

**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>	
829357	G12	Mrs. J. Collinge	Collinge
429416	G11	Steve Sherren	Sherren

## Comments

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

Comment by	Mrs J Collinge
Comment ID	10
Response Date	03/04/14 13:45
Consultation Point	Policy H5 Sites for travellers ( <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	No

#### 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.

There is a regular traveller occupation at Broadsands and on common land at Galmpton, We understand that travellers cannot be moved on immediately due to lack of another site. We believe policy H5 is unsound and does not meet the criteria of co-operative working because it does not state that Torbay should co-operate with and arrive at an agreement with other Devon local authorities about a suitable site for travellers to move on to.

#### 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 Yes  
to address your representation and make the  
Local Plan legally compliant or sound?

#### 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.

The following should be included: statement that Torbay should co-operate with and arrive at an agreement with other Devon local authorities about a suitable site for travellers to move on to.

#### 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

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Comment by	Mrs J Collinge
Comment ID	9
Response Date	03/04/14 13:45
Consultation Point	Policy SS9 Green infrastructure ( <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.

Table 4.3 on page 57, section on SDB1 ?Elsewhere within SDB1 (excluding SDB2, 3.1 & 3.2) lists 220 new dwellings. We understand Galmpton to be one of the areas making up this group. The draft Galmpton Neighbourhood Plan refers to 3 sites identified to provide 48-60 dwellings, however it is not possible for us to identify how the total of 220 dwellings listed on page 57 sub-divides by individual areas including Galmpton.

### 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 Yes  
to address your representation and make the  
Local Plan legally compliant or sound?

### 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.

Table 4.3 on page 57, section on SDB1 ?Elsewhere within SDB1 (excluding SDB2, 3.1 & 3.2) that lists 220 new dwellings should be updated to identify how the total of 220 dwellings listed on page 57 sub-divides by individual areas including Galmpton.

#### 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

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Comment by	Mrs J Collinge
Comment ID	8
Response Date	03/04/14 13:45
Consultation Point	Policy SS6 Strategic transport improvements ( <a href="#">View</a> )
Status	Processed
Submission Type	Web
Version	0,4

#### 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.**

- 1 Improvements to the Western Corridor and Windy Corner are mentioned but details and timing of each improvement (as per paragraph 6.2.1.8) are not included. There is no confirmation that the whole stretch will be dualled (as per section 4.1.13). This traffic artery is critical to the Brixham Peninsula and transport improvements should be a pre-requisite before job creation and housing development within this area. We therefore believe this policy is not sound.
- 2 No mention is made of strategy to improve Dartmouth Road between Windy Corner and Brixham and to alleviate the rat-running along Bascombe Lane, which should be a pre-requisite before job creation and new housing.
- 3 No commitment is made of providing an integrated rail link across the Bay to the proposed Churston transport hub. This should be a pre-requisite before job creation and new housing, to reduce the number of cars on this route.
- 4 Churston Grammar School generates a very significant traffic volume with large numbers of parents making multiple trips into the Galmpton area. This adds significantly to the other traffic on Dartmouth Road, the Western Corridor as well as within Galmpton village. Policy SS6 should include specific pro-active measures to discourage this waste of road resources and promote better use of public transport.

### **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 Yes  
to address your representation and make the  
Local Plan legally compliant or sound?**

### **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.**

- 1 The following should be included: details and timing of each improvement to the Western Corridor and Windy Corner; confirmation that the whole stretch will be dualled; statement that these transport improvements should be a pre-requisite before job creation and housing development within this area.
- 2 The following should be included: strategy to improve Dartmouth Road between Windy Corner and Brixham and to alleviate the rat-running along Bascombe Lane, which should be a pre-requisite before job creation and new housing.
- 3 The following should be included: commitment to providing an integrated rail link across the Bay to the proposed Churston transport hub as a pre-requisite before job creation and new housing, to reduce the number of cars on this route.

- 4 The following should be included: specific pro-active measures to discourage the waste of road resources generated by parents using cars to make multiple trips into the Galmpton area to and from Churston Grammar School and to promote better use of public transport for this purpose.

**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

Comment by	Mrs J Collinge
Comment ID	7
Response Date	03/04/14 13:45
Consultation Point	Policy SS4 The economy and employment ( <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.**

We do not believe that the forecast figures for new jobs are sufficiently firm to justify the proposed number of new dwellings in Torbay. The following 2 statements cast doubt on the forecast jobs increase. Section 2.2.4 bullet 2 : "The 3-year survival rate of enterprises that started in 2007 in Torbay is 59.2%, the lowest survival rate for any South West county or unitary authority (South West 65.9%, England 62.9%). Torbay had 355 new businesses in 2010, a fall of -5.3% from 2009 (South West-0.6%, England 0.7%)." Section 2.2.4 bullet 10 "Health, education and public administration accounts for 36.7% of Torbay's jobs, compared to 26.4% nationally." Since large growth in public sector jobs is unlikely this means that growth needs to come non-public sector jobs which from a lower percentage in Torbay, compared with the national average.

### 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.**

This should be re-considered and updated to reduce the forecast for the increase in jobs and accordingly reduce the forecast for increased housing requirements in the relevant Policies and Sections of the Local Plan. Please see Q 2b for further information.

### 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



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

## Representation Form

11429416

For official use:	
TORBAY COUNCIL PLANNING	
REC'D	07 APR 2014
TO	Proof of posting 24/04/14

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)	Steve	
Last name	Sherren	
Organisation (if you are representing that organisation)	N/A	
Address – line 1	9 Vale Close	
Address – line 2	Galmpton	
Address – line 3		
Post Town	Brixham	
Postcode	TQ50LX	
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

ER1

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.

Given the problems with flooding around tge country there is no mention of not building on flood plains.

(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.

A statement that planning permission will not be given to build on flood plains until a full comprehensive analysis is made of the risks and the up front cost investment is agreed to avoid problems for the future.

(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 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:

[Redacted Signature]

Date:

3/4/2014

## 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

H1

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.

Given the overstatement on the job numbers in Policy SD1 the 8 to 10000 new homes is also overstated

(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.

Reduce the estimate for the number of new houses

(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 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: 3/4/2014

## 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

H2

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.

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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.

The 5 year land supply does not provide the detail breakdown for the within the Churston, Galmpton and Broadsands areas.

(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.

Detail breakdown of the identified housing development land as per the emerging Neighbourhood Plans for the areas in question.

(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 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)

## 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

IF1

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.

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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.

No mention of the increased health risk of traffic pollution.

(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.

The need to do a health risk analysis needs to stated

(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.

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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.

Signature:

[Redacted Signature]

Date:

3/4/2014

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 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:

3/4/2014



## 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

SD1

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 believe that the growth forecasts of 3500 jobs over the next 5 years are overstated. In section H (New Homes) you state that there will be a massive increase in the old age profile and a shrinking numbers in the younger working age category. Older people usually do not require new houses. Job growth estimates in the past have traditionally always been overstated.

(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.

The figure of 3500 over the next 5 years should be recalculated and reduced as it inflates the estimates for new housing and could lead to an over supply that will be taken up by 2nd Holiday Homes

(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.***

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

Yes, I wish to participate at the oral Examination

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	YES	NO
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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:

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Date:

3/4/2014
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## 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

TA1

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.

There is not enough emphasis and commitment on the need to ensure that the transport infrastructure in the wider area must come first to accommodate any additional housing/traffic.

(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.

Amend wording to state the prerequisite to ensure that the transport infrastructure and road capacity can cater for increased volumes of traffic before new housing is agreed.

(Continue on a separate sheet if necessary)

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	YES	NO
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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:

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Date:

3/4/2014
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