animals. Torbay Council may think it appropriate to spend hundreds of thousands of pounds on resurrecting the sea front and harbour side which I concur is long overdue and should never have been allowed to become run down in the first place. The town is shabby - if you were to turn your back on the sea, it has very little to commend it and yet the local authority has the brief to consider a planning application which will potentially spoil a residential area where the property owners, in general, invest in the environment by maintaining their homes and gardens to a high standard and in some cases even cut the grass where the Council allow the verges to become overgrown. This does not bode well for those whose homes and their environment can be ruined and de-valued by the stroke of a pen. It is unclear whether the proposed new properties will be in the style of an estate or whether they will be a mix of properties i.e. houses, flats, shops etc. and what, if any, plans will be expedited to provide increased services by way of hospital beds, school spaces and GP services, remembering that Veille Park and the Willows was built without thought or concern for any of these. Will there be public transport access to the area which will again impact upon the natural environment ? Looking further ahead, how long will it be before the new link road is extended across the beautiful fields from Marldon to Livermead to relieve potential inevitable congestion at the top of the new road at Marldon and to service this proposed housing development, the development at the old gas works site and to access the seafronts at Torquay and Paignton.

I urge the Planning Committee to refuse this application on the following grounds.

The roads in and around Livermead are already used as a "cut through" by traffic travelling from Paignton to Torquay and vice versa. When the sea front is closed the residents at Livermead struggle to get to or from their homes because of the gridlock caused by the diversion. The roads are in a scandalous condition as are the pavements in Manscombe Road, the lower end of Broadpark Road and Mead Road, making it difficult for the elderly and disabled and mothers with young children to navigate the pavements. The roads are badly lit, the lighting is turned off plunging the area into pitch darkness, leaving many properties vulnerable to burglary. The traffic travelling around the Livermead area is not regulated in any way.

I have already made mention of the negative environmental impact regarding the woodland area. What infrastructure will be put in place to support hundreds of additional houses. The local school operates at full capacity and has done so to my certain knowledge for 35 years. Are there plans in place to extend the school or to allow the school to only accept children from the Livermead area which at the



moment has a wide catchment area. What consideration has been given to the impact that concrete foundations will have on the natural drainage leaving Broadpark Road vulnerable to flooding especially in view of the weather we have experienced during winter 2013/14.

To conclude, I urge the Planning Committee to refuse this application for the above reasons and to concentrate it's attention on addressing the poor state of the roads and pavements, and, like many owners of the beautiful larger properties, invest resources in restoring the run down and derelict hotels and brown sites in Torquay. It would be wise to take account of the opinions of the residents of an area in what is largely a responsible electorate, keeping in mind that 2015 is looming.

Jane Wills

**Pickhaver, David**

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**From:** Planning  
**Sent:** 04 April 2014 14:03  
**To:** Planning, Strategic  
**Subject:** FW: Broadpark Road Development

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**From:** [REDACTED]  
**Sent:** 04 April 2014 13:21  
**To:** Planning  
**Subject:** Broadpark Road Development

Robert White  
87 Broadley Drive  
Torquay  
TQ2 6UT

Dear Sirs, I would like to object to the proposed housing development between Scadson and Manscombe Woods due to the impact on the wildlife and area that such a large development would bring.

Sent from Windows Mail

Pickhaver, David

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**From:** Rick White [REDACTED]  
**Sent:** 02 April 2014 20:20  
**To:** Planning, Strategic  
**Subject:** ref local plan Proposed development Broadpark Rd Torquay

Mr & Mrs R. White,  
101 Broadley Drive  
Livermead  
Torquay  
TQ2 6UT

2nd April 2014

Dear Sirs

Ref: Proposed Potential Site for Development on Fields at top of Broadpark Road, Livermead

It has been brought to our attention that the farm field at the rear of our property has been earmarked by the council as a potential site for development in the future.

We purchased this property just over a year ago, one of the main reasons was the peaceful location, backing onto open countryside, which we believed to be a Green Field site.

We would be opposed to this development for a number of reasons .

Firstly, as previous residents of Old Paignton Road Livermead, we know only too well that the Broadpark Rd/Broadley Drive junction can be a nightmare, especially at school times. Any further traffic going up and down Broadpark Rd would add to this problem, potentially giving rise to accidents.

Secondly as residents of Livermead for the last 22 years, we would hate to see this quiet, peaceful area turn into another overgrown housing development, as other areas of Torquay have done.

Lastly and certainly not least, we believe that the development of this site would impact heavily on the local wildlife, which occurs naturally in the fields nestled between Scadson and Manscombe Woods. Various walkways look over this field where people like to exercise their dogs and enjoy family walks within a green environment. Areas such as these are fast disappearing and it is important to protect them for future generations.

We hope you will take these comments into consideration when making your decision.

Yours sincerely

Richard & Dawn White



## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	MR GRAHAM WHETLOR
Comment ID	4
Response Date	20/03/14 19:25
Consultation Point	How to make representations on this Local Plan ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.2

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

#### Do you consider the Local Plan is:

Legally compliant	Yes
Sound	Yes
Complies with the duty to co-operate	No

#### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound? No

#### Question 4: Oral Examination

*Attending the oral Examination: Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination? No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

Do you want to be informed of the following:

Submission of the Local Plan to the Secretary of State? Yes

The publication of the Inspector's Report of the Examination? Yes

The Adoption of the Torbay Local Plan by the Council? Yes

### Question 7: Other comments

This question applies to Local Plan Parts 1, 2, 3, 7 and Appendices ONLY. If you have representations relating to Local Plan policies, please make comments in that part of the document by answering Questions 1 to 6.

If you have comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

Dear Sir/Madam,

I wish to place on record an objection to the land area at the back of BROADLEY DRIVE, TORQUAY being placed in the local plan on the following points.

1) The area is in the middle of an area of natural beauty and which both woodland areas to either side are covered by protection orders and the building of anything would therefore have a very real damaging affect on these woodlands and the wildlife within them.

These areas are used to promote tourism, the area of cockington having a huge pull for tourists visiting torbay and the woods are at this moment having paths and areas put in place for walking, biking and horse riding.

2) The access to the land can only be done at one point which is at the top end of BROADPARK ROAD and therefore would cause a safety risk to anyone living there, as the emergency services could only access at one point.

To build a second access road in could only be done if it came across an even greater area of land next to the TOTNES ROAD or some of the protected woods were removed.

If this were to go ahead the woods would be cut in 3 and the extra traffic would have a huge impact on the area and tourism.

3) The councils own building regs does not allow for any building to be higher than the rooftops that exist in BROADLEY DRIVE and there have been many home owners who have applied to rise the roof spaces in these buildings over the years who have been turned down because of this.

If houses were to be build on this land, it would be many metres above the level set by the council and would therefore be breaking the planning rules set down by torbay council who have placed this land in the plan.

4) The land is owned by a farming family who have made it very clear that the land in question will not be sold as it is an important part of a long term working farm.

I therefore ask that you give these points careful consideration and for the long term benefit of torbay remove this land from the local plan.



Torbay Local Plan  
*A Landscape for Success*  
 The Plan for 2012 – 2032 and beyond  
 Proposed Submission Plan

For official use:  
 ID: 847795

# Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

This Form has two parts:

Part A – Personal details

Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.

## Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	MRS.	
First name(s)	SAWY JANG	
Last name	THOMAS	
Organisation (if you are representing that organisation)		
Address – line 1	28	
Address – line 2	MANSOMBE ROAD	
Address – line 3	LIVERMERE	
Post Town	TORQUAY	
Postcode	TQ2 6SZ	
Telephone number		
E-mail address		
Consultee ID (if known)		

**Part B – Your representation.** Please use a separate Form for each policy you wish to comment on

Please state which policy this representation relates to?

Policy number

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

1. Do you consider that this Local Plan policy is:

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| (1) Legally compliant                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Sound                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Complies with the duty to co-operate | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Please insert an X in the relevant box

*Please note that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).*

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

Please read comments, written by my husband as I have Parkinson's disease and writing can be onerous!



4/4/19

(Continue on a separate sheet if necessary)

## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	mr philip thomas
Comment ID	13
Response Date	05/04/14 23:03
Consultation Point	Appendix D Pool of housing sites ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.1

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

#### Question 2b: Not Legally compliant, unsound or fails the duty to co-operate (No)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible.

I do not consider that the area adjacent to Broadley Drive (ref T707) is suitable for future development as housing for the following reasons 1) In the current plan, the area is designated as an area of great landscape value, what has changed to make the area no longer of great landscape value?

2) The area is the wildlife corridor between the Ten Acre Brake / Scadsdon and Manscombe woodland areas and in the wider scheme of things between Torquay and Paignton. Environmentally, there will be a huge adverse impact on local wildlife - Badgers, Deer, Foxes, Bats, Buzzards and countless other wild animals that currently use this area



3) In recent months there has been flooding in Scadsdon woods and this will be made worse if this area is built on and there is less greenfield sites to "soak up" excess rainfall.

4) Due to the nature of current housing near the proposed site, there will be very limited access to the area which will cause congestion, parking problems and safety issues, particularly as there will only be one entrance / exit to the new site from an area which already has limited access.

5) Nearby, Old Paignton Road is already a very busy and dangerous road, a fact that Torbay Council themselves acknowledge, hence the current works to widen pavements and add safe crossing areas close to Preston Primary School. To add further traffic by building houses will increase the traffic and increase the danger, especially to the school children. All of the above is made worse when the seafront is closed during stormy weather. The road system is already unsuitable and this is due to worsen with the addition of housing at Hollicombe gas works.

6) Preston Primary School is already at maximum capacity and again, this is a situation which will worsen with the building of 140 additional houses at Hollicombe gas works.

### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

**Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound?** Yes

#### Question 3a: Modifications

*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.*

**Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Remove the area adjacent to Broadley Drove (ref T707) from the potential development appendix

### Question 4: Oral Examination

*Attending the oral Examination: Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?** No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

**Do you want to be informed of the following:**

**Submission of the Local Plan to the Secretary of State?** No

The publication of the Inspector's Report of the Examination? Yes

The Adoption of the Torbay Local Plan by the Council? Yes



**Torbay Local Plan**  
*A Landscape for Success*  
The Plan for 2012 – 2032 and beyond  
Proposed Submission Plan

For official use:

TORBAY COUNCIL PLANNING	
REC'D	07 APR 2014
TO	847792

## Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

This Form has two parts:

Part A – Personal details

Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.

### Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	MR.	
First name(s)	MICHEL	
Last name	THOMAS	
Organisation (if you are representing that organisation)		
Address – line 1	28	
Address – line 2	MANSCOMBE ROAD	
Address – line 3	LIVERMEAD	
Post Town	TORQUAY	
Postcode	TP2 6SZ	
Telephone number		
E-mail address		
Consultee ID (if known)		

**Part B – Your representation.** Please use a separate Form for each policy you wish to comment on

Please state which policy this representation relates to?

Policy number  (strategic planning at [torbay.gov.uk](http://torbay.gov.uk) 'local plan')

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

1. Do you consider that this Local Plan policy is:

- |  | YES                      | NO                                    |
|--|--------------------------|---------------------------------------|
| (1) Legally compliant                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> ? |
| (2) Sound                                | <input type="checkbox"/> | <input checked="" type="checkbox"/>   |
| (3) Complies with the duty to co-operate | <input type="checkbox"/> | <input checked="" type="checkbox"/>   |

Please insert an X in the relevant box

*Please note that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).*

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

Being a resident in this area for 46 years and one of the first teachers at Preston County Primary School, when it opened in 1974, I am very dismayed with the plan to develop the field above Bradley Drive between Manscombe and Scadson woods.

a) I do not think it complies with the plan to protect the 'Green environment' of Torbay. This is the last swathe of countryside to run down towards the sea (via Cockington) with uninterrupted rurality. This is a major asset, having a coastal aspect and a rural aspect near to the hub of Torquay.


(Continue on a separate sheet if necessary)

pho  
→

which is an enormous asset both relating to the tourist industry and quality of local life,

- b) I cannot see the local primary school coping with the extra demand brought by this development as it is probably nearing maximum already with little space to expand.
- c) There has been a traffic thoroughfare problem in Livewood, as many vehicles pass through at school time and 'rush hour' and this will exacerbate the problem.
- d) The drainage excess may also put pressure on an already stretched system, as this site is at the top of the hill and so drainage is lightly to be affected.
- e) The Cockington estate (Countryside Trust) borders both sides of this field and therefore this will impact on the woodlands and wildlife, as well as the aesthetic aspect of Cockington Park - trust land.

To summarise this does not fulfil, in my view, the stated policy of protecting Torbay as a valued environment of beauty, both coastal and rural! This is what attracted me to live here 46 years ago!



4/4/14

D847797



# Making Representations - Guidance Notes and Representation Form

Notes for completing the Torbay Local Plan (Proposed Submission Plan) Representation Form and making representations using the online consultation portal

## 1. Making representations

Representations (comments) must be made in writing to the Council during the publication period - 9:00am on Monday 24 February to 9:00am on Monday 7 April. Comments received outside this period will not be accepted and submitted to the Inspector appointed to conduct the Independent Examination of the Proposed Submission Torbay Local Plan (Plan). Please note that comments cannot be treated as confidential. Your comments will be published with your name as part of a document and made publicly available on the Council's website.

Torbay Council will be using an **online consultation portal** and we would strongly encourage you to **use this system** to make representations as it is the most efficient way in which to comment on the Plan. Alternatively, you should submit comments in writing via letter or e-mail using the provided representation form which will ensure you supply all the information necessary for your response to be valid. Copies of this form can be downloaded via the website or posted to you on request.

## 2. Introduction

The Plan has been published in order for representations to be made prior to its submission to the Secretary of State. The representations will then be considered alongside the published Plan when it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended) (PCPA) states that the purpose of the Independent Examination is to consider whether the Plan complies with the relevant legal requirements, the duty to co-operate and is sound.

## 3. Legal Compliance and Duty to Co-operate

The Inspector will first check that the Plan meets the legal requirements under S20(5)(a) and the duty to co-operate under S20(5)(c) of the PCPA before moving on to test for soundness. You should consider the following points before making a representation on legal compliance:

- The Plan in question should be included in the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents (LDDs) it proposes to produce. It will set out the key stages in the production of any Plan which the LPA proposes to bring forward for independent examination. If the Plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.
- The process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (SCI). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of LDDs (including Plans) and the consideration of planning applications.
- The Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 [as amended] (the Regulations). On publication, the LPA must publish the

documents prescribed in the Regulations, and make them available at its principal offices and on its website. The LPA must also notify the Local Plan bodies (as set out in the Regulations) and any persons who have requested to be notified.

- The LPA is required to provide a Sustainability Appraisal (SA) Report when it publishes a Plan. This should identify the process by which the SA has been carried out, the baseline information used to inform the process and the outcomes of that process. SA is a tool for appraising policies to ensure they reflect social, environmental and economic factors.
- The Plan must have regard to any Sustainable Community Strategy (SCS) for its area (i.e. county and district). The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination.

You should consider the following before making a representation on compliance with the duty to co-operate:

- The duty to co-operate came into force on 15 November 2011 and any plan submitted for examination on or after this date will be examined for compliance. LPAs will be expected to provide evidence of how they have complied with any requirements arising from the duty.
- The PCPA establishes that non-compliance with the duty to co-operate cannot be rectified after the submission of the Plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector has no choice but to recommend non-adoption of the Plan.

#### 4. Soundness

Soundness is explained in paragraph 182 of the National Planning Policy Framework (NPPF). The Inspector has to be satisfied that the Plan is positively prepared, justified, effective, and consistent with national policy.

- ***Positively prepared***

This means that the Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

- ***Justified***

The Plan should be the most appropriate strategy when considered against reasonable alternatives, based on proportionate evidence.

- ***Effective***

The Plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

- ***Consistent with national policy***

The Plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

If you think the content of the Plan is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy? If so, does it need to also be included in the Local Plan?
- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

## 5. General advice

If you wish to make a representation seeking a modification to a Plan or part of a Plan you should make it clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance, duty to co-operate and the four requirements set out above (note that duty to co-operate matters cannot be dealt with by modification at examination). You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

## 6. Using the Representation Form

Note that the following is only relevant to those submitting comments using the Torbay Council Representation Form. If you are using the online consultation portal to make your comments (via [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)) then this is not relevant.

The form is split into two parts. Part A is for your personal details and Part B is for your response. Please note that Part B should be filled out once for each policy you wish to make comments on. Therefore, if you wish to make comments on two policies, two copies of Part B should be submitted as part of your representation (and three copies for three policies, four copies for four policies and so on). Part A, your personal details, need only be filled out once.

If submitting representations via post, it would be helpful if you could attach multiple Part B sheets together, as one document, appearing behind a Part A front sheet. If printing a copy of Part B at home, print pages 6-8 of this form.

If submitting representations via e-mail, you will need to fill out and submit a separate copy of the form for each representation you make and attach them as separate documents. Note that the form is locked for editing but the text boxes will expand to fit the size of your written response to questions.

For further information or assistance please check the website at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan) or contact the Strategic Planning team on 01803 208804.



**Torbay Local Plan**  
*A Landscape for Success*  
The Plan for 2012 - 2032 and beyond  
Proposed Submission Plan



# Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

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This Form has two parts:

Part A - Personal details

Part B - Your representation. Please fill in a separate form (Part B) for each representation you make.

	Personal details	Agent's details (if applicable)
Title	Mrs	
First name(s)	Helen	
Last name	Thomas	
Organisation (if you are representing that organisation)		
Address - line 1	82 Broadpark Road	
Address - line 2		
Address - line 3		
Post Town	Torquay	
Postcode	Tq2 6UU	
Telephone number		
E-mail address		

Consultee ID (if known)

E-mail comments should be sent to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk).

Postal comments should be sent to:

Torbay Local Plan  
Spatial Planning  
Torbay Council  
Electric House (2<sup>nd</sup> Floor)  
Castle Circus  
Torquay  
TQ1 3DR

Anyone wishing to make comments on the Plan must do so by **9:00am on Monday 7 April 2014**. Any comments received after this deadline will not be published or passed to the Secretary of State with the Local Plan.

## Part B – Your representation. Please use a separate Form for each policy you wish to comment on

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Please state which policy this representation relates to?

The Plan for Torbay - 2012 to 2032 and beyond
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Policy number

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

---

1. Do you consider that this Local Plan policy is:

	YES	NO
(1) Legally compliant	X	
(2) Sound		X
(3) Complies with the duty to co-operate	X	

Please insert an X in the relevant box

*Please note that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).*

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

I do not consider that the area adjacent to Broadley Drive (ref T707) is suitable for future development as housing for the following reasons

1) In the current plan, the area is designated as an area of great landscape value, what has changed to make the area no longer of great landscape value?

2) The area is the wildlife corridor between the Ten Acre Brake / Scadsdon and Manscombe woodland areas and in the wider scheme of things between Torquay and Paignton. Environmentally, there will be a huge adverse impact on local wildlife - Badgers, Deer, Foxes, Bats, Buzzards and countless other wild animals that currently use this area

3) In recent months there has been flooding in Scadsdon woods and this will be made worse if this area is built on and there is less greenfield sites to "soak up" excess rainfall.

4) Due to the nature of current housing near the proposed site, there will be very limited access to the area which will cause congestion, parking problems and safety issues, particularly as there will only be one entrance / exit to the new site from an area which already has limited access.

5) Nearby, Old Paignton Road is already a very busy and dangerous road, a fact that Torbay Council themselves acknowledge, hence the current works to widen pavements and add safe crossing areas close to Preston Primary School. To add further traffic by building houses will increase the traffic and increase the danger, especially to the school children. All of the above is made worse when the seafront is closed during stormy weather. The road system is already unsuitable and this is due to worsen with the additon of housing at Hollicombe gas works.

6) Preston Primary School is already at maximum capacity and again, this is a situation which will worsen with the building of 140 additional houses at Hollicombe gas works.

3. Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove the area adjacent to Broadley Drive (Ref T707) from the plan

***Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.***

4. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination      X

Yes, I wish to participate at the oral Examination

Please insert an X in the relevant box

*Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

5. If you wish to participate at the oral part of the Examination, please outline why you consider this is necessary:

(Continue on a separate sheet if necessary)

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.*

*Please note that your comments and your contact details will be publicly available, although your private e-mail address and telephone number will not be visible on our website.*

6. Do you want to be informed of the following:

YES

NO

- |   |   |
|---|---|
| Submission of the Local Plan to the Secretary of State?       | X |
| The publication of the Inspector's Report of the Examination? | X |
| The Adoption of the Torbay Local Plan by the Council?         | X |

Please insert an X in the relevant box

7. If you have any other comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

(Continue on a separate sheet if necessary)

Signature

:

Date:

05th April 2014

Pickhaver, David

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From: Andrew William Stockman [REDACTED]  
Sent: 16 March 2014 16:48  
To: Planning, Strategic  
Subject: Objection the local plan Torquay development.

**Dear Sirs,**

**As a local businessman, I object to the proposed development in the local plan at the top of Broadpark Road, Torquay.**

**We rely so much on tourism, and part of the beauty of the area is the number of green fields we have. This area is visible from the ringroad. Many people walk the public footpaths around Cockington, and ride horses. The woods are areas of amazing beauty and wildlife, and the field in question links them.**

**Houses on this field would ruin the whole area of Livermead. The roads couldn't take it. The schools are already full. Livermead and its open plan development, is an area of Torquay which is second to none, and much desired by people even away from our area. Let us cherish what is good in the Bay. We are already having the Gas Works development, with all the extra traffic that will bring. Livermead just couldn't take it another development.**

**Yours truly,**

**Mr Andrew Stockman  
2 The Strand  
Brixham  
Devon  
TQ5 8EH**

**Pickhaver, David**

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**From:** Neil Stanlake [REDACTED]  
**Sent:** 02 April 2014 21:31  
**To:** Planning, Strategic  
**Subject:** Torbay Council Local Plan.us

Dear Sir/Madam,

Re Local Plan and possible inclusion of field at the top of Broadpark Rd, Livermead, Torquay.

I reside at 92, Broadpark Rd in Livermead and have done so for 28 years. My 3 children were brought up here and now in retirement, my wife and I continue to enjoy the area that we live in, the main feature being the beautiful surrounding countryside and the peace and quiet of our neighbourhood. The majority of the residents here in Livermead respect the area they live in too and keep their properties presentable.

I wish to oppose the council's proposal, to include the field at the top of our road, in it's forthcoming Local Plan and do so for the following reasons:-

1. The field in question lies between 2 woodland areas, Scadson Woods and Manscombe Plantation, both of which are very pleasant areas of natural beauty and form an important part of the Cockington area. These woodlands and the surrounding fields, are home to a varied amount of wildlife, which include deer, badgers, foxes, bats and a multitude of bird life. The field in question is a green field corridor between these 2 areas and any intrusion into it, would in my opinion, have a negative impact on the surrounding environment.

Furthermore, the area in question, is frequented by many local residents and visitors alike, who enjoy a variation of relaxations within, which include walking, horse riding, cycling, bird watching and dog walking to name but a few. This has been enhanced by the Torbay Countryside Trusts input since they took over the management of the area and there is now undisturbed access from Cockington up to Ocombe, which will be at risk of being affected by another housing development so close.

2. With the forthcoming development of the Old Gasworks site in Old Paignton Rd, Livermead, why do we need further development in our area. Surely enough is enough and this would be too much and put unnecessary pressure on local services such as the school, doctors surgeries and traffic flow.

3. The creation of such a development, would create addition pressure on traffic flow, in what is in essence a residential area, in particular, whenever the seafront is closed in rough weather and the council's diversionary route is implemented, which is becoming more of a common occurrence, with the stormier Winters we are experiencing these days.

4. Torbay Council, often call Cockington, their 'jewel in the crown'. I agree with this description and would ask you to reconsider allowing development anywhere, that could have a negative impact on this beautiful environment that Torbay offers or it's immediate surrounding areas of natural beauty. The site in question is a green field site and green field sites should be safeguarded at all cost, as once you fill it with concrete, there is no going back !The council should focus their attentions on derelict and empty properties and brown field sites, before spoiling lovely quiet areas such as ours.

I would urge the council of Torbay to listen to local people and ensure that Torbay continues to offer it's uniqueness and beauty to it's residents and visitors and more importantly, to the generations to come.

Yours Faithfully

Mr Neil J. Stanlake.



**Pickhaver, David**

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**From:** Carol Stanlake [REDACTED]  
**Sent:** 02 April 2014 21:49  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan-Broadpark Rd, Livermead, Torquay.

Re above,

I wish to object to any proposal to include the field at the top of my road ie. Broadpark Rd in Livermead into the council's Local Plan.

My reasons are that I consider that this would create a negative impact on the local environment, particularly the nearby woodlands which are currently enjoyed by many walkers, dog walkers, cyclists and horse riders and the field in question is right next to Scadson Woods and Cockington Woods, both areas of high quality natural beauty and habitat of a large and varied assortment of wildlife. This field separates these two wooded areas and is currently farmed by the local farmer. I consider it should remain so, as too much local land is being used for development. We need green fields to be preserved not built on, as with all the bad weather we now experience every Winter, it only leads to more surface water having nowhere to go !

I also consider a development of many houses in this field, will cause traffic problems, not only in the nearby roads (Broadpark Rd & Broadley Drive), but in the surrounding side roads. Livermead is a nice quiet residential estate and we want to keep it like that, as many of the existing residents are retired and pay very high council tax rates for the privilege.

The Old Gasworks development at Hollicombe, is soon to be built, so why do we need more housing in our area. Surely, our area has provided enough housing and anymore will create unnecessary pressures on the local school and other amenities.

My husband and I have worked hard all our life and want to now enjoy a quiet and peaceful retirement. Surely that is not too much to ask ?

Yours Faithfully

Mrs Carol Stanlake.

11846517

**Pickhaver, David**

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**From:** linda [REDACTED]  
**Sent:** 24 March 2014 21:08  
**To:** Planning, Strategic  
**Subject:** Peter Snow - Torbay Local Plan

I wish to object to the element of the local plan that earmarks for housing development the field at the top of Broadpark Road and the fields beyond it.

My objection is based on my view that the nearby highways are not suitable for absorbing the additional traffic that would arise. Also, I feel there would be an adverse impact on the local environment, as the field is currently a natural habitat for wildlife.

I feel there are other alternatives for the Council to fulfil its obligations to provide new housing, such as addressing the over capacity that currently exists in terms of shop premises within Torquay town centre and Torre. There are currently numerous empty shops, creating a poor image for the area, and it would be better if the shopping area was condensed, with the remainder being converted to modern town housing. This would be more affordable for purchasers, and it would then be less difficult and less costly for them to access the town's local amenities & facilities.

Yours faithfully  
Peter Snow  
91 Broadpark Road, Torquay, TQ2 6UU  
[REDACTED]

**Pickhaver, David**

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**From:** LYN SMITH [redacted]  
**Sent:** 06 April 2014 15:27  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan

I wish to make representation against the inclusion in the Local Plan for the Cockington, Chelston and Livermead area of the area at the top of Broadley Drive to be included as a potential building area.

This area needs to be kept as open land as it forms a continuation from Scadson Woods to the Cockington Country Park. It is an area where wild life abounds and should be preserved for the use of the community.

The access roads into the Livermead area are already quite restrictive and difficult, especially during inclement weather when the sea front is closed!

The land should not be seen as an area for development and would impact and impinge on the tranquillity of both Livermead and Cockington.

Furthermore this area is already seeing the impact of the Hollicombe site and any further building would exacerbate traffic and amenity problems that already exist eg. the local Primary school is already full, there are no local doctors etc.

Lynda Smith  
1 Purbeck Avenue,  
Livermead,  
Torquay  
TQ2 6UL

ID: 847381

'High Lea'  
103 Broadley Drive  
Livermead  
Torquay  
Devon  
TQ2 6UT

TORBAY COUNCIL PLANNING	
REC'D	27 MAR 2014
TO	ST

24<sup>th</sup> March 2014

Dear Sir/Madam

I live at the above address, a detached bungalow backing on to the farm field in question, which I understand may be included in the councils local plan for future development!

I moved with my late husband in to this bungalow 13 years ago, intended as our retirement home, the main attraction for us being, the peace and tranquillity of the area. Before we moved in we made extensive enquiries as to the status of the field to the rear of the property and were reassured that no development would take place on that field as it was and still is privately owned by a farmer. We were also told that no building would be allowed on that land, as the appearance from the promenade and from the sea would ensure that no one would be allowed to go above the roof line on our existing properties for aesthetic reasons.

Unfortunately my husband passed away 17 months ago and I now live alone, and am extremely concerned about the possibility of the field to the rear of my house being earmarked for development. I strongly oppose this field being incorporated in the councils local plan for the following reasons:

- 1) This is a quiet residential area very close to Cockington, predominantly retired people, and more houses would have a severe impact on the quality of the life we enjoy here.
- 2) I consider that any further development in this area would affect the local wildlife and heavily impact on the beautiful surrounding woodlands and walks.
- 3) I personally regularly see wild deer, foxes, badgers, bats and pheasants in the field at the rear.
- 4) Development of this field would create further unnecessary traffic flow up and down Broadpark Road and create a dangerous junction at the end of Broadley Drive/ Broadpark Road.
- 5) I understand that the old gas works site in Livermead is soon to be developed and a large amount of residential properties built there, I believe that any further development in Livermead would be too excessive and create extensive pressure on the existing services such as the local primary school and local doctors etc.
- 6) The field in question is currently used as a farm field for crops one year and grazing

of cattle at times, and is a Green Field site. I was led to believe that Green Field sites were to be left alone and should not be built on!

I would therefore ask that my letter and the points therein be noted as a very strong objection to any plans on the local planning issue for the future.

Yours faithfully



MRS JILL SMALLSHAW

Pickhaver, David

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**From:** SUZANNE SENGUPTA [REDACTED]  
**Sent:** 06 April 2014 17:34  
**To:** Planning, Strategic  
**Subject:** Local Plan

Dear Sirs,

As a resident of Broadpark Road I wish to make representation against the field at the top of Broadpark Road being included in the new local plan for a future large housing development.

The site is a greenfield site which is surrounded by beautiful woods and farm land. This area is frequented by much wildlife, including foxes, deer, bats and badgers. It is also a much favoured area for walkers and dog walkers alike. To destroy this area would greatly reduce the appeal of the surrounding area.

We already have a development about to begin in the Old Gas works on Old Paignton Road. To add another development at the top of Broadpark Road would be surrounding Livermead with potentially hundreds more houses. Myself and my husband purchased our house in this area specifically because it is a lovely area surrounded by woods and green fields with a no-through road system, therefore preventing increased traffic. If a further development is allowed to happen here then the traffic will double, probably treble in size as this road would get used as a cut through and obviously access to hundreds more houses. We already have significant extra traffic flow when the seafront is closed so adding extra housing could make this road a main road which will increase risks to local children and the elderly.

As I understand it the local primary school has recently been expanded to enable families from the gas work development to attend. They are frequently turning away children as they don't have the capacity already. More developments would put more pressure on local services including local Gp's, dentists and hospitals etc.

Further development at the top of Broadpark Road would significantly alter the ambience of this lovely quiet residential area. I also feel the house prices in this area would be significantly reduced if further development was to take place. We pay premium prices to live in this area.

I think the inclusion of this greenfield site will attract a lot of negative issues and so must be withdrawn from the local plan. I thought brownfield sites were to be used for extra housing developments not to eat up our already threatened greenfield areas. Whilst I understand the need for extra housing surely appropriate brownfield sites would be more beneficial. We have lost a significant amount of green fields due to the Kingskerswell by-pass do we really need to lose even more? I'm sure as in most towns and cities across England there are many existing empty properties which if they were renovated would be a much more cost effective and environmentally friendly option.

I make this appeal and ask that good sense prevails and the green fields at the top of Broadpark Road be withdrawn from the future local plan for housing in Torbay

Suzanne Sengupta

71 Broadpark Road  
Livermead

Pickhaver, David

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**From:** SUZANNE SENGUPTA [REDACTED]  
**Sent:** 06 April 2014 18:10  
**To:** Planning, Strategic  
**Subject:** Local plan

Dear Sir,

As a resident of Broadpark Road, I wish to make a representation against having the field at the top of Broadpark Road included in the new local plan for a future large housing development.

The site is a greenfield site rather than a brown field site and building on it will have a huge impact on the local environment and ecosystem. The field is located between Scadson woods and Manscombe woods and me and my children enjoy beautiful walks through the field and the woods enjoying the beautiful surroundings. Building there will destroy the habitat of local flora and fauna and will also have a negative impact on the nearby Cockington Country Park which attracts lots of visitors every year.

Building on that field will have a huge detrimental effect on the local infrastructure. The proposed housing development in the old Gas works site in Hollicombe will add a substantial increase in local population anyway. Adding more to that population will in no doubt destroy the local road infrastructure and local amenities.

The local primary school, which my children attend, struggles to cope with the present student numbers. It will definitely increase with the added population of the Hollicombe site but any further increase will definitely have a severe negative impact on the school.

The local road infrastructure was not built for a large population. The local roads will not be able to cope with the extra traffic which all these new housing developments will bring. As a matter of fact, the roads will become potentially unsafe particularly as there is a local primary school in the area.

I do not feel that building on this greenfield site is beneficial at all. As a matter of fact it will have a huge detrimental effect on the local environment, schools and other local amenities and local road structure. I feel building on other appropriate brownfield sites would be more cost effective and environmentally friendly.

I would like to appeal to the good senses of the council to withdraw this greenfield site at the top of Broadpark Road from their future local plan of building houses.

Atanu Sengupta

71 Broadpark Road  
Livermead

Pickhaver, David

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**From:** June Secker [REDACTED]  
**Sent:** 03 April 2014 15:05  
**To:** Planning, Strategic  
**Subject:** New building at Broadpark Road, Livermead.

Sir,

I am writing to you to point out before it is too late, that I think the above mentioned building would be a very bad idea.

I would like to draw your attention to the fact that when the seafront is closed, which happens quite often, all the traffic is diverted through the narrow, potholed roads in Chelston. Having spent up to forty five minutes to do a ten minute journey in the past I think to introduce more traffic to this area is a mistake. All this traffic which includes large lorries and coaches is directed to Broadpark Road, then down Paignton Road. this as you must be aware is a road that has a school, and is also having a large amount of accommodation built on it. It will become dangerous and congested.

The other thing I think worth mentioning is, building at the highest point of Livermead will mean covering a great deal of land in tarmac and cement. At the moment there is no flooding problem in this area, but without somewhere to drain away the water will find it's lowest point, and could cause problems for the people in Lower Livermead.

Yours sincerely

June Secker.



11847011

Pickhaver, David

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**From:** Planning, Strategic  
**Sent:** 17 March 2014 13:19  
**To:** 'Rob & Carole Seaton'  
**Cc:** Turner, Steve; Gunther, Andrew; Brooks, Tracy  
**Subject:** RE: New local plan proposed development at Livermead

Carol

Thank you for your email. I believe you're referring to the hatched area north of Ten Acre Break, shown on page 16 of the local Plan Proposals Map booklet?

This hatched area is shown as "potential development site for consideration in Neighbourhood Development Plan- primarily housing". In other words, the site was identified in a document called the Strategic Housing Land Availability Assessment (2008 and 2013) as being potentially suitable for development. However it is not being actively proposed for development by the Local Plan, but is shown for information as one of a range of sites for consideration by the Neighbourhood Plan (in this instance the Torquay Neighbourhood Plan).

However, if you do wish to submit a Local Plan objection to it, the best Policy number to refer to is **SDT1**

I hope that this is of assistance. Please feel free to contact me if you'd like me to clarify further.

Kind regards

David

David Pickhaver  
Senior Strategic Planner,  
Strategic Planning and Group,  
Spatial Planning  
Environment and Place  
Torbay Council  
Postal address: Electric House, Castle Circus, Torquay, TQ1 3DR

*Information in this message is confidential and may be legally privileged. It is intended solely for the person to whom it is addressed. If you are not the intended recipient, please notify the sender and please delete the message from your system immediately. The views in this message are personal, they are not necessarily those of Torbay Council.*

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**From:** Rob & Carole Seaton  
**Sent:** 14 March 2014 18:53  
**To:** Planning, Strategic  
**Subject:** New local plan proposed development at Livermead  
**Importance:** High

Dear Sirs,

I have been looking at the forms to complete regarding the proposed plan for the above and see that this requests a policy number. I cannot find this on your website and would be grateful if you could please provide this in order that I may complete the Representation form and return to you.

Many thanks for your early response

Carole Seaton

D846586

26<sup>th</sup> March, 2014

Head of Planning  
Torbay Council  
Spacial Planning, (2<sup>nd</sup> Floor)  
Town Hall  
Torquay. TQ1 3DR



72 Broadpark Road  
Livermead  
Torquay. TQ2 6UJ.

Dear Sir or Madam, Torquay Local Plan area SS9 top of Broadpark Road Livermead

I wish to make representation concerning the site at the top of Broadpark Road, Livermead and the fields beyond which I understand from the local plan has been earmarked for housing development.

Any development in this area would have a considerable impact on the local community, particularly the residents of Broadpark Road, as access would inevitably be from the existing farmer's gate, and this would result in an increase in traffic, not only into Broadpark Road but also other side roads in the area, resulting in traffic congestion and chaos.

I have in the past raised the issue with my Ward Councillor concerning the problems which we in Broadpark Road already experience with fast moving traffic, and although promises of traffic calming have been made, nothing has ever been done by the council to help rectify the situation.

I am also very concerned about the environmental impact any future development would have in that area which lies between Scadson and Manscombe Woods and on the verge of a conservation area, as it would be to the detriment of the vast amount of wildlife which habitat these fields and woods and would therefore, have a negative impact.

There is of course the issue of an infrastructure to accommodate and support the additional housing and all it's residents, as this area is already overpopulated.

May I strongly therefore, urge the Council to reconsider their intention in adding this area to the Local Plan for future development, as I am sure that if at any time in the future this does get earmarked for development then it will be met with fierce opposition from local residents.

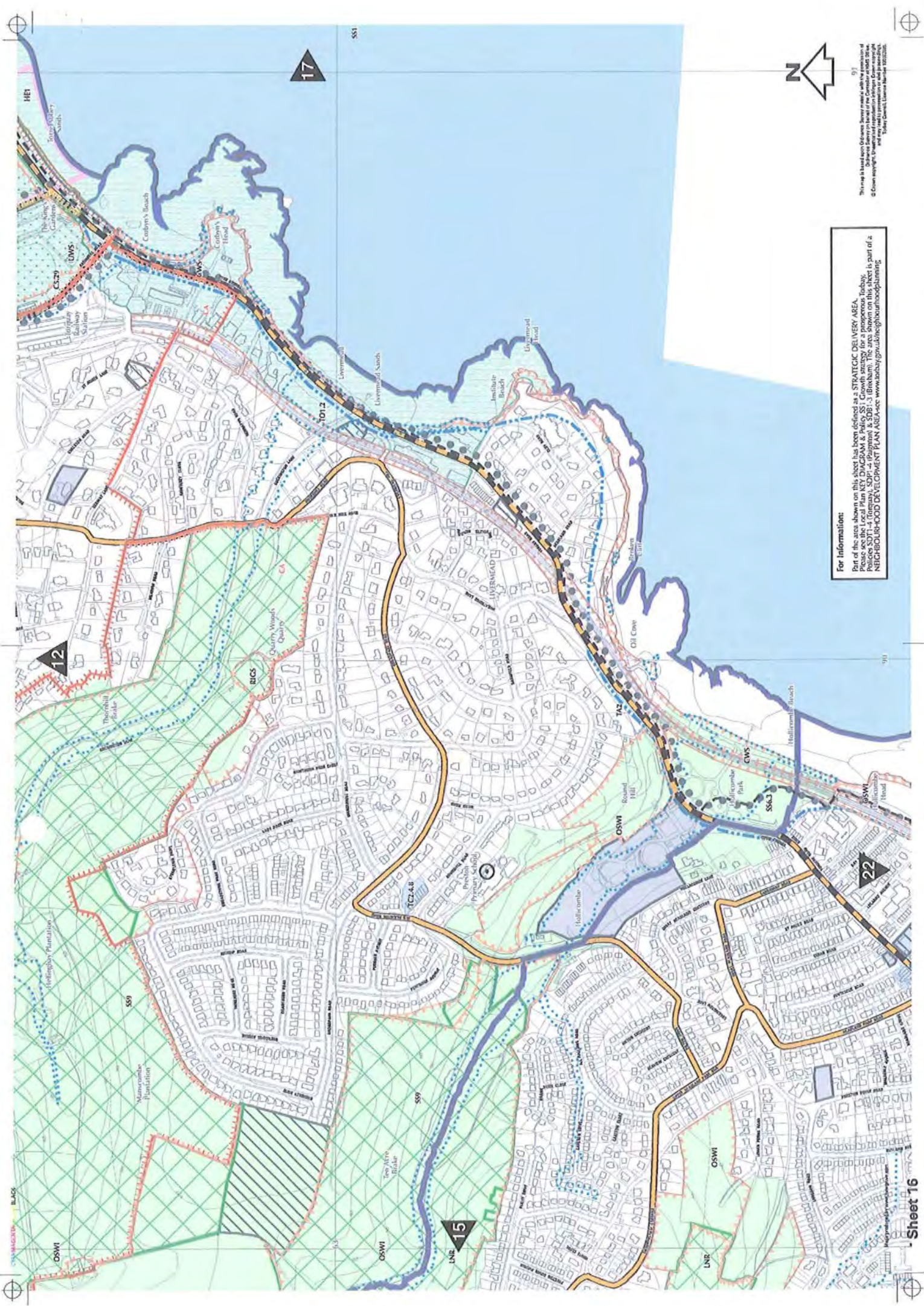


Would you please confirm receipt of this letter.

Yours faithfully

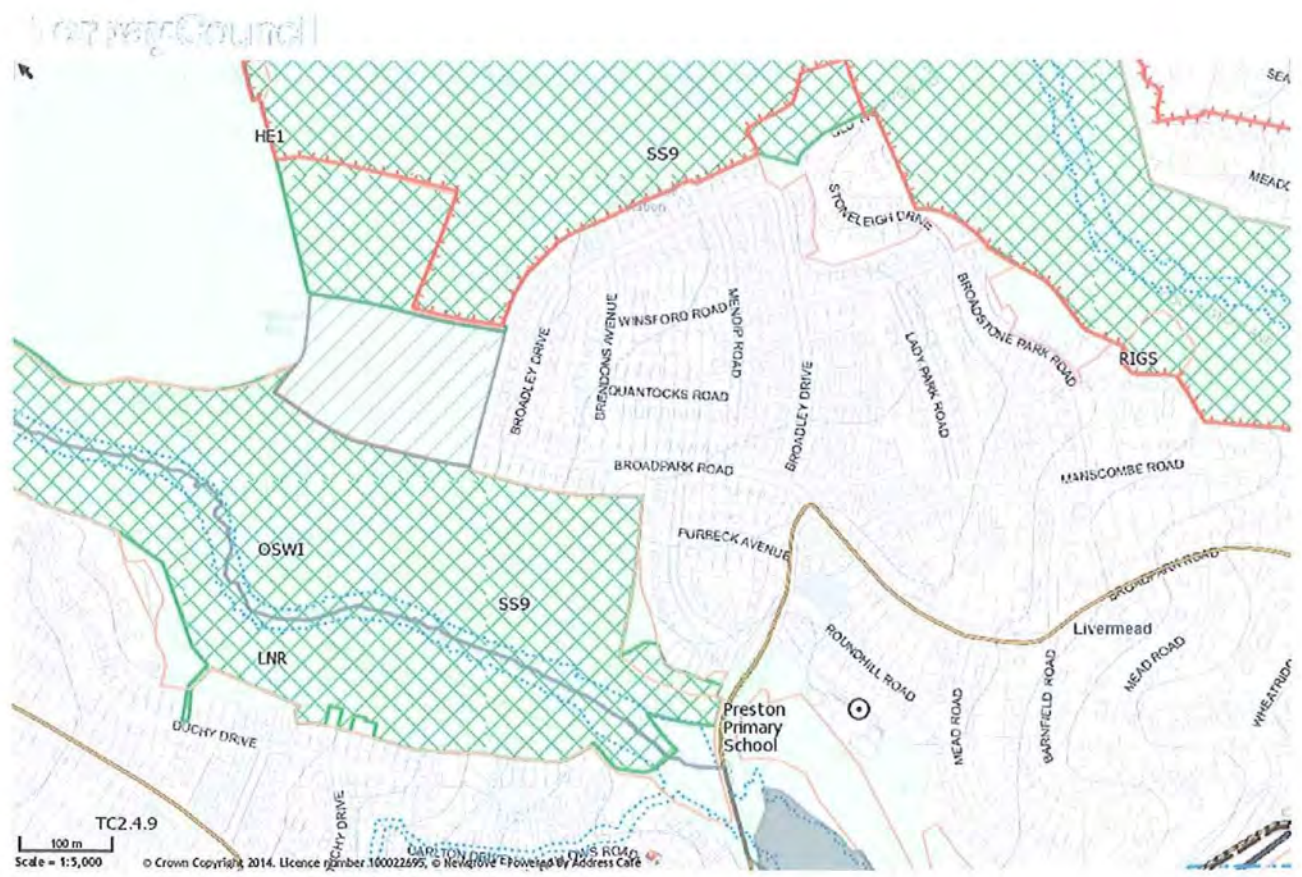
  
David P. Searle

enc: area map of local plan.



**For Information:**  
 Part of the area shown on this sheet has been defined as a STRATEGIC DELIVERY AREA  
 Part of this area is covered by the Strategic Delivery Area (SDA) Policy of the  
 Policies SDP1-4 (Transport), SDP1-3 (Birkenhead) & SDP1-3 (Birkenhead). The area shown on this sheet is part of a  
 NEIGHBOURHOOD DEVELOPMENT PLAN AREA - see: [www.birkenhead.gov.uk/strategic-delivery-area/](http://www.birkenhead.gov.uk/strategic-delivery-area/)

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**Pickhaver, David**

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**From:** sanders sonia [REDACTED]  
**Sent:** 15 March 2014 18:22  
**To:** Planning, Strategic  
**Subject:** Objection to proposed housing development in 2 top fields of Broadpark Road, Livermead, Torquay

Dear sir/madam

I am writing to confirm my objection to the proposed housing development in the 2 top fields of Broadpark Road, Livermead, Torquay.

When the seafront is closed there is already bedlam around Livermead, I do not feel that the area could cope with more cars queuing up at peak times around Old Mill Road etc...

Regards.

Sonia Sanders  
89 Broadley Drive  
Livermead  
Torquay TQ2 6UT

D847010

Pickhaver, David

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**From:** David Sanders [REDACTED]  
**Sent:** 15 March 2014 17:36  
**To:** Planning, Strategic  
**Subject:** Proposed Housing Development to fields at top of Broadpark Road, Livermead

To whom it may concern

I would like it noted that I wish to object against the Proposed Housing Development to the fields at the top of Broadpark Road, Livermead, Torquay.

Surely you must have filled your quota now by building on the old gas works - Old Paignton Road?

David Sanders  
89 Broadley Drive  
Livermead  
Torquay TQ2 6UT

Sent from my iPad

Pickhaver, David

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From: LESLIE RICHARDSON [REDACTED]  
Sent: 29 March 2014 17:15  
To: Planning, Strategic

Overcombe

1 Roundhill Road

Torquay

DevonTQ2 6TQ

[REDACTED]

29 March 2014  
The Director  
Torbay Local Plan  
Strategic Planning Team  
Spatial Planning  
Torbay Council

Dear Sir or Madam,

I am writing to express my concern at the proposal to develop housing on the fields bordering Broadpark Road. This area is adjacent to The Country Park of Cockington in which there are many walks and public areas leading up to Occombe Farm via Manscombe and Scadson Woods. The proposed development would cut right through the middle of an area much enjoyed by locals and visitors.

In addition, the highways would be unable to take the resulting traffic. The Council is already aware of the problems in the Old Paignton Road by the installation of speed restricting curbs. There is a build-up of traffic on this road twice per day at peak times and also on Broadpark Road; we find commercial and private vehicles taking the "short-cut" from the top of Broadpark Road onto Mead Road and then up Roundhill Road. Access to the Torbay Road towards Paignton via Weatridge Lane is already difficult, and going towards Torquay, either the railway bridge at Livermead Hill, or Cockington Lane would become bottle necks; the latter would interfere with the tourist traffic visiting Cockington. It would be chaotic if the seafront were to be closed, which seems to be more likely with the changing weather patterns.

I urge the Council to reconsider these proposals

Yours faithfully,

Leslie Richardson

on. Therefore, if you wish to make comments on two policies, two copies of Part B should be submitted as part of your representation (and three copies for three policies, four copies for four policies and so on). Part A, your personal details, need only be filled out once.

If submitting representations via post, it would be helpful if you could attach multiple Part B sheets together, as one document, appearing behind a Part A front sheet. If printing a copy of Part B at home, print pages 6-8 of this form.

If submitting representations via e-mail, you will need to fill out and submit a separate copy of the form for each representation you make and attach them as separate documents. Note that the form is locked for editing but the text boxes will expand to fit the size of your written response to questions.

For further information or assistance please check the website at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan) or contact the Strategic Planning team on 01803 208804.



**Torbay Local Plan**  
**A Landscape for Success**  
 The Plan for 2012 – 2032 and beyond  
 Proposed Submission Plan



## Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

This Form has two parts:

**Part A – Personal details**

**Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.**

### Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	<input type="text" value="Mr"/>	<input type="text"/>
First name(s)	<input type="text" value="Howard"/>	<input type="text"/>
Last name	<input type="text" value="Richards"/>	<input type="text"/>
Organisation (if you are representing that organisation)	<input type="text"/>	<input type="text"/>



Address – line 1	18 Barnfield Road	
Address – line 2		
Address – line 3		
Post Town	Torquay	
Postcode	TQ2 6TN	
Telephone number		
E-mail address		
Consultee ID (if known)		

E-mail comments should be sent to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk).

Postal comments should be sent to:

Torbay Local Plan  
 Spatial Planning  
 Torbay Council  
 Electric House (2<sup>nd</sup> Floor)  
 Castle Circus  
 Torquay  
 TQ1 3DR

Anyone wishing to make comments on the Plan must do so by **9:00am on Monday 7 April 2014**. Any comments received after this deadline will not be published or passed to the Secretary of State with the Local Plan.

**Part B** – Your representation. Please use a separate Form for each policy you wish to comment on

Please state which policy this representation relates to?

Policy HOUSING DEVELOPMENT IN THE FIELDS AT THE TOP OF BROADPARK ROAD, WYELAND & BEYOND.

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

1. Do you consider that this Local Plan policy is:

	YES	NO
(1) Legally compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please insert an X in the relevant box

**Please note** that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the

*Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).*

**2.** If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

The road access to this and adjoining areas is at present extremely poor and dangerous and it can be seen that the situation is going to become much worse when the Development of the Hollicombe gasworks site is completed. The calculations for this Hollicombe site never considered this Plan and even then their conclusions were debatable to say the least. The plan will have the effect of forcing traffic to consider using the exit/access onto Torbay Road.

Broadpark Road, Mead Road, Barnfield Road, Wheatridge Lane and Preston Down Road are already dangerous and used like racetracks.

Also the local infrastructure is totally incapable of supporting this plan in terms of schools, policing, doctors, dentists and rainwater drainage for the increased amount of surface water which could not be retained on the proposed plan area.

(Continue on a separate sheet if necessary)

**3.** Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I do not see how any of these reservations can be resolved and the plan should be rejected.

(Continue on a separate sheet if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

4. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

Yes, I wish to participate at the oral Examination

Please insert an X in the relevant box

**Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.

5. If you wish to participate at the oral part of the Examination, please outline why you consider this is necessary:

(Continue on a separate sheet if necessary)

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

**Please note** that your comments and your contact details will be publicly available, although your private e-mail address and telephone number will not be visible on our website.

6. Do you want to be informed of the following:

	YES	NO
Submission of the Local Plan to the Secretary of State?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The publication of the Inspector's Report of the Examination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Adoption of the Torbay Local Plan by the Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please insert an X in the relevant box

7. If you have any other comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

(Continue on a separate sheet if necessary)

Signature:  
e:

Date:

2-4-14

**Pickhaver, David**

---

**From:** Steward, Pat  
**Sent:** 04 April 2014 16:48  
**To:** Brooks, Tracy; Pickhaver, David  
**Cc:** Turner, Steve  
**Subject:** FW: Letter to Steve Parrock from Denis Reid, Freeman of Torbay

All

For completeness we should register this letter as an objection to the Local Plan.

Pat

**Pat Steward**  
**Senior Service Manager - Strategic Planning & Implementation**  
**Torbay Council**  
**Spatial Planning**  
2nd Floor  
Electric House  
Torquay  
TQ1 3DR  
Tel 01803 208811  
Mob 07768130814

View details of, and comment on planning applications at [www.torbay.gov.uk/planningonline](http://www.torbay.gov.uk/planningonline)

Submit a planning application at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential information and/or may be legally privileged. If you have received this email in error, please notify the sender immediately and delete this email.

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**From:** Parrock, Steve  
**Sent:** 03 April 2014 11:00  
**To:** Steward, Pat  
**Subject:** Fwd: Letter to Steve Parrock from Denis Reid, Freeman of Torbay

Can you please phone Dennis on my behalf?

Thanks  
Steve

Sent from my iPhone

Begin forwarded message:

**From:** Governance Support <[Governance.Support@torbay.gov.uk](mailto:Governance.Support@torbay.gov.uk)>  
**Date:** 3 April 2014 10:43:52 BST  
**To:** [REDACTED] "Parrock, Steve"  
<[Steve.Parrock@torbay.gov.uk](mailto:Steve.Parrock@torbay.gov.uk)>  
**Subject:** FW: Letter to Steve Parrock from Denis Reid, Freeman of Torbay

Steve - For your information, please see letter below.

thank you

kind regards

**Kelly Murphy**

Governance Support  
Torbay Council  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Tel: 01803 207087

email: [kelly.murphy@torbay.gov.uk](mailto:kelly.murphy@torbay.gov.uk)

website: [www.torbay.gov.uk](http://www.torbay.gov.uk)

This email and any attachments are intended solely for the use of the intended recipient(s) and may contain confidential information and/or may be legally privileged. If you have received this email in error, please notify the sender immediately and delete this email.

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**From:** helen mccue [REDACTED]  
**Sent:** 02 April 2014 21:59  
**To:** Governance Support  
**Subject:** Letter to Steve Parrock from Denis Reid, Freeman of Torbay

Please find attached a letter to Mr Steve Parrock sent by my father Denis Reid, Freeman of Torbay. Dad is keen for the letter to reach Mr Parrock by Friday and it was posted second class today so I offered to email it for him.

Thank you.

Helen McCue

Cherry Trees  
13 Barnfield Road  
Livermead  
Torquay  
TQ2 6TN

2 April 2014

Mr Steve Parrock  
Chief Executive  
Torbay Council  
Town Hall  
Castle Circus  
Torquay TQ1 3DR

Dear Mr Parrock

**Adopted Torbay Local Plan Policy Number T707 - Land adjacent to Broadley Drive, Livermead, Torquay**


I am writing with reference to the Local Plan for land adjacent to Broadley Drive in Livermead.

In order to put you more in the picture, I was a member of Torbay Council for 25 years. Served in the RNVR and was Chairman of the Works and Harbours Committees.

Together with many local residents, I have received your notes on the proposed housing in this area. In your Local Plan you will have received other replies but as a second generation local man I have very definite ideas on this subject.

The fields at the top of Broadpark Road are an area used by a great number of Wildlife and would be a severe loss if built upon. Additional housing would affect the very good local primary school and the local doctor's practice would be greatly affected.

There are in my opinion a number of alternative areas. My first choice would be the fields opposite the existing "burial site". These fields known locally as "Gallows Gate" are very extensive and would be most suitable for housing, as well as being on the Ring Road. This area is quite extensive and could allow a considerable amount of housing.

I would very much like to talk to you on these matters, and my telephone number is 

Yours sincerely

Denis J Reid VRD  
Freeman of Torbay



## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	Mr Martin Read
Comment ID	3
Response Date	17/03/14 19:53
Consultation Point	How to make representations on this Local Plan ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.1

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

#### Question 2b: Not Legally compliant, unsound or fails the duty to co-operate (No)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible.

I am a new resident in the Livermead area of Torquay since Oct 2013 and relocated to Broadpark Road with a view to a quiet and peaceful retirement. My house was not cheap to purchase and is on the road that leads to the entrance to one of the fields identified in your plan. The area is a quiet residential area with no through traffic and is encompassed by Scadson and Manscome Woods which is a perfect habitat occupied with Deer, Badgers, Foxes, Bats and many different species of birds and Owls. The environmental impact of building properties and roads in the fields identified will be catastrophic to this habitat. Broadpark Road will not only become very busy with an increase in more

properties but more substantially a diversionary thoroughfare for all traffic that wishes to avoid the lower roads that lead to Preston and Paignton. There will be literally hundreds more cars driving up and down Broadpark Road and also on the other side roads which will be used for other short cuts. The entrances and exits from the area around Broadpark Road are not straightforward as it is let alone the addition of hundreds more vehicles. The properties in the area will be become naturally devalued if opened up as a busy thoroughfare and the environment damaged beyond repair. I am also concerned about the infrastructure to support hundreds of additional houses. The local school is apparently full to capacity as are all the local doctors practices. Concreting over the fields at hieght will impact on the current natural drainage and create more surface water which would then naturally run down Broadpark Road especially during these more turbulent winter weather systems we are now regularly experiencing. The area identified on the plan for future building if brought to fruition would have a castatrophic impact to the mainly retired residents and the wildlife of Scadson and Manscome woods in equal measure.

### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

**Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound?** Yes

#### Question 3a: Modifications

*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.*

**Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.**

Review of the decision to include this in the plan

### Question 4: Oral Examination

*Attending the oral Examaination: Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?** No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

**Do you want to be informed of the following:**

**Submission of the Local Plan to the Secretary of State?** Yes

**The publication of the Inspector's Report of the Examination?** Yes

**The Adoption of the Torbay Local Plan by the Council?** Yes

17 Broadstone Park Road  
Livermead - Torquay.

TQ2 6TY

1st April..

Dear Sir,

Please consider very carefully before building many homes at the top of BROADPARK RD. LIVERMEAD.

Can the drainage system support such a development? I hope if it does go through, the pride of hard working and retired local families will be carried out to a pleasing development as Livermead is a treasured area.

Cockington and the Woodlands are a great place for much needed peace and quiet for all in Torbay:

Once the land of GREEN pasture is taken, it's gone FOR-EVER, and the area of over development will overstretch the access and amenities and possibly cause chaos through bad planning.

Yours faithfully  
(Mrs) E A PRING.



Pickhaver, David

---

**From:** Carolyn Perrett [REDACTED]  
**Sent:** 06 April 2014 14:01  
**To:** Planning, Strategic  
**Subject:** Ref: Torbay Council local planning on the field at the top of Broadpark Road

I am writing to register my serious concerns at the proposal to build houses on the field at the top of Broadpark Road.

With the number of houses being built on the old gas work site I really feel that the area can not cope with more traffic and the school is not big enough for the attendance of more children. We have lived in the old part of Livermead for the past forty four years and the traffic going up and down Broadpark Road is enormous, none of the drivers keeping to the 30 mile an hour speed limit. People use the road for a cut through to Paignton, extra traffic comes this way when the sea front is shut and one day, because of the speed of the drivers, there is going to be a serious accident when residents are coming out of their driveways. At school delivering and collecting times all roads have parked cars on them and there is just not the space for more.

To add more houses, in my opinion, would be just madness.

Carolyn Perrett

28 Broadpark Road  
Livermead  
TQ2 6UP

Sent from my iPad

ID 846594

TORBAY COUNCIL PLANNING	
REC'D	01 APR 2014
TO	ST ST

'Thornhill'  
99 Broadley Drive  
Livermead  
TORQUAY  
TQ2 6UT

Tel: [REDACTED]

26th March 2014

Strategic Planning Team  
Spatial Planning  
Torbay Council  
Electric House  
Castle Circus  
Torquay  
TQ1 3DR

Dear Sir

Proposed Housing Development, Livermead

We are concerned about the new plans to carry out housing development in the Livermead area of Torquay. We wish to raise serious objections to this plan.

In the first instance all traffic entering the new site from Paignton and Torquay would converge on the higher part of Broadpark Road causing considerable congestion and risk. The traffic situation has already been exacerbated by the recent introduction of single line traffic measures on a blind bend just outside the school in Old Paignton Road.

There appear to be no plans to expand the local facilities such as shops, a school, doctors surgery etc. in an area where all the current facilities are already fully extended. The introduction of a large new population would be overwhelming.

The area to the west of Broadley Drive is a natural habitat for many wild life species and the one remaining open field would be much better utilised by the introduction of woodland to connect Scadson and Manscombe Woods which would facilitate the movement of wild life and enhance the natural environment of the area

Finally, we are most concerned about the effects of recent weather on drainage of excessive rainwater and the introduction of many houses would put a heavy strain on the natural drainage of the area to the detriment of the properties in Broadley Drive and below.

Yours sincerely [REDACTED]

(Wing Commander Trevor W Oakey & Peggy M Oakey)).

31, Manscombe Road, Livermead, TQ2 6ST

March 31st, '14

11846590

Strategic Planning Team  
Spatial Planning

TQ1 3DR

Re: Housing Development  
the top end of Broadpark Road.

TORBAY COUNCIL PLANNING	
REGISTRATION	31 MAR 2014
10	<input checked="" type="checkbox"/>

We, the undersigned, as residents at the above address, wish to register with you our objections to these proposals. Our comments are based on careful thought and on very considerable experience and are in no way a result of "Not in My Backyard". We wholly understand your need to provide adequate and affordable housing.

One consequence of housing in this area has to be a further dwindling of wildlife: for example, the space in question is in a direct migratory route for incoming and outgoing birds which need insects at required intervals. We trust that Torbay Council will not fall into the trap of believing that Wildlife Parks or other reserved places are sufficient to halt the enormous decline. Huge areas of England are now devoid of the bases in the food chain - affecting us as well as wildlife. Wild flowers and vegetation are not just decoration.

A second result of such development is its impact on vehicle movement. As residents in Livermead we daily see cars moving in excess of 50 mph, using our road - which has an attractive slope! The problems for elderly people and for young school children will be aggravated to a

2/ Considerable degree, should this development go ahead.

The "lure" of extra jobs can be a specious argument and one which is regularly trotted out whenever major building is proposed. Normally, it will not bear examination. What matters is what sort of jobs, and, particularly, their duration. We trust that Torbay do not intend to mislead the public. The argument is slightly condescending: people are far shrewder than they are sometimes given credit for. Numbers of jobs are exaggerated.

A most important consequence of the destruction of open grassland, woods and deep soil cover is the effect on drainage: We both have lived and worked in Somerset for many years and have direct personal working knowledge of this.

Drain ducts and piping, however sophisticated, are never a substitute feasibly, for natural drainage. The covering of higher places by building, concrete, etc., the provision of roads and the removal of such natural drainage there are now much more seen as a vital contributory factor to damage lower down, and importantly, far greater future cost to local ratepayers.

It is not for nothing that Central Government is investigating plans to subsidise landowners in higher areas to create ditches and lakes.

We hope you will take note of the above. We write as private individuals - not as members of any organisation or pressure group but we believe we are voicing the thoughts and objections of many people.

Yours faithfully,

D. O. NUNN (Mr.)

P. NUNN (Mrs.)



Pickhaver, David

---

**From:** David [REDACTED]  
**Sent:** 02 April 2014 15:12  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan

F.A.O. Strategic Planning Team TBC

**Ref. Torbay Local Plan/Broadpark Road Development.**

I am writing to object to the proposal (Torbay local Plan) to build in fields between Scadson Woods and Manscome Woods, approached from Broadpark Road.

My objection :

1. This is a natural habitat for many native wild animals.
2. The road(s) through Livermead would become "rat runs".
3. Local amenities are not sufficient to cope with the new Hollicombe development, so a further development would render the situation untenable.
4. It is not in line with Point 3 of the councils own statement which states "To protect and enhance a superb environment", you cannot enhance natural surroundings with concrete.
5. TBC also states the following "Central to the plan is safeguarding and enhancing Torbay's Environment and its uniqueness". This obviously will not be achieved by building on an area which already has "uniqueness".

Yours sincerely

David Newton  
7 Pentridge Avenue  
Livermead  
Torquay  
TQ2 6UN

Tele. [REDACTED]

ID 846634

FROM MR. & MRS. H. E. NEWMAN, 12 PURBECK AVENUE, LIVERMEAD, TORQUAY. TQ2 6UL

TO TORBAY LOCAL PLAN, STRATEGIC PLANNING TEAM TORBAY COUNCIL, TORQUAY. TQ1 3DR.

18<sup>th</sup> March, 2014.



Dear Sirs,

Broadpark Road,

It has come to our attention that it is intended to develop the fields at the top of Broadpark Road, and beyond.

This is concerning us greatly. These fields are inhabited by deer, badgers, foxes, bats and other wild animals. These animals should not be driven away from their natural habitat, or worse, killed by diggers etc., excavating and building.

The fields will be destroyed, and will be covered in concrete. In our recent very bad weather, we have seen how that could cause trouble. Rain water could come straight down Broadpark Road, veer off into Pentridge Avenue, and Old Paignton Road.

We do not know how many dwellings will appear on those fields, but we presume a great number. The families in them will be producing children. Where will they attend school? We believe Preston Primary School is already full. Also, there are not many Doctor's practices nearby. So, they will not be able to take on even more patients.

Those who will be living in those houses, will no doubt have more than one vehicle each, which will be adding to the traffic up and down Broadpark Road, and Old Paignton Road, where Preston Primary School is situated. This will cause a danger to those little children as they arrive and leave for lessons. We live in one of the roads just off Broadpark Road. With the increased traffic, we will find it difficult to get out on to Broadpark Road, to go down to the Seafront. Accidents can be foreseen as cars dodge others to get out on to that road, and also involving children – even worse.

This development will have a considerable detrimental effect on everything in this area – humans and animals. PLEASE re-think your intentions, and keep this lovely area as it is at present.

Yours faithfully,

[Redacted signature]

Harold and Margaret Newman.

**Pickhaver, David**

---

**From:** Martin Newey [REDACTED]  
**Sent:** 03 April 2014 21:48  
**To:** Planning, Strategic  
**Subject:** proposed housing development

I wish to object most strongly to the proposed development of the fields at the top of Broadpark Road on the following grounds

1. Broadpark road is in no way able to take the extra traffic as it is very steep and narrow and as vehicles will no doubt be going far to fast down the hill it has to be an accident waiting to happen.
2. Will the school be enlarged to accommodate the extra pupils from the Broadpark Road development as well as the gas works development?
3. The development may also increase the risk of flooding the properties further down the hill. What provision will be made to combat this?
4. There will no doubt be an impact on the extremely varied wild life that exists there.

Please put my objections before the Planning Committee

Yours faithfully

Martin Newey

79 Broadley Drive  
Livermead  
Torquay  
TQ2 6UF

TAY COUNCIL PLANNING	
CD	07 APR 2014
10	

ID 847791  
84 BROADNEY DRIVE  
TORQUAY  
TQ 2 6UT.  
3<sup>rd</sup> April 2014.

Dear Sir/Madam

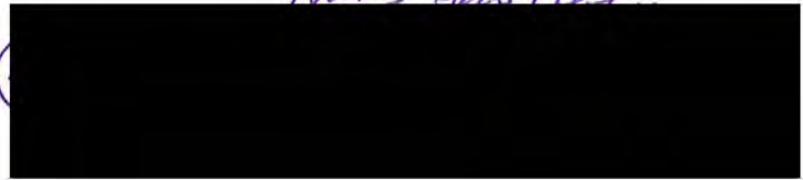
Re Proposed Development  
Top of Broadpark Road & Fields  
beyond.

I am against the  
proposed development for the  
following reasons.

Local School already Full  
to capacity, also local  
Doctors practices.

More cars will be using  
Broadpark Road, which is  
already busy. I am sure more  
suitable places can be found for  
houses. i.e. Marlton or Newton  
Road.

Yours Sincerely



TORBAY COUNCIL  
PLANNING

REC'D 25 MAR 2014

0 ST 192 60N

ID: 847088

19. Pentridge Flve  
Broadpark  
Torquay

Dear Sirs,

First of all I am 83 yrs & born  
& bred in the area of Torbay, So  
have seen our beautiful green  
bay disappear into concrete. Of  
course we all need some where to  
live, but soon there will be no  
green fields to build on. This  
area in Broadpark is being in the  
~~middle~~ the only lot left.


Apart from the emotional  
side, there is of course the  
infrastructure. I would be  
really worried if I had a young  
child, the school already filled  
P.T.O

to capacity. Roads not  
capable of taking the hundreds  
more cars, & of problems with  
drainage etc, etc.

What about our wild life  
the deer foxes bats etc, that I  
personally have observed in  
the field between Scadson &  
Mauscombe woods, but then  
they are the least of your concern  
let somebody else worry about them!

I have had my say & I am  
sure this letter will go in the  
waste basket. But I hope &

Pray you will reconsider your  
plans for Broadpark.

Yours Sincerely  


D 846738

Mr Pietro Matassa  
113 Broadley Drive  
Torquay  
TQ2 6UT

18-3-2014

Dear Planners,

I am a resident of Broadley Drive for over 10 years, and I wish to object to any proposed development of the fields behind (Entrance in Broadpark Road).

Development there would spoil the open nature of the countryside, especially as the new ringroad layout just on the otherside has already eaten into it.

The area of Manscombe and Scadson Woods and the field, deserve because of their unique proximity to Cockington, to be preserved as they are for future generations. Apart from natural beauty, other considerations such as wildlife, land draining impact further down the hill, increased traffic and noise, lack of schools and doctors, have all sorts of bearings on this, and I object on all these grounds.

Yours sincerely,



Mr Pietro Matassa

TORBAY COUNCIL PLANNING	
REC'D	24 MAR 2014
TO	ST

**Pickhaver, David**

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**From:** Andrew William Stockmar [REDACTED]  
**Sent:** 16 March 2014 16:35  
**To:** Planning, Strategic  
**Subject:** Local plan comment re: top Broadley Drive, Torquay

Ms Giustina Matassa  
96 Broadley Drive  
Torquay  
TQ2 6UT

Tel: [REDACTED]

Dear Council,

Having been made aware of the local plan for the land at the top of Broadley Drive, Torquay, currently, a field.

I object to any consideration of building development on this land on many grounds.

- 1) the walls of the field I believe are listed.
- 2) Area of natural beauty
- 3) surrounded by woods that have special statuses.
- 4) the protection of wildlife in the fields
- 5) the covenant on the area of Broadley Drive and environ to keep existing dwellings low key, and open plan, so there was not too much development in the 1970's. A huge development behind would negate this.
- 6) The roads there just could not cope with the volume of traffic, especially at junctions.
- 7) Existing infrastructure is already full to capacity. Schools, doctors, etc.
- 8) The main road to Torquay from Paignton would slow up even more with cars joining and leaving it from the proposed development, around the area of the two Livermead turnoffs. At the Livermead/Cockington one, just before the Livermead House Hotel, where you have to go sharp left from the seafront up the very steep hill over the railway line is already a dangerous junction in either direction. More traffic would make it much worse. The other junction is no better. Visibility is so poor.

I have no view from my house out to the fields, so I am not disagreeing on those grounds, but on the detrimental impact it would make to the area of Livermead and Torquay as a whole.

I cannot think of any reason why a development up there is good for Torquay.

Yours sincerely,  
Mr G Matassa

Torbay resident since 1979



Pickhaver, David

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**From:** Sue Macleod [REDACTED]  
**Sent:** 25 March 2014 10:07  
**To:** Planning, Strategic  
**Subject:** newlocalplan

I am Mrs Sue Macleod of 8 Lady park Road Livermead Torquay .  
I wish to make VERY clear my objections and concerns re the possible development of the farming land at the top of BROADPARK ROAD.

1. The main and as far as i know the only entrance to the site would be at the top of Broadpark Rd. This road already carries immense numbers of cars vans buses, and when the seafront is closed this number is multiplied several times over as the route is used to get to and from Paignton.
  2. The new development at Hollicombe will already by then have created a vast increase in both cars and children, and the new road layout on Old Paignton Rd past the school and through the big dip does not allow for free flowing two way traffic. a car and a van or bus cannot both get through at the same time.
  3. The school at preston is already over subscribed and by the the new development at Hollicombe will have created an even bigger demand on places.
  4. The natural habitat of the area on the plan is of great beauty and is home to many species of fauna and flora and is enjoyed by huge numbers of people. it was used by many to watch the eclipse because of its openness and lack of streetlights. Many people both local and visitors walk in the woods at Scadson and Manscombe and the proposed development of the land between would be devastating.
- i could go on but this proposed 'fill in' of land to build on is a truly appalling suggestion by the local council.



**Torbay Local Plan**  
*A Landscape for Success*  
 The Plan for 2012 – 2032 and beyond  
 Proposed Submission Plan

For official use:  
 D845203

# Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

This Form has two parts:

Part A – Personal details

Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.

## Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	MRS	
First name(s)	JENNIFER	
Last name	LANE	
Organisation (if you are representing that organisation)		
Address – line 1	40 BROADSTONE PK RD	
Address – line 2		
Address – line 3		
Post Town	TORQUAY	
Postcode	TQ2 6TZ	
Telephone number		
E-mail address		
Consultee ID (if known)		

TORBAY COUNCIL  
 PLANNING  
 REC'D 03 APR 2014  
 TO

## Part B – Your representation. Please use a separate Form for each policy you wish to comment on

Please state which policy this representation relates to?

T 707 Policy number

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

1. Do you consider that this Local Plan policy is:

	YES	NO
(1) Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
(2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please insert an X in the relevant box

**Please note** that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

This development would generate an unacceptable volume of traffic in the area, particularly in Broadpark Road & Broadley Drive.

There would be an adverse environmental impact on the ~~the~~ wildlife that frequent the field.

The infrastructure is lacking to provide for extra primary school places in the area. Also the drainage off the newly concreted area could well affect the houses downhill from the field.

(Continue on a separate sheet if necessary)

3. Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove the development of the field from the plan.

(Continue on a separate sheet if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

4. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

Yes, I wish to participate at the oral Examination

Please insert an X in the relevant box

**Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.

5. If you wish to participate at the oral part of the Examination, please outline why you consider this is necessary:

(Continue on a separate sheet if necessary)

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.*

*Please note that your comments and your contact details will be publicly available, although your private e-mail address and telephone number will not be visible on our website.*

6. Do you want to be informed of the following:

	YES	NO
Submission of the Local Plan to the Secretary of State?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The publication of the Inspector's Report of the Examination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Adoption of the Torbay Local Plan by the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please insert an X in the relevant box

7. If you have any other comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

(Continue on a separate sheet if necessary)

Signature:

Date: 31/03/14



**Torbay Local Plan**  
*A Landscape for Success*  
 The Plan for 2012 – 2032 and beyond  
 Proposed Submission Plan

For official use:  
 0845199

# Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

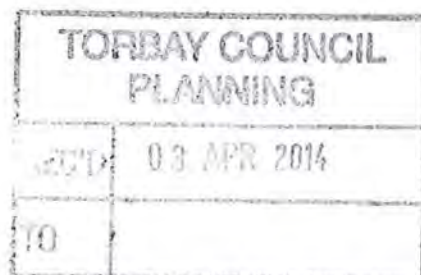
This Form has two parts:

Part A – Personal details

Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.

## Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	MR	
First name(s)	IAN	
Last name	LANE	
Organisation (if you are representing that organisation)		
Address – line 1	40 BROADSTONE PK RD	
Address – line 2		
Address – line 3		
Post Town	TORQUAY	
Postcode	TQ2 6TZ	
Telephone number		
E-mail address		
Consultee ID (if known)		



## Part B – Your representation. Please use a separate Form for each policy you wish to comment on

Please state which policy this representation relates to?

T 707 Policy number

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

1. Do you consider that this Local Plan policy is:

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| (1) Legally compliant                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| (2) Sound                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Complies with the duty to co-operate | <input type="checkbox"/> | <input type="checkbox"/>            |

Please insert an X in the relevant box

**Please note** that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

This development would generate an unacceptable volume of traffic in the area, particularly in Broadpark Rd + Broadly Drive.

There could be an adverse environmental impact on the wildlife that frequent the field.

The infrastructure is lacking to provide for extra primary school places in the area. Also the drainage off the newly constructed area could well affect the houses downhill from the field.

(Continue on a separate sheet if necessary)

3. Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Remove the ~~development~~ development of the field from the plan.

(Continue on a separate sheet if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

4. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

Yes, I wish to participate at the oral Examination

Please insert an X in the relevant box

**Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.



5. If you wish to participate at the oral part of the Examination, please outline why you consider this is necessary:

(Continue on a separate sheet if necessary)

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.*

*Please note that your comments and your contact details will be publicly available, although your private e-mail address and telephone number will not be visible on our website.*

6. Do you want to be informed of the following:

	YES	NO
Submission of the Local Plan to the Secretary of State?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The publication of the Inspector's Report of the Examination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Adoption of the Torbay Local Plan by the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please insert an X in the relevant box

7. If you have any other comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

(Continue on a separate sheet if necessary)

Signature:

Date:

31/03/14

TORBAY COUNCIL PLANNING	
REC'D	24 MAR 2014
TO	ST

Chris Lander,  
Seascape,  
30, Manscombe Rd.,  
Torquay,  
TQ26SX

Ref. Objections to planned housing development behind Broadley Drive.

Sirs,

We wish to lodge our objections to the above development on the green belt at the top of Broadpark Road (behind Broadley Drive) outlined in the new local plan for Torbay.

1. The plans appear to fly in the face of policies L2 & L4 which cover this area of "great landscape value" and are designed to prevent urban sprawl.
2. The area between Scadsdon and Manscombe woods is a recognised habitat for wildlife, and acts as a corridor between the two woodland areas.
3. The target of 750 extra jobs in the bay over the period concerned is, I believe, wildly over optimistic, and will be unattainable.
4. The projections for the increase in population in the bay, and the houses to cater for that increase is also not feasible, unless the jobs are in place first.
5. The impact upon traffic in the whole of the Livermead area will be catastrophic. Even now, crossing the road, or exiting your drive can be a potentially dangerous experience here, with drivers well exceeding the speed limit, and using every short cut available. With a minimum increase of at least 250 vehicles using this quite constricted area, all attempting to gain access to the Torbay road, particularly when the seafront is closed, there will be traffic backing up to Paignton, as is almost the case now.
6. The government is at present trying to ease the flooding problems nationally by encouraging high ground not to be concreted over, but to

continue to act as a sponge for the excess rainfall we can expect over the coming years. In fact there is talk of assisting hill farmers to cut down on their farming areas and create lakes.

7. With 30% of the build to be affordable housing, this probably means children, which in turn means schools and healthcare. All the local schools are full to bursting, as are the GP practices. The infrastructure for this number of extra people is just not there at present.

Whilst we appreciate that plans have to be put in place to cater for a range of scenarios, this particular site just is not suitable for the purpose it is intended to fulfil, and I am sure a large majority of the residents of Livermead and adjacent areas will object strongly to this proposal, as we do.

Yours faithfully,



Chris & Ivy Lander.

Pickhaver, David

---

**From:** Anne Krasnopolski [REDACTED]  
**Sent:** 03 April 2014 22:10  
**To:** Planning, Strategic  
**Subject:** Proposed new housing development at top of Broadpark Road, Livermead

Dear Council Member,

I have heard, with concern, about the proposal to build a new housing development at the top of Broadpark Road.

My chief worry about this proposal is the road access. As you must realise, access to the Livermead area is already very problematic and exacerbated by a great number of vehicles using Broadpark Road and Old Paignton Road as a short cut to avoid the often congested Torbay Road. The roads are not fit for purpose for the number of people already living in Livermead. The recent "traffic calming" measures on Old Paignton Road have worsened this, as the large vans etc still career along the road at speed and the driver on the opposite side of the road is in more danger than before the changes, as the vehicles are now passing so very close, on a virtual collision course. It is very frightening.

During extreme weather conditions, when Torbay Road closes, the inadequate Livermead road system becomes the "main road" through Torbay with Wheatridge Lane, Underhill Road and Old Mill Road becoming completely overwhelmed and, frankly, dangerous. This will be happening more and more frequently, it seems, with the consequences of climate change and must be considered. Think of the period last year when a stretch of the Torbay Road collapsed into the sea and the chaos it caused traffic and emergency vehicles for weeks afterwards. To add hundreds more homes and many hundred more cars to this Livermead road system, which is already under so much pressure, seems most unwise to me.

In the emerging climate change situation, it also seems imprudent to be considering building over the fields, where heavy falls of rainwater can be absorbed. If the fields are developed and land concreted over, we could have torrents of flood water pouring down Broadpark Road.

Lastly I would like to defend the natural environment and wild creatures whose home is in the woods and fields. We see deer, foxes, badgers and bats, whose habitat would be damaged if a large building project went ahead.

I hope that the council will reconsider its plan to develop this land.

Yours faithfully,

Anne Krasnopolska

80 Broadpark Road,  
Livermead,  
Torquay,  
TQ2 6UU

D: 849019

Pickhaver, David

---

**From:** Anne Krasnopolski [REDACTED]  
**Sent:** 06 April 2014 19:28  
**To:** Planning, Strategic  
**Subject:** Housing development at the top of Broadpark Road

Dear Council member,

I am writing to express my opposition to the proposed housing development on the field at the top of Broadpark Road in Livermead. My opposition is based on a number of factors. In terms of the local infrastructure, I feel that the existing road access problems in Livermead will be exacerbated, adding to traffic-flow difficulties in the area, and making accidents more likely, especially when the sea-front road is closed. These concerns are all the more pressing in the context of the additional housing in prospect at the former Hollicombe gas works. In addition, the development is likely to affect adversely the delicate ecological balance in the adjoining Scadson and Manscombe Woods. If there is indeed a pressing need for additional housing in the area, priority should be given to restoring empty properties and redeveloping brownfield sites.

All in all, I urge you to reject these proposals in order to prevent irreparable harm being inflicted on a lovely part of our bay.

Yours faithfully,

Adam Krasnopolski

80 Broadpark Rd  
Livermead  
TQ2 6UU



## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	Mr Kingsley Kingsley Woods
Comment ID	20
Response Date	06/04/14 23:21
Consultation Point	How to make representations on this Local Plan ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.2

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being '**legally & procedurally compliant**', '**sound**' and '**complying with the duty to co-operate**', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

#### Question 2b: Not Legally compliant, unsound or fails the duty to co-operate (No)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible.

I believe the new local plan is unsound for the following reasons:

the requirements for additional housing to the north of Broadpark road uses a current green field site - this is not an infill site.

The extension beyond the current build line on this site will utilise land that is likely to have a damaging impact on the local habitat and wildlife and in addition impact on the recreational use that the current area offers. This change in use contradicts the need/reason that attracts tourists to the area which is

also identified within the plan. Recent changes to pathways between Occombe and Cockington demonstrates the recreational use of the land in this area.

Further the additional impacts on the localised residential area would include additional traffic with limited access, impact on drainage and surface water problems already experienced in the area, and local schools and Doctors are apparently at capacity.

### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound? Yes

### Question 4: Oral Examination

*Attending the oral Examination: Please note the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination? No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

Do you want to be informed of the following:

Submission of the Local Plan to the Secretary of State? Yes

The publication of the Inspector's Report of the Examination? Yes

The Adoption of the Torbay Local Plan by the Council? Yes

Pickhaver, David

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**From:** Planning  
**Sent:** 03 April 2014 10:22  
**To:** Planning, Strategic  
**Subject:** FW: Building at top of BROADPARK Rd, LIVERMEAD.

-----Original Message-----

**From:** Audrey Keenan [REDACTED]  
**Sent:** 02 April 2014 18:56  
**To:** Planning  
**Subject:** Building at top of BROADPARK Rd, LIVERMEAD.

93 BROADPARK Road, LIVERMEAD, Torquay. TQ26UU

We retired here in Nov last year to enjoy the peace and quiet and the Country aspect near the top of BROADPARK Rd.

Now we find there could be a major development a few hundred yards from our house which will bring traffic, noise and the destruction of the Country habitat.

I am appalled to think that this Council seems intent upon destroying the natural habitat which encroaches upon Scadson and Manscombe woods which will destroy the beauty for which this area is renown.

I am also worried about the impact on natural drainage, creating more surface water and damage when the water floods down BROADPARK Road.

I categorical and vehemently object to this proposal.

ROGER KEENAN.

Audrey on I. Pad



Pickhaver, David

---

**From:** Planning  
**Sent:** 03 April 2014 10:21  
**To:** Planning, Strategic  
**Subject:** FW: Proposed planning

PLANNING FOR HOUSING AT THE TOP OF BROADPARK RD, LIVERMEAD.

I earnestly object to the building of houses in the proposed site.

We have just moved into this address since retiring in order to get peace and quiet. Have we made the wrong move.?

Firstly BROADPARK Rd will be immensely much busier with family vehicles, maybe 2or3 per house, plus their family work vehicles, Secondly, the primary school here is already packed full creating many more vehicles using this road for parking. This can only get worse.

Number three, I am really concerned about the natural environment, wild life, birds etc.etc, at this time it is a pleasure to see the wild life in and around the beautiful woods.

I also think the road and surrounding roads will be chaos with the building work itself, noisy at all times and very congested and muddy.

Will you please consider this proposal with great care.

I strongly object to it.

Your sincerely Audrey Keenan  
93 BROADPARK Rd. LIVERMEAD.

Audrey on I. Pad

ID: 847287

Pickhaver, David

From: Keane Judith (Brunel Medical Practice) [REDACTED]  
Sent: 06 April 2014 15:16  
To: Planning, Strategic  
Subject: Proposed Housing Development at top of Broadpark Road

Dear Torbay Strategic Planning Team

We wish to strongly object to the proposed housing development at the top of Broadpark Rd and adjacent fields on the following grounds

- 1 Highways Broadpark Rd could not cope with the volume of additional traffic that the above development would entail.
- 2 Environmental Impact Why destroy green fields resulting in a negative impact on the environment in the area.
- 3 Infrastructure concreting over the fields will impact on the natural drainage and create more surface water with all the problems that entails

Other alternatives in the Torbay area should be considered and not cause major problems in on already busy area

your sincerely

Judith Keane  
Andrew Miller

11 Broadpark Rd

\*\*\*\*\*  
\*\*\*\*\*

This message may contain confidential information. If you are not the intended recipient please inform the sender that you have received the message in error before deleting it. Please do not disclose, copy or distribute information in this e-mail or take any action in reliance on its contents:  
to do so is strictly prohibited and may be unlawful.

Thank you for your co-operation.

NHSmial is the secure email and directory service available for all NHS staff in England and Scotland NHSmial is approved for exchanging patient data and other sensitive information with NHSmial and GSi recipients NHSmial provides an email address for your career in the NHS and can be accessed anywhere

\*\*\*\*\*  
\*\*\*\*\*

Pickhaver, David

---

**From:** DENNIS HUXLEY [REDACTED]  
**Sent:** 01 April 2014 13:34  
**To:** Planning, Strategic  
**Subject:** Housing Development-Field at top of Braodpark road and fields beyond

Dear Sir/Madame

I understand that in the new local 20 year plan that a site adjacent to Manscome and Scadson Wood at the top of Broad Park Road Livermead Torquay has been identified as potential for housing development. I must strongly object to this proposal on the following grounds.

1. GREEN SPACE

This land is adjacent to Cockington County Park and the land in question links the 2 woods above. It would surely be much better utilised as an extension of the Cockington County Park and remain a greenfield site and will allow the wildlife to continue to move freely between the sites.

2. DRAINAGE

The additional run-off of drainage and sewage from any development on site will increase the problems that have recently occurred on the Livemead and Hollicombe beaches which could affect the blue flag status of the beaches and subsequently the tourism of the area which is vital to Torbay's economy.

3. HIGHWAYS

There will be an increase in the local traffic near Preston Primary school which is already going to be subject to an increase from 175 homes approved for Holicombe former gas works site. The recent highway changes in Old Painton Road are already a cause for concern among local road users

4. INFRASTRUCTURE

The local doctors and school are apparently already full to capacity and this development would put further strain on the systems.

Yours Sincerely

Dennis Huxey BSc CEng MIMechE  
9 Roundhill Road  
Livermead  
Torquay

**Pickhaver, David**

---

**From:** Thomas Hunt [REDACTED]  
**Sent:** 05 April 2014 14:32  
**To:** Planning, Strategic  
**Subject:** Torbay Council proposed local plan up to year 2032

My name is Thomas Hunt. I live at 90 Broadley Drive, Livermead, Torquay TQ2 6UT and have been associated with Torquay for the last 58 years.

Livermead is at present a quiet secluded area housing mainly retired people.

My attention has been drawn to Torbay Councils recently published proposed Local Plan which sets out, amongst other things, sites earmarked for development up to the year 2032. I believe one of the sites earmarked for development is the field at the top of Broadpark Road and the fields beyond.

If these fields are developed I shudder to think of the impact it will have on Livermead and more importantly Cockington (the jewel in Torbays crown).

The proposed march on the destruction of both these areas are not in any ones interest, especially Torbay Council and the Tourist Industry, as it is hard to imagine Ye Olde Cockington surrounded by an unsightly housing estate.

I object most strongly to the proposed plans effecting Livermead and Cockington.

T Hunt.

Top Torbay Local Plan.  
Strategic Planning Team,  
Spatial Planning.

Torbay Council, Electric House (2nd Floor)  
Castle Circus, Torquay TQ1 3DR.

TORBAY COUNCIL PLANNING	
RECD:	04 APR 2014
TO:	D 845189

From Mr Michael HOLDER  
89 Broadpark Road  
LIVERMEAD. TQ2 6UU

Dear Sir

03. April 2014

Proposed Housing Development at the top of  
Broadpark Road.

I wish to state my strongest objection to the  
proposed development as stated above.

1) I purchased my house at the above address in 1980,  
it being a quiet neighbourhood ideally suitable and  
safe for my children to grow up in. Now at 88 years old my  
wife and I still enjoy the relative tranquillity of the  
area, which we hope will remain for the rest of our lives.  
I feel that the new development will jeopardize our  
hope.

In the present time our road has become an ever  
increasing danger to negotiate and that sleeping  
police (road bumps) should have been laid years ago.  
If our road becomes a through road I shudder to think  
of the added dangers it would bring, not only on  
humans but also on the numerous species of wild life  
which habitate this area.

Currently every aspect of our infrastructure is  
greatly over loaded. With the added population that  
the new development would impose is completely  
unthinkable.

The natural water drainage currently provided

Page 2

by the fields at the top of Broadpark Road would be lost under concrete with the proposed additional housing estate, with undue flooding to property further down our road.

My final opinion on this proposed new development is a capital

NO GO SITUATION

Yours faithfully



To/ Torbay Local Plan  
Strategic Planning Team

Spatial Planning

Torbay Council, Electric House (2nd Floor)  
Castle Circus, Torquay TQ1 3DR

TORBAY COUNCIL PLANNING	
REC'D	04 APR 2014
TO	10845195

From the <sup>ES</sup> Margaret Holder  
89 Broadpark Road  
Liveshead TQ2 6ALL

Dear Sir,

03-04-2014

Proposed Housing Development at the top of  
Broadpark Road.

I strongly oppose of the new development  
at the top of my road.

Most of the people living in this area,  
including myself are of retirement age and used to  
the serenity of the neighbourhood.

From the outset of the development we  
would be plagued by heavy lorries transporting  
building materials and earthmoving equipment,  
diggers and the like. The mud picked up by the  
tyres carrying this equipment would be deposited on  
Broadpark Rd. This would be extremely hazardous  
and cause extensive disturbance and inconvenience.

As for the construction of the Estate, it would, I  
fear, cause dust & dirt laden air to be blown over  
and into the nearby houses in the area.

Currently every aspect of our infrastructure is  
overloaded. With the increase in population that the  
new development would impose, is completely  
unthinkable. Schools & doctors surgeries would not cope

The natural water drainage currently  
provided by the fields would be lost under concrete

with this proposed additional housing estate with possible flooding to property further down our road

When the sea front is flooded the Torquay to Paignton traffic is always diverted through Old Paignton Road in Livermead.

Housing development was recently approved on the contaminated land at the old gas work-site near Preston Primary school, which will of course cause more traffic congestion. So what will the traffic on Broadpark Road be like during and after the new housing development is built

In my opinion, the "Powers that be" should themselves experience living in this area at the time of the development

My answer to this new estate proposed at the top of Broadpark Road is simply a big NO

Yours faithfully





TORBAY SPACIAL PLANNING

17/MAR/14

Dear Sirs,

Will you please register  
our complaint to the development  
of the fields at the top of  
BROADPARK ROAD.

Thank you,

Yours faithfully

TORBAY COUNCIL PLANNING	
REC'D	20 MAR 2014
TO	ST

**Pickhaver, David**

---

**From:** george govier [REDACTED]  
**Sent:** 02 April 2014 16:23  
**To:** Planning, Strategic  
**Subject:** Proposed Housing Development top Broadpark Road

With reference to the above contained in the Torbay Local Plan, we would like to object to this proposal on the following grounds:-

(1) The local highways are at present under extreme pressure both due to the already present number of premises in Livermead, the very succesful Preston Primary School added to this Old Paignton Road is a well known rat run which has been recognised by the Council with the current narrowing of this road. The result of this action has greatly increased parking on Broadpark Road by worried parents on the school runs. Old Paignton Road is one of the main access roads to Livermead from Paignton, Totnes and the Ring Road. The access to Broadpark Rad from the town and sea front is even more difficult: the direct is up Livermead Hill over the very narrow railway bridge after circumnavigating past lorries unloading at the Corbyn Head Hotel. When the sea front is closed trying to join the diverted traffic at the bottom of Broadpark is impossible at present any increase in traffic will not be possible.

(2) By building houses or bungalows between Scadson and Manscombe Woods will be very detrimental to the wildlife which at present exist in both woodlands. Cockington had improved the wildlife especially bats which I believe to be protected by increasing the woodlands above the Barn. The next stage would be to join the two woods by planting more trees in the field behind Broadley thus completing the well known Cockington Estate and its walks. I have seen the deer in the woods not to mention foxes and badgers. Concrete is not the perfect environment for wildlife!

(3) Recent weather has already proved the drainage is not able to deal with the present surface water pouring down Broadpark Road, has any thought been given to what an increase in concrete and decrease in fields would do to a struggling drainage system. The area has overloaded capacity at the local Doctors and we have seen an increase in capacity at the school, so unfortunately before looking at dwellings think of what is required to support the present population.

I hope the Council would not even consider building on the open spaces around one of Torbay's tourist attraction and this field could be thought of in the same light as Berryhead or Torre Abbey!

George Govier  
16 Quantocks Road Livermead

11846986

TORBAY COUNCIL PLANNING	
REC'D	17 MAR 2014
TO	JB - ST

74 Broadpark Road  
 Livermead  
 Torquay  
 TQ2 6UJ  
 14<sup>th</sup> March 2015

Torbay Local Plan  
 Strategic Planning Team, Spatial Planning  
 Torbay Council  
 Electric House (2<sup>nd</sup> Floor)  
 Castle Circus  
 Torquay TQ1 3DR

Dear Sir,

**Local Plan for Housing Development within the next 20 years**

We notice that under this planning application one of the sites earmarked for housing development is the field at the top of Broadpark Road and the fields beyond it. If these fields are developed it will not only be the immediate impact on the properties within close proximity to these fields but also for the whole of our area.

If this plan is approved there will be many more cars using Broadpark Road and their local connecting roads. These roads were never constructed to handle such a marked increase in traffic. Also, the existing entrances and exits of the Livermead area are not straightforward and would not be able to cope with the extra traffic.

From an environmental point of view the field at the top of Broadpark Road would divide Scadson and Manscome Woods which is a haven for wildlife. The development would, therefore, have a severe negative impact.

Another aspect to consider is whether there is sufficient capacity in the infrastructure to support the amount of additional houses that would be built. Preston Primary School has only recently been increased in size but I understand is already full to capacity as indeed are the local Doctors' practices. Another point for concern is what the likely impact would be on the natural drainage of the area once these fields were concreted over with housing.

In these circumstances we both object to this proposed development.

Yours faithfully,



John B. Cook

Gillian Cook (Mrs)

Pickhaver, David

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**From:** SS gill [REDACTED]  
**Sent:** 15 March 2014 15:06  
**To:** Planning, Strategic  
**Subject:** Proposed building plan, top of Broadpark Road

Dear sir/madam,

I as a resident of Broadpark area want to express my total opposition to any future strategic planning to build on the fields at the end of Broadpark Road due to the following reasons :

- 1- Any extra vehicular traffic in this area will be dangerous and unsustainable .
- 2-Laying down further infrastructure is unthinkable in and around this quiet and tranquil residential area of Livermead. Such a step will be outright challenge to the fabric of the neighbourhood .
- 3- The wildlife habitat of the fields will be put to a severe challenge . Once the natural environment is gone, its gone for ever.

I sincerely hope that any proposed strategic plan remains nipped in the bud.

Yours truly,

Dr. Surjit Singh GILL  
3, Pentridge Avenue  
Livermead, TORQUAY . TQ2 6UN.                      15 march 2014

Sent from my iPad

10826172

Pickhaver, David

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**From:** Gibbs, Andy [REDACTED]  
**Sent:** 18 March 2014 13:37  
**To:** Planning, Strategic  
**Subject:** Torbay Local Plan Proposed Submission Consultation February 2014 - Objection to proposed housing development at the top of Livermead

Dear Sirs,

I write having reviewed Torbay Council's published Local Plan which sets out, amongst other things, sites earmarked for housing development within the next twenty years from now onwards up to the year 2032. I understand one of the sites earmarked for housing development is the field at the top of Broadpark Road and the fields beyond it. My family and I oppose this proposal if these fields are developed it will have a negative impact on the properties within close proximity to these fields, and also for the whole of our area including Broadpark Road where we live.

**Highways Impact:** Broadpark Road already has high levels of diversionary traffic at times when Torbay Road is (necessarily) closed in adverse conditions and high seas. Under the proposal there will be literally hundreds more cars driving up and down Broadpark Road normally every day; and also on all the other side roads which will be used for short-cuts. You will acknowledge the entrances and exits to Livermead are not straightforward as it is, let alone with hundreds of additional cars coming into being.

**Environmental Impact:** The field at the top of Broadpark Road (behind Broadley Drive) lies between Scadson and Manscombe Woods and is a regular habitat for deer, badgers, foxes, bats and other wild animals. We feel there will be a negative impact on the environment in this area. Concreting over the fields will also impact on the natural drainage and create more surface water, which could well come pouring down Broadpark Road; especially in the sort of weather we have experienced in the past few months

**Infrastructure:** Furthermore, we feel there is insufficient infrastructure to support hundreds of additional houses, and the local school is apparently full to capacity as are all the local doctors' practices.

I would be grateful if you would register my **objection** to this housing development. Thank you.

Regards,

Andrew Gibbs  
39 Broadpark Road  
Livermead  
Torquay  
TQ2 6UP

\*\*\*\*\*

The Enterprise group of companies has recently been acquired by Amey plc.

COMPANY PARTICULARS: For particulars of companies within the Amey Group, please visit <http://www.amey.co.uk/Home/Companyparticulars/tabid/182/Default.aspx>. Amey plc, Registered Office: The Sherard Building, Edmund Halley Road, Oxford OX4 4DQ, Registered in England: 4736639

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Please note that Amey monitors incoming and outgoing mail for compliance with its Email Policy. This includes scanning emails for computer viruses.

\*\*\*\*\*

**Pickhaver, David**


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**From:** [REDACTED]  
**Sent:** 30 March 2014 21:19  
**To:** Planning, Strategic  
**Subject:** Proposed Housing Development at the top of Broadpark Road, Torquay

Strategic Planning  
 Torbay

30 March 2014

Linden Lea  
 Cherry Park Close  
 Torquay,  
 TQ2 6SY

-----  
 Dear Sirs,

Re: The Proposed Housing Development in the fields at the top of  
 Broadpark Road, Livermead.

I have many concerns about the above proposed housing development.

The impact that it will have on the surrounding area, especially with the enormous increase in traffic when the roads are hilly and not designed for huge amounts of traffic is one of my concerns.

Local residents have still to experience the impact of the increase in traffic from the new development at the old gas-works site at Hollicombe, let alone the increase from yet a further development at the top of Livermead.

The area has the potential to become gridlocked at peak times now, especially at school starting and finishing times and, also, when traffic is diverted due to closure through bad weather of the sea-front road.

At these times the amount of traffic, including movement and parking, often leads to chaotic conditions.

The problem has the potential to become far worse from more development with only minor roads for access in and out of the area.

With the increase in traffic comes the danger to health of yet more fumes.

Already, with even mild inshore winds, the fumes can be experienced in upper Livermead from the sea-front road traffic, especially in the summer and at peak times when the traffic crawls or even comes to a standstill down there.

When this happens vehicles often cut up through Livermead to go to Paignton or the Ring Road to avoid the queues on the main road and they rev heavily to climb the steep hills causing more fumes.

Another development will just add to this problem.

Furthermore, the infrastructure is not there to support the development with the local school being full, apparently, and the nearest doctors' surgeries, too.

There are limited local shops and provisions and no community area or doctors/dental surgeries in Livermead, all making it necessary for present residents, and potential future residents, to have to travel further afield to acquire such services, adding to the traffic volume and potential problems.

The environmental impact is another concern with much wildlife residing in the area between Manscombe Woods and Scadson Woods including deer, foxes, bats, badgers and much more.

These habitats will be destroyed and gone for ever.

The land should be used to grow food for the local population and not be concreted over.

More building and concreting over of such land has the potential, too, to impact on the natural drainage system and possibly lead to excess waters rushing down to lower areas in the region, especially if the weather of last winter is repeated in the future, as we have been warned it is likely to be.

These are all my concerns for the development.

Yours faithfully,

Carol A. Franks

**Brooks, Tracy**

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**From:** John Francis [REDACTED]  
**Sent:** 20 March 2014 14:57  
**To:** Planning, Strategic  
**Subject:** Potential development site for consideration in Neighbourhood Development Plan - primarily housing Site Name: Land adjacent to Broadly Drive, Livermead

**Potential development site for consideration in Neighbourhood Development Plan - primarily housing**  
**Site Name: Land adjacent to Broadly Drive, Livermead**

My **objection to the development of this site** and why I believe the application should be refused are as follows.

1) Increase traffic.

With a limited number of entry/exit roads from 'Livermead' the development of this site will cause additional problems at the main road exits from Livermead. In particular the junction of Livermead Hill and the A3022 Torbay Road and the Wheatridge Lane junction with the A3022 Torbay Road.

2) Schooling.

Any increase of local housing and families will cause additional pressure on the local primary school which I understand is already at full capacity.

John Francis  
49 Mead Road  
Livermead  
Torquay  
TQ2 6TG





Torbay Local Plan  
*A Landscape for Success*  
The Plan for 2012 – 2032 and beyond  
Proposed Submission Plan

For official use:

ID: 845670

## Representation Form

Please return to Torbay Council by 9:00am Monday 7 April 2014

This Form has two parts:

Part A – Personal details

Part B – Your representation. Please fill in a separate form (Part B) for each representation you make.

### Part A – Personal details

	Personal details	Agent's details (if applicable)
Title	Mr	
First name(s)	Andrew	
Last name	Fiderkiewicz	
Organisation (if you are representing that organisation)		
Address – line 1	21 Broadpark Road	
Address – line 2	Livermead	
Address – line 3		
Post Town	Torquay	
Postcode	TQ2 6TB	
Telephone number	01892 199975	
E-mail address		
Consultee ID (if known)		

- Is what you are concerned with covered by any other policies in the Plan on which you are seeking to make representations or in any other Plan?
- If the policy is not covered elsewhere, in what way is the Plan unsound without the policy?
- If the Plan is unsound without the policy, what should the policy say?

## 5. General advice

If you wish to make a representation seeking a modification to a Plan or part of a Plan you should make it clear in what way the Plan or part of the Plan is not sound having regard to the legal compliance, duty to co-operate and the four requirements set out above (note that duty to co-operate matters cannot be dealt with by modification at examination). You should try to support your representation by evidence showing why the Plan should be modified. It will be helpful if you also say precisely how you think the Plan should be modified. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a Plan modified, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

## 6. Using the Representation Form

Note that the following is only relevant to those submitting comments using the Torbay Council Representation Form. If you are using the online consultation portal to make your comments (via [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan)) then this is not relevant.

The form is split into two parts. Part A is for your personal details and Part B is for your response. Please note that Part B should be filled out once for **each policy** you wish to make comments on. Therefore, if you wish to make comments on two policies, two copies of Part B should be submitted as part of your representation (and three copies for three policies, four copies for four policies and so on). Part A, your personal details, need only be filled out once.

If submitting representations via post, it would be helpful if you could attach multiple Part B sheets together, as one document, appearing behind a Part A front sheet. If printing a copy of Part B at home, print pages 6-8 of this form.

If submitting representations via e-mail, you will need to fill out and submit a separate copy of the form for each representation you make and attach them as separate documents. Note that the form is locked for editing but the text boxes will expand to fit the size of your written response to questions.

**For further information or assistance please check the website at [www.torbay.gov.uk/newlocalplan](http://www.torbay.gov.uk/newlocalplan) or contact the Strategic Planning team on 01803 208804.**

E-mail comments should be sent to [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk).

Postal comments should be sent to:

Torbay Local Plan  
Spatial Planning  
Torbay Council  
Electric House (2<sup>nd</sup> Floor)  
Castle Circus  
Torquay  
TQ1 3DR

Anyone wishing to make comments on the Plan must do so by **9:00am on Monday 7 April 2014**. Any comments received after this deadline will not be published or passed to the Secretary of State with the Local Plan.

## Part B – Your representation. Please use a separate Form for each policy you wish to comment on

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Please state which policy this representation relates to?

Policy number

SDT1

If you have comments to make on the supporting text set out in the related Explanation to a Policy or related designations shown on the Policies Map, please also include these within your comments to questions 2 and 3 of this form.

---

1. Do you consider that this Local Plan policy is:

	YES	NO
(1) Legally compliant	<input type="checkbox"/>	<input type="checkbox"/>
(2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Complies with the duty to co-operate	<input type="checkbox"/>	<input type="checkbox"/>

Please insert an X in the relevant box

*Please note that the considerations in relation to the Local Plan being 'legally compliant', 'sound' and 'complying with the duty to co-operate' are explained in the Representation Form Guidance Notes at the front of this Form, as well as in paragraph 182 of the National Planning Policy Framework).*

2. If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also set out your comments here.

I am not a lawyer so I have marked the box which i find to best represent that upon which I wish to comment.

I am a Torquinian with 65 years of experience of live around the Bay and I live close by the various 'natural areas' of Cockington, Hollacombe(Scadson), Occombe and the strips of undeveloped land that link these areas. It has been drawn to my attention that there is an area of land which appears to have les protection from development than say, Cockington.

This is the area north of 10 Acre Brake currently in agricultural use and bordering the woodland behind Broadley Drive and Scadson Woods.

I thought that this was protected as it is in an area defined as a "key natural area' but I now understand that this is not strong enough protection and the land is earmaked for potential housing development which supercedes any other protection.

I assume that if housing development were to be allowed there would be a considerable number of properties built.

On a number of grounds this is neither logical nor practical. They are that:

The existing housing development has a 'natural' border, if the land was developed it would create an incursion into the existing natural areas which would be irreversible.

Broadpark Road and Manscombe Road already suffer from heavy traffic as far as the junction with Old Paignton Road particularly when there are issues on the main sea front road. Pollution from the added traffic would be considerable.

A number of massive trees line the lower part of Broadpark Road and in places they cause pedestrians to have to take to the road due to their incursion into the footways. This will add real danger to the existing difficulties

The new development on the old gas works site will add enough strain on the local roads and facilities without any further estate development in this area.

Albeit that the site isn't at the top of the local hill it is within a few hundred yards of an old 'trig point', which has one of the best views in Torbay, and is thus prominent from surrounding viewpoints. Any buildings would thus become 'blots on the landscape'. when viewed from a number of vantage points.

The John Musgrave Heritage Trail immediately abuts this land. I quote from the Long Distance Walkers' web site "the trail takes in a large section of south Devon's scenic and varied landscape". While it would not stop walkers from continuing their pursuits, to build in such a place would be total anathema to the principles behind making this area available for the enjoyment of all.

(Continue on a separate sheet if necessary)

3. Please set out what modification(s) you consider necessary to address your representation and make the Local Plan legally compliant or sound (please note that duty to co-operate matters cannot be dealt with by modifications at examination). You will also need to say why this modification will make the

Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I request that the plan be modified in the light of the above so that the land in question is irrevocably removed from any housing development list and is added to the fully protected areas which it abuts and with which it is contiguous.

(Continue on a separate sheet if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.**

4. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination?

No, I do not wish to participate at the oral Examination

Yes, I wish to participate at the oral Examination

Please insert an X in the relevant box

**Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.

5. If you wish to participate at the oral part of the Examination, please outline why you consider this is necessary:

(Continue on a separate sheet if necessary)

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.

**Please note** that your comments and your contact details will be publicly available, although your private e-mail address and telephone number will not be visible on our website.

6. Do you want to be informed of the following:

	YES	NO
Submission of the Local Plan to the Secretary of State?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The publication of the Inspector's Report of the Examination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Adoption of the Torbay Local Plan by the Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please insert an X in the relevant box

7. If you have any other comments relating specifically to any section of Part 1 (Introduction), 2 (Opportunities and challenges), 3 (Vision and ambition), 7 (Delivery and monitoring) and/or the Appendices of the Local Plan please state these below:

(Continue on a separate sheet if necessary)

Signature:

A Fiderkiewicz

Date:

28/03/2014



## Comments

### Torbay Local Plan Proposed Submission Consultation February 2014 (24/02/14 to 07/04/14)

Comment by	Mrs Liz Dobson
Comment ID	5
Response Date	29/03/14 19:49
Consultation Point	How to make representations on this Local Plan ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0.1

#### Question 1: Legal compliance, soundness and duty to co-operate

Do you consider that this policy/proposal of the Local Plan is **legally & procedurally compliant, and/or sound and/or complies with the duty to co-operate** ? (Please note that the considerations in relation to the Local Plan being 'legally & procedurally compliant', 'sound' and 'complying with the duty to co-operate', are explained in the representation form guidance notes, as well as paragraph 182 of the National Planning Policy Framework).

Do you consider the Local Plan is:

Legally compliant	Yes
Sound	No
Complies with the duty to co-operate	Yes

#### Question 2b: Not Legally compliant, unsound or fails the duty to co-operate (No)

*Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a another chance to make further representations based on the original representation made at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for consideration at the Local Plan Examination.*

**If you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, please give details and be as precise as possible.**

I believe that the new local plan is unsound for the following reasons;

The land to the north of Broadpark Road is wholly inappropriate for development. This is not justifiable destruction of open countryside and will cause serious damage to a natural habitat, which supports the species which thrive in the woodland areas either side of it. Furthermore, the traffic generated will have a detrimental impact on the residential area to the south. Infill of urban areas would be an understandable policy to support an increasing population, but this proposed development area does not qualify as urban infill. It is new development on a piece of open countryside.



### Question 3. Modifications

*Note: Any non-compliance with the duty to co-operate cannot be dealt with by modification at examination.*

Do you consider any modification(s) are necessary to address your representation and make the Local Plan legally compliant or sound? Yes

### Question 4: Oral Examination

*Attending the oral Examination: **Please note** the independent Planning Inspector will give equal consideration to representations that are made in writing and to those that are presented orally.*

If your answer is 'No' you will move on to Question 6

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the Examination? No, I do not wish to participate at the oral examination

### Question 6: Next Stages Question

Information about the next stages of the Development Plan.

Do you want to be informed of the following:

Submission of the Local Plan to the Secretary of State? No

The publication of the Inspector's Report of the Examination? No

The Adoption of the Torbay Local Plan by the Council? No

D.847348

**Pickhaver, David**

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**From:** Arthen Davies [REDACTED]  
**Sent:** 05 April 2014 14:45  
**To:** Planning, Strategic  
**Subject:** Torbay Council's Local Plan

TO WHOM IT MAY CONCERN

I would like to make a few observations regarding some of the proposals in the Local Plan.

**1. Housing**

The number of new homes proposed is unrealistically high considering the serious lack of meaningful employment in the region. Create and secure well paid jobs first and then build the appropriate number of houses. It was interesting to note in the representations submitted in 2012 where local and national building companies were calling out for thousands of new houses to be built - a short term financial gain for themselves.

**2. Infrastructure**

The local infrastructure is being stretched to its limits at present. The schools have been extended to such an extent that it has led to an unacceptable loss of play area. No wonder that there is such an increase in child obesity. An increase in the population of the region would place an extra burden on Torbay Hospital. Anyone who has visited this hospital of late either for treatment or as a visitor will appreciate what a stressful experience it is. At times it is impossible to find a place to park in the grounds and compounded by the fact that there is no parking in the roads near the hospital

**3. Environment**

Torbay is losing its beauty and its ability to attract visitors. It has already lost Cockington Village with its charm as a working village.

The field at the top end of Broadpark Road and bordering Broadley Drive is one of the sites earmarked for housing development in the new Local Plan. This field with adjoining ones were the ones suggested years ago as a site for a golf course. A massive housing development in this field and beyond would have a catastrophic impact on :

**a) The local school.**

This school has almost doubled in size from the time it was opened in early 1974 and there is no room to extend it further. Preston Primary School will be unable to accommodate the extra children from the old gas works housing development now underway let alone the inevitable large numbers from another proposed estate.

**b) Highways.**

Accessing and exiting the Broadpark estate can be problematic especially during times of high tide when the sea front is closed and all the traffic comes through the estate. Further increase in traffic would require the construction of traffic islands and the introduction of traffic lights.

**c) Environmental**

In recent years there has been some serious flooding in the dip (valley floor) below Preston Primary School where the old gasworks development is taking place resulting in the road becoming impassable. This floodwater has come down the valley from Scadson Woods. Constructing a large number of houses in the field above Scadson Woods will only increase the problem of flooding and this time it will not only be the road that will be flooded but also the houses in the old gasworks development. This is not a good way to respond to climate change.

I am of the opinion that constructing a large housing development in the field at the top end of Broadpark Road would have an adverse impact on the infrastructure, environment, highways etc. and doing so would significantly outweigh any benefits.

Yours faithfully

T A Davies  
168 Broadstone Park Road  
LIVERMEAD  
Torquay  
TQ2 6TZ

Sent from my iPad

Pickhaver, David

---

**From:** Chris Dainton [REDACTED]  
**Sent:** 23 March 2014 13:38  
**To:** Planning, Strategic  
**Subject:** Proposed housing development

I have the following concerns about the proposed housing development in Livermead, behind Broadley Drive at the top of Broadpark Road:

**Environmental Impact**

The proposed development will be in the field between Scadson Woods - a local nature reserve - and Cockington Woods, part of the Global Geopark, designated by UNESCO for its stunning geological features. This development can only have a negative impact on both areas by separating them; the field is a link used by deer, badgers, bats and a variety of other wild animals.

**Infrastructure**

The local school is apparently full to capacity, as are the local doctors' practices, with a new housing development now under way at the old gas works near Hollacombe - this can only make the situation unsustainable, that's without this new proposed development.

**Please note** I did try to use the online consultation portal at <http://www.torbay.gov.uk/newlocalplan>, but found it unnecessarily complicated to understand and not at all user friendly for local residents; my primary reason for emailing my concern.

Chris Dainton  
86 Broadpark Road  
Torquay  
TQ2 6UU

[REDACTED]

Pickhaver, David

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From: Shirley Dabbs [REDACTED]  
Sent: 02 April 2014 21:54  
To: Planning, Strategic  
Subject: RE: 20 Year Local Plan

from  
Shirley Dabbs

---

From: [REDACTED]  
To: [strategic.planning@torbay.gov.uk](mailto:strategic.planning@torbay.gov.uk)  
Subject: 20 Year Local Plan  
Date: Wed, 2 Apr 2014 21:31:13 +0100

Sirs

As a resident on Broadpark road I wish to make representation against having the field at the top of Broadpark road included in the new local plan for a future large housing development.

I think including this green field site which is being farmed by a local family, would severely damage the local environment.

On my regular walks through Scadson and Manscombe woods a great variety of animal and bird wildlife can be experienced, including deer, foxes, badgers and bats.

Developing this site would have a negative impact on an environment which we should all be protective as it is so close to the Cockington Country Park the jewel in the crown of the English Riviera.

I also, do not feel that the local road structure could cope with the extra traffic that a housing development would naturally bring, entering into the Livermead area on Old Paington road, Broadpark road and Wheatridge lane are already busy roads and are a nightmare to negotiate when the seafront, Torbay road is closed.

I understand that the recently expanded local school is full to capacity as are the local doctors surgeries, hospitals, and many of our local facilities are more than stretched beyond their means! which I feel will not be able to cope with the added pressure of the forthcoming development of the old Gas works site on Old Paington road, which itself is having to undergo traffic calming measure to ensure the safety of children and future cars turning into the new housing development.

I do not feel that the inclusion of this green field site is a straightforward decision, which will attract a lot of negative issues and so must be withdrawn from the local plan - there surely must be easier and more appropriate brown field sites that can be included in the local plan and the renovation of existing empty properties that would be more cost affective and more environmentally friendly within the Torbay area.

Shirley Dabbs

69 Broadpark Road  
Livermead

Pickhaver, David

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**From:** Shirley Dabbs [REDACTED]  
**Sent:** 02 April 2014 21:31  
**To:** Planning, Strategic  
**Subject:** 20 Year Local Plan

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David Dabbs

69 Broadpark Road  
Livermead

D845185

MR & MRS CRAPNEIL

88 BROADLEY DRIVE

LIVERMOR

TORQUAY

TQ 2 6UT.

30<sup>TH</sup> MARCH 2014

TORBAY LOCAL PLAN

RE: PROPOSED HOUSING DEVELOPMENT

TOP OF BROADPARK ROAD AND FIELDS BEYOND IT.

TO WHOM IT MAY CONCERN

AS A RESIDENT LIVING CLOSE TO PROPOSED HOUSING DEVELOPMENT AT TOP OF BROADPARK ROAD AND FIELDS BEYOND IT WE WOULD LIKE TO EXPRESS OUR VIEWS CONCERNING THESE PLANS.

THE REASON THAT WE MOVED TO THIS AREA WAS FOR THE PEACEFUL LOCATION IF PLANS GO AHEAD FOR THE PROPOSED DEVELOPMENT IT WILL HAVE A IMMEDIATE IMPACT ON PROPERTIES WITHIN CLOSE PROXIMITY ALSO FOR THE WHOLE OF OUR AREA.

IT WILL MEAN A LARGE INCREASE OF CARS DRIVING UP AND DOWN BROADPARK ROAD AND ALSO ALL OTHER SIDE ROADS WILL BE USED FOR SHORT CUTS.

IT WILL ALSO EFFECT REGULAR HAPITAT FOR DEER, BADGERS, FOXES, BATS AND OTHER WILD ANIMALS.

WE FEEL THERE WILL BE A NEGATIVE IMPACT ON THE ENVIRONMENT IN THIS AREA.

HOPE THIS WILL ALL BE TAKEN INTO CONSIDERATION BEFORE PLANS ARE RUBBER STAMPED

YOUR SINCERELY



TORBAY COUNCIL PLANNING	
REC'D	03 APR 2014
TO	ST

Pickhaver, David

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**From:** brian clement [REDACTED]  
**Sent:** 16 March 2014 00:38  
**To:** Planning, Strategic  
**Subject:** proposed broadpark rd development

ref: housing development on field at top of broadpark road.

i wish to object to this proposed development. our roads will not be able to cope with the increase of traffic. the infrastructure will not cope. the proposed development will have a huge negative impact on our environment and our quality of life.

please reject this application.

shirley and brian clement @ 2a winsford road tq2 6ug.



Pickhaver, David

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**From:** [REDACTED]  
**Sent:** 05 April 2014 12:57  
**To:** Planning, Strategic  
**Subject:** Land adjacent to the junction of Broadpark Road and Broadley Drive, Torquay

Dear Sirs

I wish to lodge a formal objection to the inclusion of the above farmland in the proposed Local Plan for residential development.

This prominent skyline site between Ten Acre Brake and Manscombe Plantation together with Cockington Country Park provides an important green buffer between the settlements of Livermead and Preston.

The lower end of Broadpark Road to its junction with Barnfield Road was designed to service 1930's development. It is steep and relatively narrow with buildouts to slow traffic and protect tree growth. The 1960's residential extension by Carlton Homes to Broadpark Road intensified traffic in this location with a consequent increase in accidents. Any further development will exacerbate this problem.

Yours faithfully

R. N. Carter FRICS  
Ingon  
18 Monterey Close  
Torquay  
TQ2 6QW

Pickhaver, David

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**From:** [REDACTED]  
**Sent:** 05 April 2014 11:04  
**To:** Planning, Strategic  
**Subject:** Local Plan

5 April 2014

Dear Sir/Madam

I wish to record my objection to the Local Plan and any associated Neighbourhood Plan on the basis that the inclusion of building, in whatever timescale, on the land adjacent to Broadley Drive is not acceptable.

Whilst I recognise the need to identify building land, to do so on this site would have a significant environmental impact. The amount of houses currently in Livermead and Chelston requires there to be an area of open space and this land provides that as well as enabling access to Cockington and at the same time securing a habitat for many species of wild animals.

The consequence of building on this land would inevitably increase traffic particularly on the Old Paignton Road which is currently in the process of being narrowed deliberately to restrict traffic flow past Preston school. There is also the issue of drainage as Cockington has recently experienced flooding and more housing in this area would only exacerbate the situation.

The overall Local Plan is, in my view, extremely narrow in its outlook and fails to take proper account of the need to protect our environment whilst at the same time providing adequate sites for employment, recreational and housing land. A much more radical approach is required about remodelling the Town Centres of Paignton and Torquay. I understand that the Paignton Community Partnership has rejected the Local Plan/Neighbourhood Plan on the basis that they wish to see fewer houses than the numbers proposed. This is clearly not sustainable given the capacity that exists in areas of Paignton to increase the number of houses with only minimal environmental impact.

In terms of Torquay there seems to me to be ample scope to build around Edginswell and on the land adjacent to Hamelin Way given the improvement to the infrastructure that the new road will bring.

I would be grateful if you could take my views in to account as part of the consultation exercise.

Yours faithfully

Patrick Canavan  
92 Broadley Drive  
Torquay  
TQ2 6UT

[strategic.plaing@torbay.gov.uk](mailto:strategic.plaing@torbay.gov.uk)

ID: 823348

111 Broadley Drive  
Livermead  
Torquay  
TQ2 6UT

25 March 2014

Torbay Local Plan  
Strategic Planning Team  
Spatial Planning  
Torbay Council  
Electric House (2<sup>nd</sup> Floor)  
Castle Circus  
Torquay  
TQ1 3DR



Dear Sir

**Objection to Torbay Local Plan.**

**Re: Field at the top of Broadpark Road, Livermead.**

I wish to object to the inclusion of this field as a potential housing development site in the Local Plan on the following grounds.

**1. Preserving The Countryside.**

Policy C1 in the Local Plan aims to resist development in the open countryside where this would lead to the loss of open countryside. It also aims to protect, conserve or enhance the distinctive landscape characteristics and visual quality of a particular location. Furthermore, its aim is not to permit development if the rural and landscape character, wildlife habitats, green corridors and historic features are adversely affected.

Including this field in the Plan contravenes this policy. This field is prime agricultural land and is currently farmed as such. It is situated between Scadson Woods and Manscombe Woods and it is a regular habitat for deer, badgers, foxes, bats and other wild animals crossing from one wood to the other.

The open space of this field between the two woods is also appreciated by Torbay residents and holiday makers alike, who not only walk through the woods but also walk up from Cockington. Many a comment has been made by these people as to how beautiful this open space is.

Furthermore, a new public track for use by cyclists, horse riders and walkers has recently been installed at the bottom of this field which is part of the Cockington circular route. This is intended to be a countryside track, not a track bordering on a housing estate.

## **2. Highways.**

The road network in Livermead is not very straightforward as it is, as the access to and the exit from the area is not very direct and the road junctions are not very user friendly. This problem is multiplied when the sea front road is closed and this diverted traffic has to come through Livermead.

The increased traffic from the new dwellings to be built in Old Paignton Road will increase this problem even further. There should, therefore, be no question of any further housing development in Livermead, which would increase the traffic problem even more.

## **3. Infrastructure.**

The existing local school is full to capacity already and will probably not be able to accommodate all the extra children from the Old Paignton Road development, let alone from any further development in the area.

The same applies to local doctors' practices.

## **4. Environment.**

I understand there is a restriction on the roof height of the bungalows in Broadley Drive and no alterations are allowed to these properties if they would exceed the existing roof height. As these bungalows are built well below the level of the field behind them, any development on this field cannot be possible without contravening this covenant.

Furthermore, at present this field absorbs the rain water and prevents it flooding down the roads. If the field is concreted over by development there could be a problem with flooding, especially in view of the heavy rainfall predicted for the future.

Yours faithfully



John Wright